

-Translation -

TMT-CP 015/2026

August 13, 2026

Subject : Notification of connected transaction of the property rental (less than 3 years)

To : The President
The Stock Exchange of Thailand

The Board of Directors' meeting of TMT Steel Public Company Limited ("the Company") no. 4/2026, held on August 13, 2026, has passed the resolution to approve the connected transaction regarding the property rental as per the following details.

Approved the connected transaction

Date, month, year when a transaction is going to be done: October 10, 2026

Parties Involved: Lessee : TMT Steel Public Company Limited
Lessor : Combine Asset Company Limited

Relationship of connected persons : Combine Asset Company Limited has the same director as TMT Steel Public Company Limited, namely Mr. Komsan Tarasansombat, the authorized director of those two companies with a shareholding of 74.76% percent of Combine Asset Company Limited and one of the top ten shareholders of TMT Steel Public Company Limited with a shareholding of 14.76%¹ percent. He also has a relationship with the Company's directors as Mr. Paisal Tarasansombat's brother. (¹Shareholding proportion as a record date for the right to receive Dividend Payment as of April 17, 2026)

General characteristics of the transaction: lease for 6 plots of land for title deed no. 5254 – 5259 (Department of Lands has changed the new title deed from no.1390,17976, 17977, 17978, 17979, 1454), Bangkholaem, Yannawa, Bangkok as Rama III Plant and Distribution center of the Company. The term of the lease is 3 years, from October 10, 2026, to October 9, 2029, with a rental rate of Baht 4000,000 per month (an increase of Bath 50,000 per month from Bath 350,000 per month which was effective since the year 2023) and the payment will be made on the last banking day of each month.

Total Value of transaction: 14,400,000 Baht (for a three-year lease contract)

บริษัท ทีเอ็มที สตีล จำกัด (มหาชน) TMT STEEL PUBLIC COMPANY LIMITED

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Transaction Volume: As a short-term property rental or lease of less than 3 years. Transaction volume is more than 1 million baht but less than 20 million baht or equivalent to 0.41 percent of net assets (NA) disclosed in the financial statements for June 30, 2026, which has been reviewed by a certified auditor. This transaction has been considered and approved by the Executive Committee. Thereafter, the Company shall propose to the Board of Director's meeting for approval and disclose to the Stock Exchange immediately. In addition, the transaction is renewed every 3 years, and there were no transactions with those people in the past six months.

Transaction volume equivalent to 0.41 percent of net assets (NA) disclosed in the financial statements for the period ended June 30, 2026.

$$\begin{aligned}\text{NTA} &= \text{total assets} - \text{total liabilities} - \text{minority equity} \\ &= 9,100,167,074 - 5,590,607,169 - 2,913,900 \\ &= 3,506,646,005\end{aligned}$$

The directors with conflicts of interest were not present at the meeting and had no voting rights on this agenda :

1. Mr. Paisal Tarasansombat Director
2. Mr. Komsan Tarasansombat Director

Opinion of the Board of Directors: The Board of Directors has considered and agreed that such a lease contract for land is reasonable and clearly fixed the lease term and rental rate, and such rental rate is lower than the market price which was appraised by the Agency for Real Estate Affairs Company Limited reported on July 9, 2026, of Baht 920,500 per month or Baht 33,138,000 (for a three-year value) that will bring the highest benefits to the Company. Therefore, the Board of Directors meeting, with the consent of the Audit Committee, has approved to enter such transactions.

Please be informed accordingly.

Yours sincerely,

-Signed-

(Mr. Paisal Tarasansombat)

Chief Executive Officer