AP (THAILAND) PCL.

NEWS RELEASE

No. 10/2026

9 June 2026

Subject: To report the purchase of shares in subsidiaries (APME4 and APME10)

To: The president, the Stock Exchange of Thailand

We, AP (Thailand) PCL. ("AP"), would like to inform the purchase of shares in subsidiaries as follows;

AP agreed to enter into the Joint Venture Agreement of the subsidiaries namely; AP ME4 Co., Ltd. ("APME4") and AP ME10 Co., Ltd. ("APME10") through Premium Residence Co., Ltd ("PR"), which is a joint venture company between AP (Thailand) Pcl. and MJRI (Thailand) Co., Ltd. ("MJRT"). The shareholdings ratio of AP and MJRT is 51:49. Thus, MJRT is not the connected person of the Company according to the Notification of the Capital Market Supervisory Board Thor Chor 21/2551 and related regulations.

According to the Board of Directors' meeting no. 5/2026, held on 9 June 2026, has passed resolution to purchase of APME4's shares and APME10's shares from PR due to the project completion of condominium ownership transfer under APME4 and APME10. Furthermore, AP and PR agreed to make a deal with the pricing method estimated by the Company's executives based on net book value as of 30 April 2026. Therefore, AP has signed the share transfer document on 26 June 2026. The details of the transactions as follows;

AP ME4 Co., Ltd. ("APME4")

Registered capital	Baht 473,000,000
Paid-up capital	Baht 473,000,000
Number of shares	47,300,000 shares
Par value	Baht 10
Book Value as of 30 April 2026	Baht 11.54 per share
Shares purchase from PR	47,299,997 shares
Purchase price	Baht 548,600,000
AP's shareholdings ratio in APME4 before shares purchase	00.00%
AP's shareholdings ratio in APME4 after share purchase	99.99%

AP ME10 Co., Ltd. ("APME10")

Registered capital	Baht 389,000,000
Paid-up capital	Baht 389,000,000
Number of shares	38,900,000 shares
Par value	Baht 10
Book Value as of 30 April 2026	Baht 11.41 per share

Shares purchase from PR	38,899,997 shares
Purchase price	Baht 446,200,000
AP's shareholdings ratio in APME10 before shares purchase	00.00%
AP's shareholdings ratio in APME10 after share purchase	99.99%

The aforementioned transaction is regarded as an asset acquisition transaction according to the Notification of the Capital Market Supervisory Board: Rules on Significant Transactions Constituting Acquisition or Disposition of Assets. The size of the transaction having been calculated on the basis of "Net Tangible Assets", which is equal to 0.626% and 0.509%, as a highest value.

Moreover, the company has one transactions from previous disposal of assets occurred during a period of 6 months, details as follows;

1. According to letter no. 2/2026, dated on 26 February 2026, the total transaction size is 0.008%

Thus, the accumulative size of the acquisition and disposal of assets of the Company occurred during a period of 6 months are equal to 0.626% + 0.509% + 0.008% = 1.143%. Such transactions are less than 15%, therefore the Company has no obligation to disclose the information on its entry into the transactions to the Stock Exchange of Thailand.

Please be informed accordingly.

Sincerely yours,

AP (Thailand) Public Company Limited.

/S/

(Mr. Pramart Kwanchuen)

Corporate Secretary