MMS-CS69/012

25 June 2026

Subject: Connected Transactions: Real Estate Rental Transaction for a Period Not Longer Than 3 Years, Transactions Relating to Assets or Services, and Acquisition of Assets

To: President
The Stock Exchange of Thailand

Matching Maximize Solution Public Company Limited (the "Company") hereby informs the resolutions of the Board of Directors' Meeting No. 7/2026, held on 25 June 2026, which approved the Company's entry into the following transactions:

1. The lease of office space from Bangkok Broadcasting & TV Co., Ltd. ("BBTV"), which constitutes a Connected Transaction in relation to a Real Estate Rental Transaction for a Period Not Longer Than 3 Years and an Acquisition of Assets Transaction; and

2. The purchase of furniture, office equipment, existing interior fit-out works and other related equipment from Media Studio Co., Ltd. ("MEDIA"), which constitutes a Connected Transaction in relation to Transactions Relating to Assets or Services and an Acquisition of Assets Transaction.

Both transactions are subject to the Notification of the Capital Market Supervisory Board 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 and Other Acts of Listed Companies Concerning Connected Transactions B.E. 2546 (2003), including any amendments thereto (the "Connected Transaction Notifications"), as well as the Notification of the Capital Market Supervisory Board No. Tor Jor. 20/2551 and relevant notifications of the Stock Exchange of Thailand concerning Acquisition or Disposition of Assets, including any amendments thereto (the "Acquisition or Disposition Notifications").

Details of the transactions are as follows:

1. Date of Transaction

Within June 2026

2. Parties Involved and Relationship with the Company

2.1 Office Space Lease Transaction (BBTV)

Parties Involved	Lessor: Bangkok Broadcasting & TV Co., Ltd. (BBTV) Lessee: Matching Maximize Solution Public Company Limited (MATCH)
Relationship with the Company	BBTV is a connected person of the Company's directors and executives as follows: 1. <u>Management and Control Relationship</u> Mr. Wiroj Bunsirirungruang serves as a director of both MATCH and BBTV. 2. <u>Shareholding Structure</u> BBTV is related to MATCH through both shareholding and management structures. BBTV holds 30% of the shares in BBTV Productions Co., Ltd. ("BBTVP"), while BBTVP holds 84.93% of the issued and paid-up shares of MATCH, making BBTVP the major shareholder and controlling shareholder of MATCH. The shareholders of BBTVP comprise: • Bangkok Broadcasting & T.V. Co., Ltd.: 30% • BBTV Asset Management Co., Ltd.: 25% • BBTV Satelvision Co., Ltd.: 25% • Stronghold Assets Co., Ltd. ("STRONGHOLD"): 20% Accordingly, the transaction between MATCH and BBTV constitutes a "connected transaction" under the Notification of the Capital Market Supervisory Board 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 and Other Acts of Listed Companies Concerning Connected Transactions B.E. 2546 (2003), including any amendments thereto, because BBTV exercises direct and indirect control over MATCH through the aforementioned management and shareholding structure.

2.2 Purchase of Furniture, Office Equipment and Existing interior Fit-Out Works (MEDIA)

Parties Involved	Seller: Media Studio Co., Ltd. (MEDIA) Purchaser: Matching Maximize Solution Public Company Limited (MATCH)
Relationship with the Company	MEDIA is a connected person of the Company's directors and executives as follows: 1. Management and Control Relationship Mr. Wiroj Bunsirirungruang serves as a director of MATCH, BBTVP, STRONGHOLD and MEDIA. 2. Shareholding Structure STRONGHOLD holds 100% of the shares in MEDIA and is its controlling shareholder. STRONGHOLD also holds 20% of the shares in BBTVP, while BBTVP holds 84.93% of the shares in MATCH and is the major shareholder and controlling shareholder of MATCH. Accordingly, the transaction between MATCH and MEDIA constitutes a "connected transaction" under the Notification of the Capital Market Supervisory Board 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 and Other Acts of Listed Companies Concerning Connected Transactions B.E. 2546 (2003), including any amendments thereto.

3. General Characteristics of the Transactions

3.1 Office Space Lease from BBTV

Type of Transaction	Connected Transaction in relation to a Real Estate Rental Transaction for a Period Not Longer Than 3 Years and an Acquisition of Assets Transaction
Leased Property	Office space with an area of 358.03 square meters located at 998/3, 3rd Floor, Phaholyothin Road, Chom Phon, Chatuchak, Bangkok 10900
Lease Term	1 July 2026 – 30 June 2029 (3 years)
Rental and Related Service Fees	Baht 450 per square meter per month, equivalent to Baht 161,113.50 per month, comprising: 1) Office rental fee of Baht 160 per square meter per month 2) Office equipment rental fee of Baht 160 per square meter per month and 3) Building service fee of Baht 130 per square meter per month.
Payment Terms	Monthly payment
Benefit Received	Waiver of office rental fee during 1–15 July 2026, equivalent to Baht 28,642.40
Total Transaction Value before Deduction of Benefit	Baht 5,800,086 บาท
Net Transaction Value	Baht 5,771,443.60 after deducting the rental waiver benefit of Baht 28,642.40
Purpose of the Lease	To be used as the office premises of the Company and its subsidiaries
Pricing Basis	Based on rental rates, service fees and equipment rental charges of comparable office buildings or nearby premises, together with consideration of the condition of the premises, equipment and services provided.

3.2 Purchase of Furniture, Office Equipment and Existing interior Fit-Out Works from MEDIA

Type of Transaction	Connected Transaction in relation to Transactions Relating to Assets or Services and an Acquisition of Assets Transaction
Nature of Transaction	Purchase of used furniture, office equipment, certain existing interior fit-out works relating to the occupancy of the new office premises from Media Studio Co., Ltd., limited to items that remain in suitable condition and can be effectively utilized in the Company's operations.
Transaction Value	Baht 500,000 excluding value added tax
Pricing Basis	Based on the list and condition of assets, useful life, net book value after depreciation, market value or replacement cost, and benefits expected to be received by the Company.
Source of Funds	The Company's working capital.

4. Total Transaction Value, Transaction Size and Basis for Determination

The net tangible assets ("NTA") of the Company and its subsidiaries, based on the reviewed consolidated financial statements as of 31 March 2026, amounted to Baht 1,211,466,761.

4.1 Office Space Lease from BBTV

Transaction Value	Baht 5,771,443.60
Transaction Size	0.48% of NTA. Calculated based on the Company's financial statements for the first quarter of 2026 ended 31 March 2026. Calculation of Transaction Size $= \frac{\text{Transaction Value}}{\text{NTA}} \times 100$ $= \frac{5,771,443.60}{1,211,466,761} \times 100$ = 0.48%

The net transaction value of Baht 5,771,443.60 represents 0.48% of the NTA of the Company and its subsidiaries. The transaction size is greater than 0.03% of NTA and exceeds Baht 1 million, but is lower than 3% of NTA and lower than Baht 20 million. Therefore, the transaction is classified as a medium-sized Connected Transaction in relation to a Real Estate Rental Transaction for a Period Not Longer Than 3 Years, and the Company is required to disclose information to the Stock Exchange of Thailand.

4.2 Purchase of Furniture and Existing interior Fit-Out Works from MEDIA

Transaction Value	Baht 500,000
Transaction Size	0.04% of NTA. Calculated based on the Company's financial statements for the first quarter of 2026 ended 31 March 2026. Calculation of Transaction Size $= \frac{\text{Transaction Value}}{\text{NTA}} \times 100$ $= \frac{500,000}{1,211,466,761} \times 100$ = 0.04%

The transaction value of Baht 500,000 represents 0.04% of the NTA of the Company and its subsidiaries and is therefore classified as a small-sized Connected Transaction in relation to Transactions Relating to Assets or Services.

However, as the transaction is directly related to the relocation and preparation of the Company's new office premises and MEDIA is a connected person of the Company, the Company has submitted the transaction for approval by the Board of Directors and disclosed it together with the office lease transaction from BBTV to ensure that investors receive complete information.

The Company has considered the type, size and disclosure obligations of each transaction separately in accordance with the Connected Transaction Notifications.

The aggregate value of both transactions under the office relocation project does not exceed Baht 6,271,443.60.

5. Acquisition of Assets Transaction

The office space lease transaction results in the acquisition of the right to use office premises throughout the lease term, while the purchase of furniture, office equipment and existing interior fit-out works constitutes an acquisition of assets. Accordingly, both transactions fall within the scope of an Acquisition of Assets Transaction under the Acquisition or Disposition Notifications.

When calculated based on the total value of consideration and aggregated with other acquisition of assets transactions occurring during the relevant period in accordance with the applicable regulations, the transaction size does not exceed 15% of the total assets of the Company and its subsidiaries based on the consolidated financial statements as of 31 March 2026.

Accordingly, the Company has no additional obligations under the Acquisition or Disposition Notifications. Nevertheless, the Company has disclosed the information together with the Connected Transactions to ensure that investors receive complete information.

6. Directors Having Interests in the Transactions

The directors having interests in the transactions and abstaining from consideration and voting on these agenda items were:

1. Mr. Wiroj Bunsirirungruang, as he serves as a director of MATCH, BBTV, BBTVP, STRONGHOLD and MEDIA and has relationships with the counterparties through the aforementioned management structure.
2. Mr. Poomchai Wacharapong and Mr. Chayanont Ulit, who are directors representing the Company's major shareholder (BBTVP).

7. Opinion of the Board of Directors

The Board of Directors, excluding the interested directors, has considered the transactions and is of the opinion that they are necessary and appropriate for the operations of the Company and its subsidiaries.

The new office premises are suitably located and provide appropriate facilities to support the integrated operations of the group companies and enhance management efficiency. The rental rate, service fees and equipment rental charges are reasonable when compared with those of nearby office premises.

The purchase of furniture, office equipment and existing interior fit-out works will be limited to necessary items that remain in suitable condition and are acquired at prices not exceeding the approved budget. This is expected to reduce both the time and cost required compared to procuring all items anew.

Accordingly, the Board of Directors resolved to approve the Company's entry into the transactions described above.

8. Opinion of the Audit Committee and/or Directors Which Differ from Those of the Board of Directors

None.

Please be informed accordingly.

Yours sincerely,

Matching Maximize Solution Public Company Limited

(Mr. Chayanont Ulit)

Chief Executive Officer

Company Secretary Department and Investor Relations

Tel. 02 669 4200-9 ext. 5401,5402

Email: corporate_secretary@mmsbangkok.com