PATKOL
Public Company Limited
SINCE 1965

- Translation –

Ref. PK-ELCID 08/2026

14 August 2026

Subject : Notification of the Board of Directors' Resolution Regarding the Entering into a Connected Transaction in Relation to Assets or Services (Lease of the Company's Premises)

To : Director and Manager
The Stock Exchange of Thailand

The Meeting of the Board of Directors of Patkol Public Company Limited (the "Company") No. 3/2026, held on 14 August 2026, resolved to approve the entry into a connected transaction relating to assets or services. The key information regarding such resolution is summarized as follows:

1. Date of the Transaction :Following approval by the Board of Directors' Meeting and upon execution of the lease agreement by the parties, the transaction is expected to be completed within August 2026.

2. Counterparty and Connected Person

Lessor : Patkol Public Company Limited

Lessee : Andarin Foods Co., Ltd., with Ms. Thitikarn Chongvatana serving as a director, who is the younger sister of Mr. Panet Chongvatana.

Connected Person : Mr. Panet Chongvatana (Director, Executive, and Major Shareholder)

3. Type of Transaction : The lease of the Company's premises to a connected person for business operations, comprising an area of 580 square meters located at No. 838 Charoen Nakhon Road, Bang Lamphu Lang Subdistrict, Khlong San District, Bangkok.

4. Transaction Value : The rental rate is 34,800 baht per month, with a lease term of three (3) years, resulting in a total transaction value of approximately 1,252,800 baht (One million two hundred fifty-two thousand eight hundred baht only) over the entire lease term.

5. Size of the Transaction :

The transaction constitutes a connected transaction of the Company pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Connected Transactions, in the category of transactions relating to assets or services. The transaction value is more than 1 million baht but less than 20 million baht, or more than 0.03% but less than 3% of the Company's Net Assets (NA), whichever is higher. As of June 30, 2026, 0.03% of the Company's Net Assets (NA) amounted to Baht 379,209 baht while 3% of the Company's Net Assets (NA) amounted to 37.92 million baht

The Company has not entered any transaction involving the lease of premises to a connected person during the preceding six-month period. Accordingly, the size of the aforementioned transaction is classified as a medium-sized connected transaction, which requires approval from the Board of Directors and disclosure of the relevant information to the Stock Exchange of Thailand, without requiring approval from the shareholders' meeting.

Nevertheless, as the transaction value is less than 10% of the Company's Net Assets (NA), the transaction falls within the authority of the Board of Directors and does not require disclosure of the relevant information to the Stock Exchange of Thailand, circulation of a notice to shareholders, or approval from the shareholders' meeting, pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material 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 the Acquisition or Disposition of Assets B.E. 2547 (2004).

6. Basis for Determining the Rental Rate :

The Company determined the rental rate with reference to the prevailing market rental rates for comparable premises in the surrounding area, taking into consideration the investment cost for the improvement of the leased premises. As the lessee will be responsible for all costs associated with the improvement of the premises, which are estimated at approximately1.80–2.00 million baht, the Company has allocated such investment cost over the three-year lease term and calculated the corresponding cost. Such amount was then deducted from the prevailing market rental rate.

Accordingly, the agreed rental rate of 60 baht per square meter per month is considered appropriate and reflects the investment burden borne by the lessee on behalf of the Company. The Company has applied the same approach in determining rental rates for other lessees in the past. Therefore, the terms and conditions of this transaction are not materially different from those applicable to transactions entered into by the Company with third parties.

7. Rationale and Necessity for Entering into the Transaction :

The lease of the aforementioned premises enables the Company to utilize an asset that is currently not being used in its operations, thereby generating recurring rental income, improving the efficiency of asset utilization, and reducing the costs associated with maintaining the premises. The transaction is beneficial to the Company, and the terms and conditions of the transaction are reasonable and not materially different from those applicable to transactions entered into with third parties.

8. Director Having an Interest in Transaction Mr. Panet Chongvatana, who is a connected person and has an interest in this transaction, did not attend the meeting and had no right to vote at the Board of Directors' meeting.

9. Opinion of the Board of Directors :

The Board of Directors, excluding the directors who have a conflict of interest and abstained from voting and did not participate in the consideration of the matter, considered that the aforementioned connected transaction is reasonable in terms of both the rental rate and the terms and conditions. The terms and conditions of the transaction are fair, and the rental rate is appropriate, taking into consideration the prevailing market rental rates as well as the investment costs for the improvement of the premises to be borne by the lessee.

10. Opinion of the Audit Committee :

The Audit Committee has considered the transaction and is of the opinion that the transaction is appropriate and in compliance with the applicable criteria governing connected transactions. The Audit Committee has no opinion different from that of the Board of Directors.

Please be informed accordingly.

Yours faithfully,
- Signature –
(Mr. Panet Chongvatana)
Director

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