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26 June 2026

Subject : Disclosure of information on related party transactions of the Vanachai Group Plc. and Woodtek International Co., Ltd. (subsidiary) with Firstwood Co., Ltd. (related company)

Attention : President

The Stock Exchange of Thailand

Vanachai Group Public Company "VNG" and Woodtek International Company Limited (subsidiary) would like to disclose the connected transaction for renting of office with Firstwood Company Limited (related company). Transaction details are follows as:

1. The date on which the transaction occurred:

1 July 2026

2. The parties involved:

	Name	Relationship with the company
Lessee :	Vanachai Group Plc.	-
:	Woodtek International Co., Ltd.	subsidiary company
Lessor :	Firstwood Co., Ltd.	same group of major shareholders

3. The general characteristics of the transaction:

3.1 Vanachai Group Plc acquires office building service and rents office area in 3,468 square meters with Firstwood Co., Ltd., (related company) located at no. 2/1 Wongsawang Road, Wongsawang district, Bangsue area, Bangkok. The lease contract duration is 1 year starting from 1 July 2026 - 30 June 2027, (renewal of the lease), to be an office in order to administrate with government agencies, banks and all associated divisions, and to administrate import - export documents. The rental and service rate is 430 Baht/square meter/month, no adjustment of rental and service rates, total rental and service fee amount 17,894,880 Baht.

3.2 Woodtek International Co., Ltd. acquires office building service and rents office area in 1,000 square meters with Firstwood Co., Ltd., (related company) located at no. 2/1 Wongsawang Road, Wongsawang district, Bangsue area, Bangkok. The lease contract duration is 1 year starting from 1 July 2026 - 30 June 2027, (renewal of the lease) for office building in order to administrate sales and documents of Vanachai's Group with buyers in the country and in overseas, and to administrate with banks and other associated divisions. The rental and service rate is 430 Baht/square meter/month, no adjustment of rental and service rates, total rental and service fee amount 5,160,000 Baht.

4. The total value of the consideration:

4.1 Vanachai Group Plc. with Firstwood Co., Ltd.

4.1.1 The total value of transaction.

The rent and service of office at 17,894,880 Baht per year.

4.1.2 Payment term.

Paying monthly rental at 1,491,240 Baht per month.

4.2 Woodtek International Co., Ltd. with Firstwood Co., Ltd.

4.2.1 The total value of transaction.

The rent and service of office at 5,160,000 Baht per year.

4.2.2 Payment term.

Paying monthly rental at 430,000 Baht per month.

5. Method use in calculation of value:

The rental rate base on the fair market value that valuation by The Valuation & Consultants Co., Ltd.

Assessor	:	The Valuation & Consultants Co., Ltd. Independent appraisers approved by the SEC.
Method of Valuation	:	Market Comparison Approach
Assessment Date	:	16 January 2026

6. Transaction Volume

6.1 The above transaction is conformed to related transaction which is the transaction in property leasing for not more than 3 years in middle size in value more than 0.03% but less than 3% of book value of Net Tangible Assets (the reviewed of the consolidated financial statement as at 31 March 2026). Therefore, the company would need to disclose this information to The Stock Exchange of Thailand.

6.2 The transactions of the company and the subsidiary with related persons in the last 6 months are as follows:

6.2.1 <u>The transaction in property leasing for not more than 3 years.</u>

<u>Transaction</u>	<u>Release Date</u>	<u>Value (Baht)</u>	<u>Transaction Size% VS NTA financial statements for the period</u>
1. Vanachai Group Plc. leases warehouse from Firstwood Co., Ltd. (1 March 2026 - 28 February 2027)	26 Feb. 2026	1,283,400	0.022% as at 31 Dec. 2025
2. Vanachai Panel Industries Co., Ltd. leases warehouse from Firstwood Co., Ltd. (1 March 2026 - 28 February 2027)	26 Feb. 2026	541,800	0.009% as at 31 Dec. 2025

Transaction	Release Date	Value (Baht)	Transaction Size% VS NTA financial statements for the period
3. Vanachai Woodsmith Co., Ltd. leases the office and warehouse from Firstwood Co., Ltd. (1 March 2026 - 28 February 2027)	26 Feb. 2026	6,106,800	0.107% as at 31 Dec. 2025
4. Vanachai Group Plc. leases space within the building from Woodland Co., Ltd. (1 March 2026 - 28 February 2027)	26 Feb. 2026	194,040	0.003% as at 31 Dec. 2025
5. Vanachai Panel Industries Co., Ltd. leases space within the building warehouse from Woodland Co., Ltd. (1 March 2026 - 28 February 2027)	26 Feb. 2026	74,160	0.001% as at 31 Dec. 2025
6. Woodland Co., Ltd. leases space within the building from Vanachai Group Plc. (1 March 2026 - 28 February 2027)	26 Feb. 2026	160,800	0.003% as at 31 Dec. 2025
7. Vanachai Veneer and Plywood Co., Ltd. leases space within the building from Vanachai Group Plc. (1 March 2026 - 28 February 2027)	26 Feb. 2026	100,200	0.002% as at 31 Dec. 2025
8. Woodland Co., Ltd. leases space within the building from Vanachai Panel Industries Co., Ltd. (1 March 2026 - 28 February 2027)	26 Feb. 2026	111,600	0.002% as at 31 Dec. 2025
9. Vanachai Veneer and Plywood Co., Ltd. leases space within the building from Vanachai Panel Industries Co., Ltd. (1 March 2026 - 28 February 2027)	26 Feb. 2026	57,000	0.001% as at 31 Dec. 2025
10. Vanachai Woodsmith Co., Ltd. leases showcase building from The Vanachai Group of Companies Co., Ltd. (1 March 2025 - 29 February 2028)	26 Feb. 2026	2,250,000	0.039% as at 31 Dec. 2025

Transaction	Release Date	Value (Baht)	Transaction Size% VS NTA financial statements for the period
11. Vanachai Woodsmith Co., Ltd. prepares contract in providing services on infrastructure and the sharing areas from The Vanachai Group of Companies Co., Ltd. (1 March 2026 - 28 February 2029)	26 Feb. 2026	450,000	0.008% as at 31 Dec. 2025
12. Vanachai Group Plc. leases land from Vanachai intertrading Group Co., Ltd. (1 March 2026 - 28 February 2029)	26 Feb. 2026	2,736,000	0.048% as at 31 Dec. 2025
13. Vanachai Group Plc. leases the office from Firstwood Co., Ltd. (1 July 2026 - 30 June 2027)	26 Jun. 2026	17,894,880	0.326% as at 31 Mar. 2026
14. Woodtek International Co., Ltd. leases the office from Firstwood Co., Ltd. (1 July 2026 - 30 June 2027)	26 Jun. 2026	5,160,000	0.094% as at 31 Mar. 2026
Total		37,120,680	0.665%

6.2.2 Normal business transaction is not in accordance with market terms and conditions

Transaction	Release Date	Value (Baht)	Transaction Size% VS NTA financial statements for the period
Vanachai Group Plc. and subsidiaries trade with related companies	26 Feb. 2026	12,000,000	0.210% as at 31 Dec. 2025
Total		12,000,000	0.210%

7. The detail of board of directors and connected shareholders:

Vanachai Group Public Company Limited (as at 25 June 2026)

List of names		Position	Number of shares	%
1. Mr. Sompop	Sahawat	Chairman	-	-
2. Ms. Yupaporn	Boongate	Vice - Chairman	36,000,000	2.075
3. Mr. Vasun	Jaroenavarat	-	35,999,999	2.075
4. Mr. Wanthana	Jaroennawarat	Director	35,999,999	2.075
5. Mr. Suthep	Chaipattanavanich	Director	-	-
6. Mrs. Siriporn	Chaipattanavanich	-	36,000,000	2.075
7. Mr. Patta	Sahawat	Director	36,000,000	2.075
8. Ms. Phattra	Sahawat	Managing Director	36,000,000	2.075
9. Mr. Somprasong	Sahavat	Director	36,000,000	2.075
10. Ms. Somjairak	Sahavat	-	36,000,000	2.075
11. Mr. Sittiwat	Sahawat	Director	36,000,000	2.075
12. Ms. Nipapat	Sahawat	-	36,000,000	2.075

Woodtek International Company Limited (as at 25 June 2026)

List of names		Position	Number of shares	%
1. Mr. Sompop	Sahawat	Chairman	1	-
2. Ms. Yupaporn	Boongate	Director	1	-
3. Mr. Wanthana	Jaroennawarat	Director	-	-
4. Mr. Suthep	Chaipattanavanich	Director	1	-
5. Mrs. Siriporn	Chaipattanavanich	-	1	-
6. Mr. Patta	Sahawat	Director	-	-
7. Ms. Phattra	Sahawat	Managing Director	1	-
8. Mr. Somprasong	Sahavat	Director	-	-
9. Ms. Somjairak	Sahavat	-	1	-
10. Mr. Sittiwat	Sahawat	Director	1	-
11. Vanachai Group Public Company Limited			19,993	99.97

Vanachai Intertrading Group Company Limited (as at 25 June 2026)

List of names		Position	Number of shares	%
1. Ms. Yupaporn	Boongate	-	928,300	10
2. Mr. Vasun	Jaroenavarat	Director	928,300	10
3. Mr. Wanthana	Jaroennawarat	-	928,300	10
4. Mrs. Siriporn	Chaipattanavanich	Director	928,300	10
5. Mr. Patta	Sahawat	-	928,300	10
6. Ms. Phattra	Sahawat	-	928,300	10
7. Mr. Somprasong	Sahavat	-	928,300	10
8. Ms. Somjairak	Sahavat	Director	928,300	10
9. Mr. Sittiwat	Sahawat	-	928,300	10
10. Ms. Nipapat	Sahawat	Director	928,300	10

The Vanachai Group of Companies Company Limited (as at 25 June 2026)

List of names		Position	Number of shares	%
1. Ms. Yupaporn	Boongate	-	510,000	10
2. Mr. Vasun	Jaroenavarat	Director	510,000	10
3. Mr. Wanthana	Jaroennawarat	-	510,000	10
4. Mrs. Siriporn	Chaipattanavanich	Director	510,000	10
5. Mr. Patta	Sahawat	-	510,000	10
6. Ms. Phattra	Sahawat	-	510,000	10
7. Mr. Somprasong	Sahavat	-	510,000	10
8. Ms. Somjairak	Sahavat	Director	510,000	10
9. Mr. Sittiwat	Sahawat	-	510,000	10
10. Ms. Nipapat	Sahawat	Director	510,000	10

Firstwood Company Limited (as at 25 June 2026)

List of names		Position	Number of shares	%
1. Mr. Sompop	Sahawat	-	1	-
2. Ms. Yupaporn	Boongate	-	1	-
3. Mr. Vasun	Jaroenavarat	Director	-	-
4. Mrs. Siriporn	Chaipattanavanich	Director	1	-
5. Ms. Phattra	Sahawat	-	1	-
6. Mr. Somprasong	Sahavat	-	1	-
7. Ms. Somjairak	Sahavat	Director	1	-
8. Mr. Sittiwat	Sahawat	-	1	-
9. Ms. Nipapat	Sahawat	Director	-	-
10. Vanachai Intertrading Group Company Limited			2,449,993	83.05
11. The Vanachai Group of Companies Company Limited			500,000	16.95

8. **The commitment of committee and the audit committee** (who be VNG's committee with conflict of interest as agreement of list on items 7 without meeting and vote).

8.1 All agree that such transaction is appropriate since Vanachai Group Plc. required office building service and has to rent office area for an office in order to administrate with government agencies, banks and all associated divisions, and to administrate import - export documents, and etc. Therefore, to process a transaction is appropriate and it will generate the most benefit to the company. This rental fee rate refers to the market price, which is apprised by the Valuation & Consultants Co., Ltd., and the price is reasonable.

8.2 All agree that such transaction is appropriate since Woodtek International Co., Ltd. (subsidiary) required office building service and would like to rent office area to be an office building in order to administrate sales, to administrate documents for Vanachai's Group with the buyers both in the country and overseas, and to administrate with banks and all associated divisions. To process this transaction is appropriate and generates the most benefits. This rental fee rate refers to the market value price, which is apprised by the Valuation & Consultants Co., Ltd., and the price is reasonable.

Please be acknowledged for your information

Yours Sincerely

(Mr.Wanthana Jaroennawarat)

Director