RSXYZ PUBLIC COMPANY LIMITED
27 Chetchot Building, Tower A, Floor 9th, Prasert-Manukitch Road,
Sena Nikhom, Chatuchak, Bangkok 10900, Thailand
www.rsxyz.com

XYZ2026/009 - *Translation*-

August 13, 2026

Subject Notification of the Board of Directors' Resolution Regarding a Material Transaction and a Related Party Transaction: Renewal of the Lease and Provision of Building Space Services with Chetchot Co., Ltd.

To Director and Manager
The Stock Exchange of Thailand

RSXYZ Public Company Limited (the "Company") would like to inform that the meeting of the Board of Directors No. 5/2026, held on August 13, 2026, passed a resolution approving the execution of a lease and service agreement for premises in a building with a related party, which also constitutes an acquisition of assets. The transaction constitutes a related party transaction in the category of a transaction supporting the Company's ordinary business under general commercial terms, pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules for Related Party Transactions and the Notification of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning Related Party Transactions B.E. 2546 (2003), (including any amendments thereto).

Furthermore, the transaction also constitutes an acquisition of assets pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules for Material Transactions Deemed as Acquisition or Disposal of Assets, and the relevant notifications of the Stock Exchange of Thailand, as well as the Notification of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposal of Assets B.E. 2547 (2004), (including any amendments thereto).

However, based on the calculation of the transaction size under the Total Value of Consideration criterion, the transection size does not exceed 10% of the total assets of the Company and its subsidiaries as of 30 June 2026. Accordingly, the transaction is considered to be conducted in accordance with the Company's normal operating procedures.

The details of the transaction are as follows:

1. **Date of Agreement to Enter into the Transaction:**
   After the Board of Directors' Meeting approves the transaction, which is expected to be completed by September 2026.

2. **Parties Involved:**
   Lessee and Service Recipient: RSXYZ Public Company Limited
   Lessor and Service Provider: Chetchot Company Limited

3. **Related Persons and Nature of Relationship:**
   RSXYZ Public Company Limited and Chetchot Company Limited have common major shareholders and directors, as follows:

Name	RSXYZ Public Company Limited		Chetchot Company Limited	
	Position	% of shares	Position	% of shares
Mr. Surachai Chetchotisak	Director	14.74 %	Director	25.00 %
Mr. Chet Chetchotisak	Director and CEO	0.29 %	Director	25.00 %

(As of June 30, 2026)

4. General Characteristics of the Transaction:

RSXYZ Public Company Limited and its subsidiaries intend to enter into lease agreements and service agreements with Chetchot Company Limited for the lease of building space and the provision of related services, with the details as follows:

Purpose of the Transaction: To use the premises as office space for the Company and its subsidiaries.
Lease and Service Period: 3 years (from October 1, 2026 to September 30, 2029)
Leased Premises: Tower A, No. 27, 9th floor, Chetchot Building (Former RS Group Building), Prasert-Manukitch Road, Sena Nikhom sub-district, Chatuchak district, Bangkok 10900, Thailand
Rental and Service Fees: Over the 3-year contract term (36 months), fees amount to 7,927,200 Baht

Detail	Building Space			
	Year 2026	Year 2023	Changes (+/-)	(Percentage)
Rental and Service Rates (Baht/Sq.m./Month)	600	520	+80	+15
Building Space (Sq.m.)	367	664	-297	-45
Total Rental and Service Fees (Baht/Month)	220,200	345,280	-125,080	-36
Total for 36-Month Contract Term (Baht)	7,927,200	12,430,080	-4,502,880	

Payment Terms and Conditions of rental fee

- Payment shall be made on a monthly basis, with one month's rent paid in advance by the 10th day of the month for which the advance rental payment is due. The first rental payment shall be made by the 10th day of the first month in which the premises are occupied.
- A security deposit equivalent to three (3) months' rent shall be paid together with the advance rental payment for the first rental period.

Payment Terms and Conditions of services fee

- Service fees shall be paid on a monthly basis, one month in advance, by the 10th day of the month for which the advance payment is due. The first payment shall be made by the 10th day of the first month of occupancy/use of the premises.
- A security deposit equivalent to three (3) months of service fees shall be paid together with the advance service fee payment for the first billing period.

5. Criteria for Determining the Rental and Service Fees Between the Parties

The Company engaged two property appraisal companies approved by the Securities and Exchange Commission (SEC) to assess the intercompany rental rate. The Market Comparison Approach was used as the basis for determining the rental rate and for disclosure purposes in accordance with the Stock Exchange of Thailand's requirements. The appointed property appraisers are:

1. T.A. Management Corporation (1999) Co., Ltd. ("TAMC")
2. SIMS Property Consultant Co., Ltd. ("SIMS")

Comparison of the Appraised Monthly Rental Rates and Service Fees (Based on Quotations Dated July 15, 2026)

Rental and Service Fee Rates	Appraised Value from TAMC	Appraised Value from SIMS	Average Rate Based on Independent Appraisers	Quotation from CHETCHOT
Building Space (Baht/sq.m./month)	220,200	220,200	220,200	220,200

However, Chetchot Co., Ltd., as the lessor and service provider, has determined the rental and service rates per square meter, including the payment terms and security deposit requirements. Such rates constitute normal prices and general commercial terms offered and applied equally to all tenants.

6. Calculation of the Material Transaction Size (General Case)

Total Transaction Value and Basis Used to determine the Total Transaction Value:

The total rental and service fees for the 3-year contract term for an area of 367 sqm. Amount to 7,927,200 Baht

The book value of the Company's total assets as of June 30, 2026

(Based on the latest financial statements reviewed by the auditor): Amount to 1,437,054,305 Baht

Criteria	Calculation Method for Value of Related-Party Transaction	Calculation Result
Net assets	(Proportion of assets acquired or disposed) x NA of investee company x 100 / NA of the listed company	Unable to calculate
Net profits	(Proportion of assets acquired or disposed x Net profits of the investee company x 100 / Net profits of the listed company	Unable to calculate
Total value of consideration paid or received	Value of transaction paid or received x 100 / Total assets of listed company	7,927,200 × 100 / 1,437,054,305 = 0.55%
Value of equity shares issued	Equity shares issued for the payment of assets x 100 / Issued and paid-up shares of the listed company	Unable to calculate

Transaction Size: The renewal of the agreement has a transaction size equivalent to 0.55% of the Company's total assets, based on the latest financial statements reviewed by the auditor. As the transaction size is less than 10%, the transaction is classified as a small transaction. In addition, there have been no other material connected transactions during the preceding 12 months. Accordingly, the aggregate transaction size remains at a maximum of 0.55%.

Procedure	Transaction size (X)		
	X < 10% (Small)	10% ≤ X < 25% (Medium)	X ≥ 25% (Large)
No regulatory requirement	✓		
Approval from the Board of Directors		✓	✓
Disclose information on SET		✓	✓
Approval from the Shareholders		✓	✓
Progress Report on the Transaction		✓	✓
(IFA) Required (No Draft Submission to the SEC for Review)			✓

Procedures upon the size of transactions: This transaction falls within the scope of a material transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules for Material Transactions Deemed as Acquisition or Disposal of Assets, and the relevant notifications of the Stock Exchange of Thailand, including any amendments thereto. However, as the transaction size falls within the criteria for a small transaction, it is exempt from the requirement to disclose information to the Stock Exchange of Thailand. The Board of Directors may therefore approve the transaction in principle and establish the relevant framework for the management to proceed with the transaction.

7. Calculation of the Related Party Transaction Size (Normal Cases)

Total Transaction Value and Basis Used to determine the Total Transaction Value:

The total rental and service fees for the 3-year contract term for an area of 367 sqm. Amount to 7,927,200 Baht

The book value of the Company's net assets as of June 30, 2026
(Based on the latest financial statements reviewed by the auditor): Amount to 419,331,024 Baht

Criteria	Method for Calculating the Value of the Related Party Transaction	Calculation Results
Comparison of the Transaction Value with the Percentage of Net Assets	$\frac{7,927,200 \times 100}{419,331,024}$	= 1.89%

0.03% of the Company's net assets: 127,009 Baht

3.00 % of the Company's net assets: 12,700,890 Baht

Transaction Size: The renewal of the agreement has a transaction size equivalent to 1.89% of the Company's net assets, based on the latest financial statements reviewed by the auditor. The transaction size is greater than 0.03% but does not exceed 3.00%, or has a value greater than 1,000,000 Baht but does not exceed 20,000,000, Baht whichever is higher. Therefore, the transaction is classified as a medium-sized related party transaction. As the Company has no other related party transactions during the preceding six months, the maximum aggregate transaction size remains at 1.89%

Transaction size	Authorized approver	Transaction value	
		Minimum transaction value under the criteria	Percentage of Net Assets
		7.93	1.89
Small	No regulatory requirement	X ≤ 1 million Baht	X ≤ 0.03% NA
Medium	**Board of Directors**	**1 million Baht < X < 20 million Baht**	**0.03%NA* < X < 3% NA**
Large	Shareholders' meeting	X ≥ 20 million Baht	X ≥ 3% NA

Procedures upon the size of transactions: The transaction constitutes a related party transaction of a listed company, categorized as a lease of immovable property with a term not exceeding three years, pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules for Related Party Transactions and the Notification of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning Related Party Transactions B.E. 2546 (2003), including any amendments thereto. As the transaction size falls within the criteria for a medium-sized transaction, the Company is required to obtain approval from the Board of Directors and disclose the relevant information to the Stock Exchange of Thailand.

8. Directors with a conflict of Interest and/or Directors who are Related Parties:
Mr. Surachai Chetchotisak and Mr. Chet Chetchotisak did not attend the meeting and did not have the right to vote on this agenda item.

9. **Opinions of the Board of Directors:**

The Audit Committee has reviewed the details of the proposed transaction and is of the opinion that entering into the transaction is necessary and reasonable and in the best interests of the Company. The Audit Committee considered the appropriateness of the rental and service fees, as well as the terms and conditions relating to the transaction.

The Company engaged two (2) independent appraisers who are approved by the Securities and Exchange Commission (SEC) to appraise the rental rate for the space at the Chetchot Building, using the Market Approach. The appraisal results were used as supporting information in considering the appropriateness of the rental rate for the renewal of the lease agreement. The rental rate and related service fees are considered reasonable and in line with general commercial terms when compared with the rental rates and service fees offered by other lessors and service providers in the surrounding area.

Therefore, the Board of Directors resolved to approve the renewal of the agreements with the lessor and the service provider, in accordance with the details set forth above.

10. **Opinions of the Audit Committee and/or Directors that differ from the opinion of the Board of Directors:**

The Audit Committee has no opinion that differs from the opinion of the Board of Directors as stated in Item 9.

Please be informed accordingly

Sincerely yours,

-Signed-

(Mr. Chet Chetchotisak)
Director and Chief Executive Officer
RSXYZ Public Company (Limited)