EAST 29/2026

13 August 2026

Subject Summary Information on Connected Transaction: Lease of Car Parking Area from a Connected Person

To President **the Stock Exchange of Thailand**

Attachment Information Memorandum on Connected Transaction: Lease of Car Parking Area from a Connected Person

Eastern Commercial Leasing Public Company Limited held the Board of Directors' Meeting No. 3/2026 on 13 August 2026 at 10:30 a.m. The Company would like to inform the resolutions of the Board of Directors regarding the connected transaction as follows:

The Board of Directors resolved to approve the Company to enter into a lease agreement for a car parking area owned by Mr. Prapakorn Veerapong for use as a parking area and for other purposes in accordance with the Company's objectives. The lease term is two years, from 1 September 2026 to 31 August 2028, with a total lease value of THB 1,164,126.24. The transaction is considered a connected transaction under the regulations of the Stock Exchange of Thailand. Details are set out in the attached Information Memorandum.

Please be informed accordingly.

Yours sincerely,

Mr. Danucha Veerapong
Vice Chairman of the Board
and Chief Executive Officer

Attachment

Summary of Information Memorandum on Connected Transaction

Eastern Commercial Leasing Public Company Limited

Subject: **Lease Agreement for Car Parking Area with Mr. Prapakorn Veerapong**

1. Date of Transaction 1 September 2026

2. Parties Involved

Lessee	: Eastern Commercial Leasing Public Company Limited
Lessor	: Mr. Prapakorn Veerapong (Director)
Business of the Lessor	: Owner of the property
Relationship	: Director of Eastern Commercial Leasing Public Company Limited and a shareholder of Eastern Commercial Leasing Public Company Limited as of 15 July 2026, holding a total of 52,838,480 shares, representing 3.17% of the Company's paid-up capital.

3. Nature of the Transaction

   The Company will enter into a lease agreement for land title deed No. 40107, Land No. 477, Soi Nawasri 5, Ramkhamhaeng 21 Road, Phlapphla Subdistrict, Wang Thonglang District, Bangkok, with an area of 2 ngan and 80 squares wah, for use as a parking area and for other purposes in accordance with the Company's objectives. The lease term is two years, from 1 September 2026 to 31 August 2028, with rental payable on a monthly basis.

4. Total Transaction Value and Basis for Determining the Transaction Value

Year	Monthly Rental	Annual Value
1	THB 48,505.26	THB 582,063.12
2	THB 48,505.26	THB 582,063.12
Total lease value for 2 year		THB 1,164,126.24

Transaction size = Transaction Value / Net Assets (NA) x 100

= THB 1,164,126.24 / THB 2,840,596,720.00 (based on the Company's Consolidated Financial Statements as of June 30, 2026) x 100

= 0.04%

5. **Name of Connected Persons**

EAST	Mr. Danucha Verapong	Authorized Director and Chief Executive Officer	as Lessee
	Mr. Prapakorn Veerapong	Director and Executive Director	
Property Owner	Mr. Prapakorn Veerapong	Authorized Signatory	as Lessor

6. **Participation and Voting of Interested Directors**

The connected director(s) or director(s) having an interest as specified in Item 5 did not attend the meeting and did not vote on the agenda relating to this transaction.

7. **Nature and Scope of the Interests of the Connected Person in Entering into the Transaction**

Pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Connected Transactions, effective from July 1, 2026, the calculation metric for transaction size has been changed from Net Tangible Assets (NTA) to Net Assets (NA).

The Company evaluated the transaction size in accordance with the new criteria. As this is the initial application of the said criteria, there are no prior connected transactions during the past 6 months to be aggregated under the new rules. Consequently, the evaluation of the transaction size in this instance is calculated based solely on the current transaction, which has a total value of THB 1,164,126.24 over the 2-year contract period, representing a transaction size of 0.04 percent. The transaction constitutes a short-term rental or lease of immovable property type connected transaction. With a transaction size exceeding THB 1 million but not exceeding THB 20 million (or exceeding 0.03 percent but not exceeding 3.00 percent of Net Assets (NA), whichever is higher), it is categorized as a medium-sized connected transaction. Accordingly, the Company is required to obtain approval from the Board of Directors prior to entering into the transaction and disclose the information memorandum to the Stock Exchange of Thailand, without requiring approval from the Shareholders' Meeting.

8. **Opinion of the Audit Committee and the Board of Directors on the Transaction**

   The Audit Committee and the Board of Directors have considered and are of the opinion that the transaction is necessary, reasonable, and beneficial to the Company's normal business operations, as the Company requires the land for parking repossessed vehicles and for other business purposes. The monthly rental rate of THB 48,505.26 under the two-year lease agreement reflects the market price or fair value. The terms and conditions of the lease are on normal commercial terms and are comparable to those that would have been agreed with unrelated third parties.

9. **Opinion of the Audit Committee and/or Directors of the Company Which Differs from the Opinion of the Board of Directors as Stated in Item 8**

   \- None -