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Ref. No. 047/2026

Date: June 11, 2026

Subject: Notification of the Board of Directors' resolution regarding the provision of financial assistance to Mud & Hound Public Company Limited for the use of the Company's land as collateral loan of Mud & Hound Public Company Limited (MUD) with non related party to the Company and MUD, addition the agenda for the Extraordinary General Meeting of Shareholders No. 1/2026 and the change to the record date for determining the names of shareholders who are entitled to attend the Extraordinary General Meeting of Shareholders No. 1/2026 (4th Revised)

To: President

The Stock Exchange of Thailand

Attachment: 1. Information on financial assistance (for amendment of loan agreement terms to Mud & Hound Public Company Limited)

2. Information on financial assistance (for the use of land as collateral loan of Mud & Hound Public Company Limited)

Sub Sri Thai Public Company Limited ("the Company" or "SST") would link to inform the resolutions of the Board of Directors Meeting No. 6/2026 held on June 10, 2026, which passed the following important resolutions:

1. The Board of Directors has resolved to propose to the shareholders' meeting for approval the provision of financial assistance to Mud & Hound Public Company Limited for the use of the Company's land measuring 17-0-27.60 rai, located in Wichit Subdistrict, Mueang Phuket District, Phuket Province (Ao Yon), as collateral for loan of Mud & Hound Public Company Limited with non related party to the Company and Mud & Hound Public Company Limited (details as shown in Attachment 2).
2. The Board of Directors has resolved to approve the addition of an agenda item to the Extraordinary General Meeting of Shareholders which is Agenda: To consideration and approval provision of financial assistance to Mud & Hound Public Company Limited for the use of the Company's land as collateral loan of Mud & Hound Public Company Limited with non related party to the Company and Mud & Hound Public Company Limited. The agenda for the Extraordinary General Meeting of Shareholders No. 1/2026 will be as follows:



Meeting Agenda (Original)	Meeting Agenda (New)
Agenda 1 To certify the minutes of the General Meeting of Shareholders for the year 2026 held on Thursday 23 April, 2026.	Agenda 1 To certify the minutes of the General Meeting of Shareholders for the year 2026 held on Thursday 23 April, 2026.
Agenda 2 To consider and approve the extension of the loan term and amendment of the conditions of the loan agreement for a loan in amount of not exceeding 300 million baht to Mud & Hound Public Company Limited.	Agenda 2 To Consider and approve the ratification of the providing financial assistance to Mud & Hound Public Company Limited for the amendment the terms of the loan agreement in amount of loan not exceeding 300 million baht.
Agenda 3 To consider and approve the amendment of the Company's objectives by adding 3 new Company's objectives and the amendment to Clause 3 of the Memorandum of Association to align with the company's future business operations.	Agenda 3 To consideration and approval provision of financial assistance to Mud & Hound Public Company Limited for the use of land as collateral loan of Mud & Hound Public Company Limited.
Agenda 4 To consider other issues (if any)	Agenda 4 To consider and approve the amendment of the Company's objectives by adding 3 new Company's objectives and the amendment to Clause 3 of the Memorandum of Association to align with the company's future business operations.
	Agenda 5 To consider other issues (if any)

Due to the addition of agenda items to the Extraordinary General Meeting of Shareholders No. 1/2026, it is deemed appropriate to approve an amendment to the Record Date for shareholders entitled to attend the Extraordinary General Meeting of Shareholders No. 1/2026, which was approved by the Board of Directors meeting No. 5/2026 on May 29, 2026 by canceling the previously scheduled Record Date of June 18, 2026, and sets a new Record Date for determining the names of shareholders who are entitled to attend the Extraordinary General Meeting of Shareholders of 2026 on June 30, 2026.

Please be informed accordingly



Yours Sincerely,

Sub Sri Thai Public Company Limited

- Supasith Sukhanindr -

(Mr. Supasith Sukhanindr)

Chief Executive Officer and President



Attachment 1.

Information on the Connected Transaction in Case of Providing Financial Assistance to Mud and Hound Public Company Limited

(for amendment of loan agreement terms to Mud & Hound Public Company Limited)

According to the Annual General Meeting of Shareholders on Tuesday, April 23, 2024, had resolved to provide financial assistance to Mud & Hound Public Company Limited (“MUD”), a subsidiary in which “SST” holds 66.65% of the shares, in an amount not exceeding 300 million baht, and as this loan agreement will be expired on May 31, 2026, the meeting of the Board of Directors of Sub Sri Thai Public Company Limited (“SST” or “the Company”) No. 4/2026 hold on May 14, 2026, resolved to propose to the shareholders' meeting for consideration and approval the extension of the financial assistance to Mud & Hound Public Company Limited for another 2 years, in the amount of not exceeding 300 million baht, with an average interest rate that not lower than the cost of capital of “the Company”, and with additional collateral, requiring assets to be secured at a value of at least 1.5 times the loan amount.

Furthermore, although the financial assistance period to MUD has been extended, MUD will not be able to draw on additional loans. Therefore, the Board of Directors meeting No. 5/2026 on May 29, 2026, resolved to approve the revision of loan agreement terms and conditions for financial assistance to MUD in case of urgent and necessity, with the following details:

- Set a new withdraw loan period for the loan under the loan agreement, for a loan amount not exceeding 300 million baht has been revised from the original period of 1 year from the date of the loan agreement, which expired on May 31, 2025, changing to May 31, 2027.
- Set a new loan repayment period for the loan under the loan agreement for a loan amount not exceeding 300 million baht has been revised from the original period of 1 year from the date of withdraw loan, which was to end on May 31, 2026, changing to May 31, 2028.
- Providing ordinary shares of ABP Cafe (Thailand) Co., Ltd., a subsidiary of MUD, or shares in subsidiaries, or other real estate of MUD as collateral for a loan, in a value not less than 1.5 times the loan value.
- Additional interest rate on the current outstanding loan of 150 million baht by 0.15 percent per year until the date the shareholders' meetings of MUD and SST will approve the revision of the terms for receiving or providing this financial assistance.



Furthermore, the company's board of directors resolved to propose to the shareholders' meeting for consideration and approval the ratification of financial assistance to MUD for the amendment of the loan agreement terms for a loan amount not exceeding 300 million baht.

The Providing financial assistance to "MUD" is a connected transaction. Type of financial assistance program Since the transaction is entered into with "MUD" which is a subsidiary of the "Company" in which the "Company" holds 66.65% of shares, the maximum transaction size is equal to 29.23% when calculated according to the net tangible assets value of the Company. Based on the company's consolidated financial statements ending on March 31, 2026, which have been audited by the auditor. Therefore, it is considered a large connected transaction, which must disclose information and act in accordance with the rules of the announcement on connected transactions. Including the appointment of an independent financial advisor to provide opinions regarding the transaction.

In this regard, the above items must be approved by the shareholders' meeting with a vote of not less than three-quarters of the total number of shares of shareholders attending the meeting and having the right to vote, excluding the shares of shareholders who are the connected person.

Information and details regarding the above connected transactions are as follows

1. Date of Transaction

The company expects to complete the transaction in 2026

2. Related Parties

Financial assistance provider: Sub Sri Thai Public Company Limited

Recipient of financial assistance: Mud and Hound Public Company Limited, a subsidiary of the Company which is the Company holds shares of 66.65 percent.

Name	Position in MUD	Position in SST	Shareholding Proportion	
			SST	MUD
Mr. Supasith Sukhanindr	Company Director Chief Executive Officer	Company Director Chief Executive Officer and Managing Director	15.69	0.77
Mr.Somyod Suteerapornchai	Company Director	Company Director	0.01	0.02

3. Nature of the transaction, type and size of the transaction



3.1 General characteristics of the item

The Company will provide financial assistance to Mud & Hound Public Company Limited (“MUD”) by extending the loan agreement and amending the terms and conditions of the loan agreement, for a sum not exceeding 300 million baht. The details of financial assistance are as follows:

List	Current	New
Loan Amount	Not exceeding 300.00 million baht	Unchanged
Loan period	Each loan term will not exceed 1 year from the date of signing the contract, which will end in May 2025. MUD can draw down multiple loans, with each loan term not exceeding 1 year from the date of disbursement, and the final loan term will expire in May 2026 from the date of disbursement.	1. Set a new withdraw loan period for the loan under the loan agreement, for a loan amount not exceeding 300 million baht has been revised from the original period of 1 year from the date of the loan agreement, which expired on May 31, 2025, changing to May 31, 2027. 2. Set a new loan repayment period for the loan under the loan agreement for a loan amount not exceeding 300 million baht has been revised from the original period of 1 year from the date of withdraw loan, which was to end on May 31, 2026, changing to May 31, 2028.
Interest rate	Not less than the Company's weighted average financial costs on the disbursement date with an additional return of not exceeding 0.25 percent per year.	Unchanged



List	Current	New
Interest or other fees	None	Additional interest rate on the current outstanding loan of 150 million baht by 0.15 percent per year until the date the shareholders' meetings of MUD and SST will approve the amendment of the terms for receiving or providing this financial assistance.
Collateral	None	The loan must be secured by assets valued at least 1.5 times the loan value. That is due to the longer loan term and it is a common condition of loan agreements to mitigate the risk and protect the best interests of the company's shareholders. Note: MUD has used ordinary shares of ABP Cafe (Thailand) Co., Ltd. as collateral.
Condition before entering into the transaction	<ul style="list-style-type: none"> - SST must receive approval to enter into the transaction from the company's shareholder meeting. - MUD must receive approval to enter into the transaction from the board meeting. 	<ul style="list-style-type: none"> - SST must receive approval to enter into the transaction from the company's shareholder meeting. - MUD must receive approval to enter into the transaction from the board meeting or shareholders' meeting of MUD in accordance with the related party transaction regulations.

3.2 Transaction type and size



Inter- loan transactions are related transactions that are considered financial assistance transactions. The transaction size is calculated by considering the maximum amount of interest that the company must pay.

Unit: million baht

List	Details
Maximum loan amount	300
Loan term not exceeding 2 years	
The interest rate is not lower than the company's cost.	40.80
Transaction size	340.80

Note: As of the date the board passed the resolution, SST has financial costs plus a difference equal to 6.80% per year)

NTA * calculation and transaction size (consolidated financial statements As of March 31, 2026)

Unit: million baht

List.	Item size
Total assets	5,958.66
Total liabilities	4,417.00
As for shareholders without control	365.33
goodwill 1,643.96 Million Baht	-
Intangible assets	
- Franchise and trademark 530.82 Million Baht	-
- computer program	10.56
Net asset value (NTA)* (Net asset value = total assets – total liabilities – As for shareholders without control – intangible assets only computer programs)	1,165.77
Transaction size Loan amount of 300 million baht, maximum interest rate of 6.80 percent, repayment period of 2 years.	340.80
Percentage of NTA	29.23

**Note : The Company received the approval of the method for calculating the value of net tangible assets from the SEC, without deducting goodwill, franchises, and trademarks. Because of goodwill, franchises and trademarks are very important to generate income of the company in significant proportion.*



In addition, these related party transactions are considered large transactions based on the net tangible asset value criterion. Therefore, the Company is obligated to comply with the regulations of the Announcement Regarding Related Party Transactions as follows:

1. Disclose information about company transactions to the Thai Stock Exchange.
2. Appoint Silom Advisory Co., Ltd. to be an independent financial advisor to provide advice on transactions to the company's shareholders.
3. Submit to the shareholders' meeting for approval and pass it through a vote. Not less than three-quarters of the total number of shareholders who attend the meeting and have the right to vote.

4. Related individuals

1) Mr. Supasith Sukhanindr is a major shareholder of the Company, a director and the Chief Executive Officer of Mud and Hound Public Company Limited, which is a party to this transaction. Considered to be a shareholder who has a conflict of interest and does not have the right to vote. Including wives and children who are not yet of legal age.

2) Mr. Somyod Suteerapornchai, a company director who also serves as a director in "MUD".

3) Ms. Intira Sukhanindr, a director of the company, is the mother of Mr. Supasith Sukhanindr, who is a major shareholder and holds the positions of director, Chief Executive Officer, and Managing Director of the company.

5. Sources of funding used and adequacy of working capital.

The funds used to provide assistance come from the company's cash flow and loans from financial institutions. The Company will consider the most appropriate source of funds to provide financial assistance to MUD and consider the most benefits to the company by setting the interest rate that will be not lower than the company's cost plus compensation charge. After the loan is issued, the company There must be sufficient cash flow to sustain operations without affecting the company's expenditure plan. Company Financial Contract

6. Attending and voting at company board meetings.

At the Company's Board of Directors meeting No. 4/2026 held on May 14, 2026 and Board of Directors meeting No. 5/2026 held on May 29, 2026, to consider providing financial assistance to MUD, two Company Directors who also serve as directors of "MUD," namely Mr. Suphasit Sukhanin and Mr. Somyot Suteerapornchai, attend the meeting but did not cast any votes on this agenda item.

7. Opinions of the Company Board of Directors.



Board of Directors This does not include directors who have conflicts of interest. There is an opinion that **Adjusting the terms of financial assistance to MUD will ensure continued flexibility and efficiency in the group's liquidity management.** Providing financial assistance between the Company and MUD is beneficial to the group of companies. Because it will be a source of reserve funds for enhancing liquidity in business operations and increasing options for funding sources for MUD besides borrowing money from financial institutions and issuing bonds as well as increasing the option to choose loan terms such as lower interest rates. Therefore, the Meeting of the Board of Directors has was resolved to approve the company to enter into the said transaction.

8. Opinion of the Audit Committee and/or company directors who have opinions different from those of the board of directors according to item 7.

-No-



Attachment 2.

Information Regarding Related Transactions:

Financial assistance provided to Mud & Hound Public Company Limited

(For the use of the company's land as collateral loan of Mud & Hound Public Company Limited with non related party to the company and Mud & Hound Public Company Limited)

At the Board of Directors meeting of Sub Sri Thai Public Company Limited (“SST” or “the Company”) No. 6/2026 held on June 10, 2026, has passed the resolution to provide financial assistance to Mud & Hound Public Company Limited (“MUD”) for the use of the company's land as collateral loan of Mud & Hound Public Company Limited with non related party to the company and MUD. The land, measuring 17-0-27.60 rai, belonging to the Company and located in Wichit Subdistrict, Mueang Phuket District, Phuket Province (Ao Yon), which has a market value of 436,030,000.00 baht (appraised by UK Valuation and Agency Co., Ltd. on January 6, 2025) that will be used as collateral for the loan to MUD. The Company will charge compensation at a maximum rate of 2 percent per annum. This financial assistance is under the category of related party transactions according to the Capital Market Supervisory Board Announcement No. TorJor. 21/2551 regarding related party transactions and the Stock Exchange of Thailand Announcement regarding disclosure of information and operations of listed companies in related party transactions B.E. 2546. Details are as follows:

With an external party who is not related to the company and MUD, using the company's land measuring 17-0-27.60 rai located in Wichit Subdistrict, Mueang Phuket District, Phuket Province (Ao Yon),

Information and details regarding the above connected transactions are as follows

1. Date of Transaction

Upon approval from the shareholders' meeting

2. Related Parties

Financial assistance provider: Sub Sri Thai Public Company Limited

Recipient of financial assistance: Mud and Hound Public Company Limited, a subsidiary of the Company which is the Company holds shares of 66.65 percent.

There are the same directors in the Company and MUD, detail as follow:



Name	Position in MUD	Position in SST	Shareholding Proportion	
			SST	MUD
Mr. Supasith Sukhanindr	Company Director Chief Executive Officer	Company Director Chief Executive Officer and Managing Director	15.69	0.77
Mr.Somyod Suteerapornchai	Company Director	Company Director	0.01	0.02

3. Nature of the transaction, type and size of the transaction

3.1 General characteristics of the item

The Company will provide financial assistance to Mud & Hound Public Company Limited ("MUD") for the use of 17-0-27.60 rai of the Company's land located in Wichit Subdistrict, Mueang Phuket District, Phuket Province (Ao Yon), which has a market value of 436,030,000.00 baht (appraised by UK Valuation and Agency Co., Ltd. on January 6, 2025) as collateral for loan of MUD with non related party to the company and MUD. The Company will charge a maximum compensation at rate of 2 percent per annum on the 300 million baht loan, with a loan term of 2 years, resulting in the totaling compensation is 12 million baht over the loan term.

3.2 Transaction type and size

Entering into such a transaction is considered a related party transaction under the category of providing financial assistance, according to the Capital Market Supervisory Board's Notification No. TorJor. 21/2551 regarding criteria for related party transactions and the Announcement of the Stock Exchange of Thailand, No. BorJor/Por. 22-01 regarding disclosure of information and operations of listed companies in related party transactions B.E. 2546 ("Related Party Transaction Notification") and its amendments.

Therefore, considering the size of the financial assistance transaction for the use of the company's land as collateral loan of MUD with non related party to the company and MUD, based on MUD's loan amount of 300 million baht and a maximum compensation fee of 2% per year in totaling of 12 million baht, the total transaction size is 312 million baht when combined with other financial assistance transactions to MUD, the total transaction size is 652.80 million baht. This results in a maximum transaction size of 56.00% when calculated based on the company's net tangible asset value, using the company's audited consolidated financial statements as of March 31, 2026. Consequently, this is classified as a large related party transaction. Therefore, the company must seek approval from a shareholders' meeting with a vote of not less than three-quarters of the total number of shareholders who attend the meeting and have the right to vote.



Item 1: Providing financial assistance to Mud & Hound Public Company Limited (for amendment the terms of a loan agreement).

Unit: million baht

List	Details
Maximum loan amount	300
Loan term not exceeding 2 years	
The interest rate is not lower than the company's cost.	40.80
Transaction size	340.80

Note: As of the date the board passed the resolution, SST has financial costs plus a difference equal to 6.80% per year)

Item 2: Providing financial assistance to Mud & Hound Public Company Limited (for the use of the company's land as collateral loan of MUD with non related party to the company and MUD).

Unit: million baht

List	Details
Amount of MUD loan	300
Loan term	2 years
Maximum compensation for using collateral for a loan at a rate not exceeding 2% of the loan value.	12.00
Transaction size	312.00

NTA * calculation and transaction size (consolidated financial statements As of March 31, 2026)

Unit: million baht

List.	Item size
Total assets	5,958.66
Total liabilities	4,417.00
As for shareholders without control	365.33
goodwill 1,643.96 Million Baht	-
Intangible assets	
- Franchise and trademark 530.82 Million Baht	-
- computer program	10.56
Net asset value (NTA)* (Net asset value = total assets – total liabilities – As for shareholders without control – intangible assets only computer programs)	1,165.77



Unit: million baht

List.	Item size
Transaction size	
Loan amount of 300 million baht, maximum interest rate of 6.80 percent, repayment period of 2 years.	340.80
The compensation fee for collateral for MUD's loan will not exceed 2 percent of the loan value of 300 million baht, for a period of 2 years. as	312.00
Percentage of NTA	56.00

**Note : The Company received the approval of the method for calculating the value of net tangible assets from the SEC, without deducting goodwill, franchises, and trademarks. Because of goodwill, franchises and trademarks are very important to generate income of the company in significant proportion.*

5. Collateral

Currently, the company is not utilizing the land used as collateral for the MUD loan, and the land is free from any encumbrances. Furthermore, the company will benefit from compensation for using the collateral at a maximum rate of 2% of the loan value. If the company has plan to develop the land, the Company will plan to utilize to align with the loan term of MUD.

6. Attending and voting at company board meetings.

At the Company's Board of Directors meeting No. 6/2026 held on June 10, 2026, to consider providing financial assistance to MUD for the use of the company's land as collateral loan of MUD with non related party to the company and MUD There are two Company Directors who also serve as directors of "MUD," namely Mr. Suphasit Sukhanin and Mr. Somyod Suteerapornchai, attend the meeting but did not cast any votes on this agenda item.

7. Opinions of the Company Board of Directors.

The Board of Directors, excluding those with conflicts of interest, is of the opinion that providing financial assistance to MUD for the use of the company's land as collateral loan of MUD with non related party to the company and MUD, it will help MUD to maintain continuous working capital for its business operations and serve as an other loan sources. This will allow MUD to manage its liquidity effectively and support the Group's future business plans. The compensation fee for using collateral at a maximum rate of no more than 2% of the loan value, which is in line with commercial bank rates, therefore it is reasonable, the meeting has resolved to approve the Company entering into the said transaction.

8. Opinion of the directors who have opinions different from those of the board of directors according to item 7.

-No-