

No. AUR-SET 2569/010

May 11<sup>th</sup>, 2026

Subject: Notification of connected transactions regarding rental of property not exceed 3 years

To: The President  
The Stock Exchange of Thailand

Aurora Design Public Company Limited ("the Company") hereby informs that the Board of Directors Meeting No. 4/2026, held on May 11, 2026, approved the Company to the office building lease agreement as the lessor with Quality Hub Company Limited.

This transaction is considered a Connected Transaction according to the Notification of the Capital Market Supervisory Commission No. Tor Jor 21/2551 Re: Rules on Connected Transactions and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information of Listed Companies Concerning the Connected Transaction B.E. 2546 including the amendments ("Connected Transaction Notifications"). The details are as follows:

**1. Date of Transaction Approval**

May 11, 2026

**2. Related Parties and Relationship**

Lessor: Aurora Design Public Company Limited ("the Company")

Lessee: Quality Hub Company Limited, which related to the Company as follow;

- Mr. Aniwat Srirungthum as a director and shares holder of the Company hold shares in Quality Hub Company Limited amount 5,000 shares which are 50.00% of the registered shares.

**3. General Explanation Regarding Nature of the Connected Transaction**

Leased agreement for office building located at 94 Chaloe Phrakiat Rama 9, Nong Bon, Prawet, Bangkok, used as office, Quality Hub Company Limited leased from the Company has a total area of 218.00 square meters. The leasing agreement period 3-years starting from February 25, 2026 to February 24, 2029. The rental rate is 380.29 Baht per square meter per month with the total value 83,000 Baht per month. The total lease value throughout the agreement 3-years to 2,988,000 Baht. The Company entered into a lease agreement as lessor for the office building (fully furnished) with Quality Hub Company Limited as the Company had assumed full responsibility for all building renovation expenses.

In this regard, all of the lease agreement has been considered on lease rate and lease conditions which not exceeding comparable to the buildings around the nearby area.

**4. Total transaction value, transaction size, and criteria used to determine the total transaction value**

4.1 Transaction value: 2,988,000 Baht (for a three-year lease contract)

4.2 Transaction size: Size of the transaction equal to 0.033% of the net tangible assets by calculated from the Company's consolidated financial statements as of March 31, 2026, as follows:

$$\begin{aligned}
 &= (\text{Transaction value} / \text{Net tangible assets}) \times 100 \\
 &= (2,988,000 / 8,977,634,093) \times 100 \\
 &= 0.033\%
 \end{aligned}$$

Therefore, when considering the size of this transaction under the announcement regarding connected transactions above, the total transaction size is 0.033% of NTA, which is more than 1,000,000 Baht or 0.03% of NTA but not more than 20,000,000 Baht or 3% of the Company's NTA according to the 1<sup>st</sup> quarterly of Company's consolidated financial statements as of March 31, 2026. The Company has no other connected transaction for past 6 months, before entered into lease agreement. When counting the transaction size, the maximum transaction size is 0.033% which is considered as a medium sized transaction. Therefore, the Company must request approval to enter into this transaction from the Board of Directors' Meeting. and disclose information about entering into this transaction to the Stock Exchange of Thailand.

**5. The Characteristics and scope of the interest of the connected persons to enter to the connected transaction**

This transaction is considered as the connected transaction regarding rental of property not exceed 3 years pursuant to Connected Transaction Rules, and its amendments. In consideration of the size of the transaction under "Connected Transaction Rules", the size of transaction is larger than 0.03% but lower than 3% of net tangible assets of the Company according to the audited consolidated financial statement of the Company and its subsidiaries as of March 31, 2026 which considered as a medium transaction. However, the size of previous related transaction occurred 6 months ago, therefore, the size of these transactions, all together was equal to 0.033%; which was considered as a medium transaction so that the Company is required to get approval from the Board of Directors' meeting and disclose information to the Stock Exchange of Thailand

**6. Condition Which May Affect the Rights of Shareholders**

-None-

**7. Attendance and voting of the connected persons**

For the agenda to consider connected transaction, Mr. Aniwat Srirungthum did not attend the meeting for this agenda.

**8. Opinion for the Board of Directors regarding the Connected Transaction**

The Board of Directors had considered that such connected transaction was reasonable and benefit for the Company. The lease rate is similarly to any lease rate of buildings around the nearby area.

**9. Opinion of the Audit Committee and/or Directors Differing from the Board of Directors**

The Audit Committee meeting had an opinion consistent with the Board of Directors.

Please be informed accordingly.

Sincerely yours,

(Mr. Aniwat Srirungthum)

Chief Executive Officer

Corporate Secretary Office

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