THANASIRI

THANA 013/2026

14 August 2026

Subject To inform the connected transactions. (Revise)

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:

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| 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")<br><br>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 THB throughout the agreement period or 180,000 THB per month and Subsidiaries agrees to pay the rental of this agreement is 3,360,000 THB throughout the agreement period or 120,000 THB per month.<br><br>The Company and Subsidiaries of to pay the total rental is 8,400,000 THB. |
| 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.<br>(Note: The original rate was 200 baht/sq.m., which has been maintained for over 17 years.) |
| 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 THB 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%<br><br>Mr. Sutthirak Sateanraphap-a-yut is the authorized director and major shareholder of the Company, holding 11.4%<br><br>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.<br><br>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. |

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<tr><td>Director who have a conflict of Interest</td><td>Mr. Areesak Streanraparp-ar-yut and Mr. Sutthirak Sateanraphap-a-yut has not attended the meeting and not voted on this agenda.</td></tr>
<tr><td>Opinion of the Board of Directors</td><td>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 is appropriate.<br><br>Adjusting the rental rate from 200 baht/sq.m. to 300 baht/sq.m. is considered reasonable and lower than the market price in the Pinklao-Borommaratchachonnani area.<br><br>Therefore, the Board of Directors has approved the transaction as proposed above.</td></tr>
<tr><td>Opinion of Audit Committee and/or directors which are different from the opinion of the Board of Directors</td><td>No different opinion from the opinion of the Board of Directors.</td></tr>
<tr><td>The Type of Connected Transaction</td><td>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.<br><br>Calculation of Related Party Transaction Size.<br>(Data based on Consolidated Financial Statements as of June 30, 2026)<br><br><table><tr><td>Total Assets</td><td>1,354.42 MB</td></tr><tr><td>- Total Liabilities</td><td>816.28 MB</td></tr><tr><td>- Non-Controlling Interest</td><td>-0.42 MB</td></tr><tr><td>Net Assets: NA</td><td>538.56 MB</td></tr></table>Note : 0.03% NA = 0.162 MB. and 3% NA = 16.158 MB.<br><br>The transaction is valued at 8,400,000 THB, this is considered as a type of real estate rental transactions for a period not longer than 3-year span as a medium item,<br><br>which is 1 million baht < X < 20 million baht or 0.03% NA < X < 3% NA, whichever is higher.<br>The item value is 1 mb < 8.4 mb < 20 mb, or 0.162 mb < 8.4 mb < 16.158 mb.<br><br>Therefore, requires approval from the Board of Directors and Disclose information to the Stock Exchange of Thailand.<br><br>*According to the financial statements of the company as of 30 June 2026 which has been audited by the auditor.</td></tr>
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Please be informed accordingly.

Sincerely yours,

(Miss Wipanun Yamkhum)

Company Secretary

Company Secretary Department Tel. 0-2886-4888 Ext. 106