

Information Regarding Related Lease and Service Agreements

1. Date of Agreement

The Board of Directors Meeting No. 2/2026, held on May 7, 2026, resolved to approve the entry into a lease and service agreement to be used as the location for the Chiang Mai International Dental Center (CIDC) dental clinic.

2. Scope of Time

The lease and service agreements are valid from June 1, 2026, to May 31, 2029 (Original agreement: valid from June 1, 2024, to May 31, 2026).

3. Related Parties

Lessor and Service Provider: Wangkham Pattana Co., Ltd.

Lessee and Service Recipient: Dental Corporation Public Company Limited

4. Nature of Relationship and Details of Related Parties

The Company and Wangkham Pattana Co., Ltd. share the same major shareholders and directors: Mr. Pornsak Tantapakul and Ms. Lucinda Chen.

5. General Nature of the Transaction

This related transaction involves entering into a deal with the Company, with Wangkham Pattana Co., Ltd. as the lessor and service provider. Details of the lease and service agreements are as follows:

Lease Agreement

- Information regarding the leased premises: 3rd floor, commercial building located at 11 Nimmanahaeminda Road, Suthep Subdistrict, Mueang Chiang Mai District, Chiang Mai Province.
- Lease term: 3 years
- Rental rate: 55,000 THB/month (Original contract: 50,000 THB/month)

Service Agreement

- Information regarding the services: Security services, maintenance and repair services, cleaning services, waste disposal, air conditioning, telephone access, water supply, and electricity for the leased premises.
- Service term: 3 years
- Service rate: 55,000 THB/month (Original contract: 50,000 THB/month)

Reasons for Rent and Service Fee Increase:

The 10% rent increase is an adjustment to the rate based on a 3-year fixed-price lease agreement, calculated as a 3.3% annual increase. The rent is based on market rates and is being adjusted because a Starbucks coffee shop recently opened on the first floor of the building, increasing the value of the space. Furthermore, the building is expected to be fully occupied in the future, further increasing the value of this space.

6. Total value of the transaction and the criteria used to determine the total value of the transaction.

For the lease agreement valid from June 1, 2026 to May 31, 2029, the total value of the transaction is 3,960,000 baht, or 0.53% of the NTA as of March 31, 2026. Since the contract value is greater than 1 million baht but less than 20 million baht, and the transaction size falls within the range of NTA greater than 0.03% but less than 3%, the Company requires approval from the Board of Directors. And disclose the information to the Stock Exchange of Thailand (NTA is Net Tangible Assets = Total Assets – Total Liabilities – Intangible Assets – Goodwill – Deferred Income Tax Assets – Non-Controlling Equity (if any)). NTA as of March 31, 2026, was 743,021,277.

The original contract had a total transaction value of 2,400,000 baht, or 0.32% of NTA as of the financial statements as of March 31, 2026. Since the contract value is more than 1 million baht but less than 20 million baht, and the transaction size falls within the range where NTA is greater than 0.03% but less than 3%, the Company must seek approval from the Board of Directors and disclose the information to the Stock Exchange of Thailand.

The original contract had a total transaction value of 2,400,000 baht, or 0.49% of NTA as of the financial statements as of March 31, 2024. Since the contract value is greater than 1 million baht but less than 20 million baht, and the transaction size falls within the category of NTA greater than 0.03% but less than 3%, the Company must therefore seek approval from the Board of Directors and disclose the information to the Stock Exchange of Thailand. (NTA is Net Tangible Assets = Total Assets – Total Liabilities – Intangible Assets – Goodwill – Deferred Income Tax Assets – Non-Controlling Equity (if any)). NTA as of March 31, 2024 = 486,001,692.07

7. Board of Directors' Opinion

In considering the aforementioned lease and service agreements, which were approved by the Board of Directors meeting No. 2/2026 on May 7, 2026, directors with a conflict of interest, namely Mr. Pornsak Tantapakul and Ms. Lucinda Chen, abstained from voting to avoid conflicts of interest. The committee, which has no vested interest, jointly reviewed the related party transaction and unanimously agreed that entering into the transaction is appropriate and beneficial to the company. The company will benefit from the building's central location and proximity to its target customer base, facilitating easy access for customers.

The rental and service rates charged by Wangkham Pattana Co., Ltd. are considered appropriate when compared to the rates of other unrelated companies.

8. Opinions of the Audit Committee and/or Board of Directors that differ from the opinions of the Board of Directors:

- None -