Ref. CMC SL. 018/2569

Date: 13 August 2026

Subject: Notification of Connected Transaction (Amendment)

To: The President
The Stock Exchange of Thailand

Enclosure 1: Summary of Information on the Receipt of Financial Assistance from a Related Party

Pursuant to the meeting of the Board of Directors of Chaoprayamahanakorn Public Company Limited (the "Company") No. 5/2026, held on 13 August 2026, the Board of Directors resolved as follows:

To approve the Company's **extension of the term of an existing loan agreement** under which the Company received financial assistance from Twelve Multiply Asset Company Limited, which is a related party of the Company. The loan agreement is in the principal amount of Baht 80,000,000, originally executed on 20 August 2025 with an original term of 1 year and an original repayment due date of 20 August 2026. The Company has extended the term of the said agreement for a further 2 years, resulting in a new repayment due date of 20 August 2028, while maintaining the original interest rate of 10% per annum. The total interest payable over the extended term amounts to Baht 16,000,000 (details as per Enclosure 1).

The transaction with Twelve Multiply Asset Company Limited represents 0.75% of the Company's net assets. Having considered the aggregation of connected transactions occurring within the 6-month period prior to the transaction date, arising from the same person or a related party, no other transactions are required to be aggregated. This transaction is therefore classified as a **medium-size connected transaction**, representing 0.75% of the Company's net assets.

Note: During the meeting of the Board of Directors No. 5/2026, Mr. Wichian Padhayanun, Ms. Anongluck Pattyayanunt, Acting Sub LT Wirote Padthayanan, and Mr. Wuttiphong Padhayanun did not attend the meeting and did not vote on this agenda item.

Yours sincerely,

-Mr. Wichian Padhayanun-
(Mr. Wichian Padhayanun)
Chief Executive Officer
Chaoprayamahanakorn Public Company Limited

Enclosure 1

Summary of Information on the Receipt of Financial Assistance from a Related Party

Transaction Date	13 August 2026 (date of Board resolution) / Extension agreement signed on 20 August 2026
Parties to the Transaction	Recipient of financial assistance: Chaoprayamahanakorn Public Company Limited (the "Company" or "CMC") Provider of financial assistance: Twelve Multiply Asset Company Limited ("Twelve Multiply") Twelve Multiply was formerly a major shareholder of the Company. However, the Company's shareholding structure has since changed: Praimus Asset Holding Company Limited is currently the Company's major shareholder, holding 23.6% of the Company, while Twelve Multiply currently holds 6.4% of the Company. With respect to the relationship between the provider of financial assistance and the Company's major shareholder, the Padhayanun family holds 100% of the shares of both Twelve Multiply Asset Company Limited and Praimus Asset Holding Company Limited. Accordingly, Twelve Multiply Asset Company Limited and Praimus Asset Holding Company Limited are related to each other through common ownership by the Padhayanun family.
Nature of the Transaction	The Company received financial assistance from Twelve Multiply Asset Company Limited in the form of an unsecured loan in the principal amount of Baht 80,000,000, originally under a loan agreement executed on 20 August 2025 with a 1-year term and an original repayment due date of 20 August 2026. The Company needs to continue using such funds as working capital for its ongoing operations, and has therefore obtained approval to **extend the term of the said loan agreement for a further 2 years**, resulting in a new repayment due date of 20 August 2028, while maintaining the original principal amount and interest rate in all respects.
Interest Rate	The interest rate is 10% per year, which is close to the cost of financing for Chaoprayamahanakorn Public Company Limited and lower than the cost of financing that Chaoprayamahanakorn Public Company Limited could face if it borrowed from other sources (not related parties), which is higher than 10%. However, the lender, a related party (Twelve Multiply Asset Company Limited), still maintains an interest rate of 10% per year even though the loan is unsecured. Therefore, the company believes that an interest rate of 10% per year is appropriate and beneficial when compared to the cost of financing that the company would face if borrowing from other sources.

Value of the Transaction	The Company maintains the original loan principal of Baht 80,000,000 (Baht Eighty Million) at an interest rate of 10% per annum, and has extended the principal repayment term by a further 2 years from the original due date (20 August 2026) to the new due date (20 August 2028). Total transaction value = Loan amount × Interest rate × Extended term = Baht 80,000,000 × 10% × 2 years = **Baht 16,000,000 (Baht Sixteen Million)**
Opinion of the Board of Directors	Having considered the rationale and necessity, the Board of Directors is of the opinion that the extension of the loan term from a related party is reasonable, given that the country's economic conditions remain volatile, affecting demand in the real estate sector overall. The Company therefore continues to require working capital. The extension of the loan term from a related party offers speed and flexibility consistent with the Company's funding needs, and the interest rate remains comparable to rates the Company would receive from financial institutions. The Board of Directors therefore resolved to approve the transaction as proposed above.
Opinion of the Audit Committee and/or Directors Whose Opinion Differs from the Board of Directors	No opinion differing from that of the Board of Directors.
Interested Directors	The Board of Directors comprises 8 directors in total, of whom 4 are independent directors. During the meeting of the Board of Directors No. 5/2026, Mr. Wichian Padhayanun, Ms. Anongluck Pattyayanunt, Acting Sub LT Wirote Padthayanan, and Mr. Wuttiphong Padhayanun, being directors with an interest in the transaction, did not attend the meeting and did not vote on this agenda item. The resolution was approved by the remaining 4 independent directors who attended the meeting.
Type of Connected Transaction	This transaction constitutes a connected transaction under the Notification of the Capital Market Supervisory Board No. TorJor. **46/2568** Re: Rules on Connected Transactions (effective from 1 July 2026), and is classified as a transaction involving the receipt of financial assistance, representing 0.75% of net assets (net assets amounting to Baht 2,141,414,000, based on the Company's consolidated financial statements as of 31 March 2026, reviewed by the auditor). Upon considering the aggregation with other connected transactions arising from the same person or related parties within the 6-month period prior to the transaction date, there are no other transactions to be aggregated; the transaction value therefore remains at 0.75% of net assets, classifying this as a **medium-size connected transaction**. *Note: If calculated using the net assets based on the Company's consolidated financial statements as of 30 June 2026 (reviewed), amounting to Baht 2,072,507,000, the transaction value would represent 0.77% of net assets, which would remain classified as a medium-size connected transaction, with no impact on the duties and procedures disclosed above.*