(Translation)

Ref: SMPC 142/2026

August 11, 2026

Subject: Disclosure of Connected Transaction Information Regarding Lease of Land lesser than 3-Year Period

Attention: President
The Stock Exchange of Thailand

The Board of Directors of Sahamitr Pressure Container Public Company Limited ("Company" or "SMPC"), at its meeting held on August 11, 2026, passed the resolution to approve for renewing land lease agreement for land adjacent to the Company's factory site, entered into between the Company and a shareholder, management and director of the Company (the "Lessor") who is a connected person of the Company.

This transaction constitutes a connected transaction as specified under the Notification of the Capital Market Supervisory Board No. Tor Chor 46/2025 Re: Rules on Connected Transactions, and the Notification of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions BE 2003 (including amendments thereto).

This transaction is classified as a rental of property not exceeding 3 years, with a transaction size of 0.27% of Net Assets (NA), based on the Company's reviewed financial statements for the 6-month period ended June 30, 2026. The Company has not entered into any other similar connected transaction with the same connected person within the preceding 6 months. The transaction is therefore classified as a medium size transaction, as its value exceeds 0.03% but is less than 3% of Net Assets (NA). The above rental of property has already been approved by the Company's Board of Directors meeting. The Company hereby discloses the details of the transaction to the Stock Exchange of Thailand as follows;

1. **Rationale to Enter into The Transaction**

The plot of land with the area of 11-2-18.6 Rai located adjacent to the Company's factory. The objective of making the agreement is to keep raw materials before entering into the production process. Due to the Company's expansion, the Company needs space for raw materials stock for its production. Therefore, the company has to rent additional land area which is adjacent to the Company's factory. It allows more practical operation and transportation cost saving than leasing other areas.

2. **Date of Transaction**

The transaction was considered and approved by the Audit Committee meeting held on August 11, 2026, and by the Board of Directors of Sahamitr Pressure Container Public Company Limited meeting held on August 11, 2026, which passed a resolution to renew the existing lease agreement for 3 further years. The new lease term will commence on October 1, 2026 and end on September 30, 2029.

3. **Names of Parties Involved**

Lessee: Sahamitr Pressure Container Public Company Limited

Leaser: Mrs. Patama Laowong, Director, management and major shareholder, who holds shares in the Company including related persons (as defined under Section 258 of the Securities and Exchange Act B.E. 2535) amounting to 25.09%.

4. **Name of connected persons and scope of their interest:**

The Connected person of Mrs. Patama Laowong is Mr. Thamik Ekahitanond (younger brother), director, management and major shareholder, who holds shares in the Company amounting to 10.65%.

5. **General Description of the Transaction**

The Company is leasing this land with the total area of 11-2-18.6 Rai in order to use as a storage of raw materials and for working area. The Company have already reported the current land lease agreement information in "Connected Transaction" section in form 56-1 e-One Report. In this regard, the company requests to renew the land lease agreement. Details of the new leased asset are as follow;

Leased Asset	Plot of land with the area of 11-2-18.6 Rai located at Soi Thientalay 7 (4^{th} intersection), Bangkhunthien-Chaitalay Road, Samaedam, Bangkhunthien, Bangkok which is adjacent to company's factory (The leased area remains unchanged)
Lease Term	Renewal term is 3 years (October 1, 2026 – September 30, 2029). The renewal will start after the current agreement ends on September 30, 2026 (The current lease term is 3 years)
Rental Fee	Rental fee is at 250,000 Baht per month, payable on the 5th of every month. (The current rate is 220,000 Baht per month)

The entire rental for the 3 years is amounting to 9.00 Million Baht, excluding other duties, land and building tax (if any). Land and Building Tax according to Land and Building Tax Act B.E.2562 is a tax assessed based on the purpose of Land and building usage. The company uses them for raw material storage or for industrial activities which have tax rate at 0.3% of the property appraisal cost. Therefore, the total land and building tax for the 3-years agreement could be 0.44 million Baht. As a result, total rental fee will be 9.44 million Baht. The Company has not entered into any connected transaction within the 6 months prior to the date of the Board of Directors meeting convened to consider this matter.

6. Total Value and Criteria Used in Determining a Transaction's Total Value

6.1 Total Value of Transaction

Total value of transaction including land and building tax is 9.44 million Baht, with the lease term of 3 years, and is not qualified as general trading condition, which means the leaser does not operate in land rental business or offering to general public to lease such land.

6.2 Criteria Used in Determining The Transaction's Total Value

In renewing the lease agreement, the Company considered the new rental rate by comparing the land appraisal value from the Treasury Department and market values reported by 2 independent appraisers, The Valuation & Consultants Co., Ltd and Bell Survey Ltd., on June 5, 2026. The independent appraisers are approved by the Securities and Exchange Commission and have professional qualifications experience in appraising this type of property. The independent appraisers used a comparative approach based on the ratio of market rental rates to market land prices, together with a survey of rental rates in the surrounding area. Bell survey Ltd. evaluated the rental rate of 0.25 million Baht per month and The Valuation & Consultants Co.,Ltd. evaluated the rental rate of 0.31 million Baht per month. The Company averaged the appraisal price and the market prices of 2 independent appraisers. Next, the Company negotiated and agreed with the lessor on a new rental rate of 250,000 Baht per month (an increase of 30,000 Baht per month from the previous rate of 220,000 Baht per month, representing an increase of 13.6%), due to an increase in rental rate and the inflation rate, with no change in the size of the leased area from the original agreement. Moreover, the company have already surveyed rental fee of lands located in vicinity of the factory and found that all of those are higher than Company's new rental fee.

7. **Transaction Size**

7.1 *Financial Summary* as at June 30, 2026, as part of financial statements of SMPC reviewed and agreed by auditor

Unit: Million Baht	Balance Sheet as at June 30, 2026	0.03% NA	3% NA
Total Assets	4,324.62		
Total Liabilities	814.39		
Minor Shareholders' Equity	N/A		
Net Assets (NA)	**3,510.23**	**1.05**	**105.31**

7.2 Total Value of Consideration

The Company compared the value of the transaction with the latest available financial statements, being the financial statements for the 6-month period ended June 30, 2026. The transaction amounting to 9.00 million Baht over the 3-year lease term, exceeds 0.03% but is less than 3% of Net Assets (NA), representing a transaction size of 0.26% of Net Assets, which means the transaction is subject to medium-size transaction. However, if the Company includes land and building tax which will incur in the future amounting to 0.44 million Baht in the calculation, the transaction size will be equal to 0.27% of Net Assets (NA). It is still not exceed 3% of NA and still remains as medium-size transaction

7.3 Company's Action Upon Transaction

This transaction has been considered and approved by the Audit Committee, then approved by the Company's Board of Directors, and the information has been disclosed to the Stock Exchange of Thailand.

8. **Source of Funds Used for the Land Lease**

Working capital of the Company.

9. **Interested directors not attending the meeting and voting:**

9.1 Mrs. Patama Laowong

9.2 Mr. Thamik Ekahitanond

10. **Board of Directors Opinion and Resolution the Connected Transaction**

The Board of Directors (excluded both directors having interest as states in no. 9), had carefully considered the entire information regarding the transaction and give opinion that the transaction is reasonable, consistent with the Company's business direction, and beneficial to the Company and its shareholders. The land rental rate is appropriate when compared with market rates.

11. **Opinion of the Audit Committee which is Different from the Board of Directors' opinion in Clause 10**

The Audit Committee has no opinion different from the opinion of the Board of Directors on this transaction.

Please be informed accordingly

Sincerely Yours,

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(Mr.Surasak Urpsirisuk)

Chairman of the Executive Board and Managing Director