

14 August 2026

Subject To inform the connected transactions.

To Directors and Manager of the Stock Exchange of Thailand

Thanasiri Group Public Company Limited would like to inform you that the Board of Directors' Meeting No.3/2026 held on 14 August 2026 passed the resolutions approve to the building lease agreements from Mr. Areesak Streanraparp-ar-yut and Mr. Sutthirak Sateanraphap-a-yut as follow:

Transaction Date	1 September 2026
The Connected Parties	The "Lessee" is Thanasiri Group Public Company Limited. ("the Company") and Thanasiri Property Development Company Limited. ("the Subsidiaries") The "Lessor" is Mr. Areesak Streanraparp-ar-yut, Mr. Sutthirak Sateanraphap-a-yut, Miss Kulpatchree Sateanrapabayuth and Miss Thuckavadee Sthienrapapayut the land and construction owner.
Type of Transaction	The Company and Subsidiaries entered into the building lease agreements is two (2) years four mouths (4). The Company agrees to pay the rental of this agreement is 5,040,000 baht throughout the agreement period or 180,000 baht per month and Subsidiaries agrees to pay the rental of this agreement is 3,360,000 baht throughout the agreement period or 120,000 baht per month. The Company and Subsidiaries of to pay the total rental is 8,400,000 baht.
Objective of the Leasing of the land and construction	The Objective of the project is to the Company and Subsidiaries Head Quarter office building.
Details of land and construction involved	Located on the land title deed no. 37756-37757 Bang Bumru Subdistrict, Bang Phlat District, Bangkok. On an area of 1,000 Square Meters. The rental rate of 300 baht per Square Meters.
Term of Rental Agreement	2 years 4 mouths (1 September 2026 – 31 December 2028)
Details of Total Connected Transaction (the value of the consideration)	The Company and Subsidiaries of to paid the rental of this agreement is 8,400,000 baht throughout the agreement period. The Company hereby confirms paid of the rental by monthly.
The Detail of the Connected Transaction	Mr. Areesak Streanraparp-ar-yut is the authorized director and major shareholder of the Company, holding 9.1% Mr. Sutthirak Sateanraphap-a-yut is the authorized director and major shareholder of the Company, holding 11.4% Miss Kulpatchree Sateanrapabayuth is the major shareholder of the Company with 12.1% and has a relationship of Mr. Areesak's sister and Mr. Sutthirak.

	Miss Thuckavadee Sthienrapapayut is the major shareholder of the Company with 10.3% and has a relationship of Mr. Areesak's sister and Mr. Sutthirak.
Director who have a conflict of Interest	Mr. Areesak Streanraparp-ar-yut and Mr. Sutthirak Sateanraphap-a-yut has not attended the meeting and not voted on this agenda.
Opinion of the Board of Directors	The Board of Directors has considered the reasons and necessities. The Company and Subsidiaries is rental for the Company and Subsidiaries Head Quarter office building. The rental price is reasonable. The rental rate of 300 baht per square meters per month is the market price. Therefore, the Board of Directors has approved the transaction as proposed above.
Opinion of Audit Committee and/or directors which are different from the opinion of the Board of Directors	No different opinion from the opinion of the Board of Directors.
The Type of Connected Transaction	The entering into the said transaction is a connected transaction under the Notification of the Capital Market Supervisory Board No. TorChor. 46/2568 Re: Rules on Related Party Transactions. The transaction is valued at 8,400,000 baht, this is considered as a type of real estate rental transactions for a period not longer than 3-year span as a medium item, which is 1 million baht < X < 20 million baht or 0.03% NA < X < 3% NA, whichever is higher. Therefore, requires approval from the Board of Directors and Disclose information to the Stock Exchange of Thailand. *According to the financial statements of the company as of 31 March 2026 which has been audited by the auditor.

Please be informed accordingly.

Sincerely yours,



(Miss Wipapun Yamkhum)
Company Secretary

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