



August 13, 2026

Subject: Notification of a Related Party Transaction Regarding the Lease of Office Space

To: The President
The Stock Exchange of Thailand

Enclosed: Disclosure of Information of the Related Party Transaction: Regarding the Lease of Office Space

As Taokaenoi Food & Marketing Public Company Limited (the “**Company**”) hereby informs that the Board of Directors’ Meeting No. 5/2569, held on August 13, 2026, has resolved to approve the entering into the Lease Agreement of an office space named “Phiraya Building”(the “**Asset**”) with Mr. Nutchatpong Peeradechapan, the connected person of the Company. The total aggregated value of the leased property for the 3-year rental term is THB 9.520 million (the “**Transaction**”). The purpose of this Transaction is for using the Asset as the Company's additional office building, as detailed in the **Attachment**.

The Transaction constitutes a Related Party Transaction pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Related Party Transactions because Mr. Natchatchapong Peeradechapan is a connected person of the Company, specifically being a close relative (sibling) of a director and an executive of the Company.

The transaction size accounts for 0.43% of the Company’s Net Asset Value (NA), based on the consolidated financial statements for the six-month period ended June 30, 2026 (reviewed version), pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568. After calculating the transaction size according to the aforementioned criteria, the total transaction size is greater than 0.03% but less than 3.00% of the Company’s Net Asset Value (NA). Consequently, this Transaction is classified as a medium-sized Related Party Transaction, which requires approval from the Board of Directors and disclosure of information to the Stock Exchange of Thailand.

Pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Related Party Transactions and the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions which became effective on July 1, 2026, the calculation of aggregate transaction sizes for related party transactions and material transactions shall exclude any transactions that were considered and approved by the Company before July 1, 2026.

บริษัท เถ้าแก่น้อย ฟู้ดแมร์เก็ตติ้ง จำกัด (มหาชน)		Taokaenoi Food and Marketing Public Company Limited	
สำนักงาน :	337 ถนนบ่อวัดสี่ตึก ตำบลบางพูด อำเภอปากเกร็ด นนทบุรี 11120 โทร. 0 2984 0666 แฟกซ์ 0 2984 0118	Office :	337 Bond Street Road, Bangphut, Pak Kret, Nonthaburi 11120 Tel. +66 2984 0666 Fax. +66 2984 0118
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In this regard, the details of the Related Party Transaction as mentioned above are set forth in the attachment to this letter.

Please be informed accordingly.

Yours Sincerely,

(Mr. Jirapong Suntipiromkul)

Deputy Managing Director

Authorized to sign on behalf of the Company
Taokaenoi Food & Marketing Public Company Limited

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Disclosure of Information of the Related Party Transaction: Regarding the Lease of Office Space

Details of the Transaction are as follows:

1. Date of Transaction:

The lease agreement is expected to be executed within the year 2026.

2. Relevant Parties and Relationship with the Company:

Lessor: Mr. Nutchatpong Peeradechapan (“**Lessor**”)

Lessee: Taokaenoi Food & Marketing Public Company Limited (“**Company**”)

Relationship with the Company: The Lessor is a connected person of the Company, since the Lessor is a close relative of a director/executive, specifically being a sibling of Ms. Orrapat Peeradechapan, who serves as a director/Chief Executive Officer of the Company. The Lessor therefore is considered as a “related person and close relative” of a director, constituting a connected person of the Company pursuant to Appendix 2 of the Notification of the Capital Market Supervisory Board No. Tor.Jor. 46/2568 Re: Rules on Related Party Transactions.

3. Nature of the Transaction:

The Transaction constitutes an acquisition of assets, namely the leasehold right to a building with an approximate area of 1,300 square meters, located at No. 493, Bond Street Road, Bang Phut Sub-district, Pak Kret District, Nonthaburi Province. The lease term is 3 years, with the right to renew the lease agreement in accordance with the period specified in the lease agreement, for the purpose of using as an additional office location (branch office) of the Company.

4. Details of the Assets Involved in the Transaction:

The Asset involved in the Transaction is a commercial building located at No. 493, Bond Street Road, Bang Phut Sub-district, Pak Kret District, Nonthaburi Province, with an approximate area of 1,300 square meters. The Asset is currently owned by the Lessor, utilized as an office building, and free from any encumbrances.

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In this regard, the Company will pay the rental fee for entering into this Transaction to the Lessor on a monthly basis starting from the execution of the lease agreement.

5. Calculation of the Transaction Size:

The transaction size is calculated by comparing the transaction value of THB 9.52 million against the Company's Net Asset Value (NA) of THB 2,201.10 million, based on the latest consolidated financial statements for the six-month period ended June 30, 2026. The calculated transaction size is 0.43%, which falls under the criteria for a medium-sized Related Party Transaction (greater than 0.03% but less than 3.00%). Therefore, the Company is obligated to obtain approval from the Board of Directors and disclose the information to the Stock Exchange of Thailand.

6. Business Plan Relevant to the Transaction:

(a) Policy and Business Plan Relevant to the Transaction

The Company plans to utilize the Asset as an office space to support its operations and expansion over the 3-year lease term.

(b) Market Conditions and Competition Analysis, Including Business Opportunities

The lease of Asset at this location supports the Company's business operations by improving operational flexibility and offering a strategic location for coordination with business partners and relevant parties.

(c) Risk Factors or Potential Events That May Affect the Execution of the Plan

If the Company is unable to renew the lease agreement under the agreed terms, the Company will consider leasing alternative office space from a third party. This is not expected to have a material impact on the Company's business operations, as the lease of the Asset is intended for operation as a branch office of the Company.

(d) Contingency Plan in the Event the Transaction Cannot Be Successfully Executed

If the lease agreement cannot be entered into as anticipated, the Company will consider leasing alternative office space from a third party and/or continuing to utilize its existing

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office space for the time being, which is expected to have no material impact on the Company's business operations.

7. Source of Funds

The source of funds used for the Transaction is the Company's working capital.

8. Opinion of the Board of Directors on Entering into the Transaction

The Board of Directors (excluding the interested director) has thoroughly considered the relevant information and unanimously resolved to approve the entering into this transaction, having determined that the transaction is reasonable and in the best interests of the Company and its shareholders compared to entering into a transaction with a third party. In this regard, the Board of Directors is of the opinion that: (1) the Transaction carries a low level of risk, as it involves the leasing of Asset for the normal course of the Company's business operations and the transaction size is immaterial relative to the Company's total assets; and (2) the agreed rental rate and lease terms are reasonable when compared to the rental rates of office buildings in adjacent locations.

9. Opinions of the Company's Audit Committee and/or Directors which are different from the Opinions of the Board of Directors

None of the Audit Committee members or directors of the Company has expressed an opinion differing from that of the Board of Directors in relation to the Transaction.

10. Representation and Affirmation of the Board of Directors and the Audit Committee

The Board of Directors has reviewed and verified the information with due care and determined that the Transaction is reasonable and beneficial to the Company and its shareholders. In this regard, the interested director and/or connected person did not attend the meeting and abstained from voting on the agenda item regarding the Board's consideration and approval of this transaction.

Name of Interested Directors	Position	ความสัมพันธ์
Ms. Orrapat Peeradechapan	Director / Chief Executive Officer	relative (sibling)

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In this regard, Ms. Orrapat Peeradechaphan, being an interested director, did not attend the Board of Directors' meeting and abstained from voting on the agenda item regarding the consideration and approval of this transaction.

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