Nirvana

Ref. No NVD-CSR-2608090

6 August 2026

Subject: Notification of the connected transaction regarding the receipt of financial assistance

To: President

The Stock Exchange of Thailand

Nirvana Development Public Company Limited ("**NVD**" or "**Company**"), would like to inform that the Board of Directors' Meeting No.3/2026 of the Company, convened on 6 August 2026, approved the Company to receive financial assistance from connected persons as follows:

1) **Date of Transaction**

Within September 2026

2) **Related Parties and Relationship with the Listed Company**

Name of the recipient of the financial assistance : Nirvana Development Public Company Limited

Name of the offer persons of the financial assistance : connected persons whose names are as follows;

| Name-Surname | Position in the Company and its subsidiaries | Relationship with Directors and Executives | % Shareholding |
|---|---|---|---|
| Mr. Chatchai Piyasombatkul 525,798,103 shares | Director, Chairman of Executive Committee, Chairman of the Corporate Governance & Sustainable Development Committee | - | 28.392 |
| Ms. Jantana Piyasombatkul | - | The spouse of Mr. Chatchai Piyasombatkul who is a director of the company and a major shareholder of the company | - |
| Mr. Worachat Piyasombatkul | - | Son of Mr. Chatchai Piyasombatkul who is a director of the company and a major shareholder of the company | - |
| Miss. Lucksamee Piyosombatkul 69,953,150 shares | - | Sister of Mr. Chatchai Piyasombatkul who is a director of the company and a major shareholder of the company | 3.777 |

Note: % shareholding from the latest shareholder registered book closing date as of 30 June 2026

3) General Explanation regarding Nature of the Connected Transaction

Details of the connected transaction regarding the receipt of financial assistance are as follows;

| | |
|---|---|
| Type of the Transaction | : Connected Transaction Re: the Receipt of Financial Assistance |
| Credit facility | : Secured short-term loan |
| Credit line | : THB 125 million |
| Interest Rate | : 7% per annum |
| Maturity | : 1 year from the date the borrower first requests to draw down the loan amount |
| Interest Payment | : Monthly |
| Nature of Contract | : The Company issued secured short-term loan |
| Other Conditions | : The Company can repay the principal before maturity |
| Objectives | : To be used for working capital of the Company |

4) Total Value, Size of the Transaction, and Criteria to Value the Transaction

| | | | |
|---|---|---|---|
| 4.1) | Total Value of Transaction | : | Not more than THB 8,750,000 ; the calculation is as follows: |
| | Total Value of Transaction | = | Borrowing amount x Interest rate x Maturity |
| | | = | THB 125,000,000 x 7% x 1 year |
| | | = | THB 8,7500,000 |
| 4.2) | Size of Transaction | : | Size of the transaction equal to 0.1552% of the net assets by calculating from the reviewed consolidated financial statement of the Company and its subsidiaries as at 30 June 2026. |
| | Size of Transaction | = | Value of Transaction / Net Assets |
| | | = | THB 8,750,000 /THB 5,638,853,504 |
| | | = | 0.1552% |

5) The Characteristics and scope of the interest of the connected persons to enter to the connected transaction

This transaction is considered as the connected transaction regarding the receipt of financial assistance pursuant to the Notification of the Capital Market Supervisory Board No. Tor Jor. 46/2568 Re: Rules on Connected Transactions (additional amendment).

In consideration of the size of the transaction under "Connected Transaction Rules", the size is equivalent to 0.1552% which transaction is larger than 0.03% but not more than 3% of net assets of the Company according to the reviewed consolidated financial statement of the Company and its subsidiaries as at 30 June 2026 which considered as a medium transaction.

However, there is no previous related transaction occurred 6 months ago, so the size of these transactions remains the same; which was considered as a medium transaction. Therefore, the Company is required to get approval from the Board of Directors' meeting and disclose information to the Stock Exchange of Thailand.

6) Conditions that affects the shareholders

-None-

7) Attendance and voting of the connected persons

For the agenda to consider the receipt of the financial assistance from the connected persons of the Company, Mr. Chatchai Piyasombatkul a connected person who had conflict of interest on this transaction did not attend the meeting and had no right to vote for this agenda.

8) Opinions of the Board of Director concerning the connected transaction

The Board of Directors has considered that the transaction is reasonable and beneficial to the Company in order to provide financial liquidity and support expansion plan of the Company.

In addition, the interest rate of this transaction is deemed reasonable when compared to prevailing market rates for corporate bonds. Furthermore, the Company is not subject to any issuance-related fees.

9) Opinions of the Audit Committee and/or the Board of Directors which is different form the Opinions of the Directors about the Connected Transaction No.8

-None

Please be informed accordingly.

Yours faithfully,

(Mr. Sornsak Somwattana)

Chief Executive Office