No. PSH-CS 13/2026

Date: 13 August 2026

Subject: Resolution of the Board of Directors Meeting Re: Interim Dividend Payment and Related Party Transaction

To: President

The Stock Exchange of Thailand

Pruksa Holding Public Company Limited ("the Company") would like to inform that the Board of Directors' Meeting No. 7/2026, held on 13 August 2026, resolved to approve the significant matters which are summarized as follows:

1. Approved the interim dividend payment (in cash) for the year 2026, the operating period from January to June 2026, from the Company's net profit at the rate of THB 0.05 per share, totaling not more than THB 109 million. The Record Date to determine the list of shareholders entitled to receive the dividend will be on 28 August 2026 and the dividend payment date will be on 11 September 2026.

   In accordance with the Public Limited Companies Act B.E. 2535 (1992) and the Company's Articles of Association, the Company is required to allocate at least 5% of its annual net profit (less accumulated losses brought forward, if any) to a reserve fund until this reserve reaches at least 10% of the registered capital. Since the Company has fully allocated the required legal reserve, no additional legal reserve allocation is required.

2. Approved Vimut Hospital Company Limited ("VM"), an indirect subsidiary in which the Company holds 99.999% through Vimut Hospital Holding Company Limited ("VMH"), to enter into a transaction to purchase land from T C T Company Limited ("TCT"). This transaction is classified as a related party transaction pursuant to the Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546 (2003) ("Notifications on Connected Transactions"). The details of the transaction are as follows:

   1) Transaction Date

   The sell and purchase agreement signing and land ownership transfer are expected to be completed within August 2026, following the approval of the Board of Directors' Meeting.

   2) Contracting Parties and Relationship

   - **Buyer:** Vimut Hospital Company Limited (VM) (A subsidiary of the Company)
   - **Seller:** T C T Company Limited (TCT)
   - **Relationship:** T C T Company Limited (TCT) has a shareholder and director, Mr. Thongma Vijitpongpun, who currently serves as the Acting Group Chief Executive Officer of the Company and holds 33.33% shareholding in the seller company. Therefore, TCT is considered a Connected Person of the Company.

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3) **General Information and Total Transaction Value**

Vimut Hospital Company Limited will purchase 5 plots of land under Title Deed No. 122037, 122038, 122039, 122040, and 122041, with a total area of 57 square wah, located on Phaholyothin Road, Samsen Nai Sub-district, Phaya Thai District, Bangkok. The land will be used as motorcycle parking area and waste storage area for Vimut Hospital.

- **Total Consideration Value:** THB 38,884,000.00 (Thirty-eight million eight hundred eighty-four thousand Baht) which is mutually agreed price referencing the appraisal value by independent appraisers.

4) **Basis Used for Determination of Total Consideration Value and Payment Terms**

- **Pricing Basis:** Referred to the property appraisal values by Agency for Real Estate Affairs Company Limited and 1989 Consultants Company Limited, which are independent appraisers approved by the SEC. The land was appraised at THB 49,590,000 (as of 18 May 2026) and THB 51,300,000 (as of 26 May 2026), respectively.
- **Payment Terms:** Full payment (Cashier Cheque) on the date of ownership transfer at the Land Office.

5) **Calculation of Transaction Size**

The calculation of the related party transaction size based on the Company's consolidated financial statements ended 30 June 2026, which have been reviewed by the auditor, as follows:

5.1) Related Party Transaction (RPT)

- **Net Asset Value (NA):** THB 39,466,111,000.00
- **Transaction Size:** Equivalent to 0.098% of the Company's Net Asset Value (NA).
- **Actions Required:** A medium-sized transaction, the Company is required the approval from the Board of Directors and disclose the information memorandum to the Stock Exchange of Thailand.

5.2) Acquisition of Assets (MT)

Calculated based on the Total Value of Consideration Basis (the maximum transaction size) as follows:

- **Total Assets of the Company:** THB 58,629,177,000.00
- **Transaction Size:** Equivalent to 0.066% of the Company's Total Assets.
- **Actions Required:** Not a material asset of acquisition transaction requiring an information disclosure to the Stock Exchange of Thailand.

6) **Source of Funds**

The internal working capital of the subsidiary, which will not impact the liquidity and normal business operations of the Company.

7) **Expected Benefits**

Currently, Vimut Hospital Company Limited subleases the land to use as motorcycle parking area and waste storage area for Vimut Hospital. Access to this land is only possible through the main plot of Vimut Hospital. Therefore, acquiring full legal ownership corresponding to its actual utilization is beneficial to Vimut Hospital.

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8) Interested Directors and/or Connected Directors

During this Board of Directors' Meeting, Mr. Thongma Vijitpongpun, an interested director in this transaction, attended the meeting to clarify relevant information and details to the Board of Directors, and subsequently stepped out of the meeting room without participating in the vote on this agenda item.

9) Opinion of the Board of Directors

The Board of Directors (excluding the interested director) reviewed the transaction and concurred that entering into the transaction is reasonable and in the best interest of the Company and its subsidiary. The purchase price is fair, referencing the appraisal value of the SEC-approved independent appraisers, and the payment terms are in normal commercial conditions (arm's length basis).

10) Opinion of the Audit Committee and/or Directors Different from the Opinion of the Board of Directors

\- None -

3. Approved Viimut Property PK Company Limited (“VMPK”), an indirect subsidiary in which the Company holds 99.999% through Viimut Hospital Holding Company Limited (“VMH”), to transfer the rights under the Land Purchase and Sale Agreement to T C T Company Limited (“TCT”). This transaction is classified as a related party transaction pursuant to the Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546 (2003) (“Notifications on Connected Transaction”). The transaction details are as follows:

1) Transaction Date

The transfer of rights under the agreement and the refund of the deposit are expected to be completed within August 2026.

2) Related Parties and Relationship

- **Transferor:** Viimut Property PK Company Limited (VMPK) (A subsidiary of the Company)
- **Transferee:** T C T Company Limited (TCT)
- **Relationship:** T C T Company Limited (TCT) has a shareholder and director, Mr. Thongma Vijitpongpun, who currently serves as the Acting Group Chief Executive Officer of the Company and holds 33.33% shareholding in the seller company. Therefore, TCT is considered a Connected Person of the Company.

3) General Information and Total Transaction Value

Vimut Property PK Company Limited will enter into an agreement to transfer its rights and obligations under the Land Purchase and Sale Agreement for Title Deed No. 4890, located on Charan Sanit Wong Road, Bang Yi Khan Sub-district, Bang Phlat District, Bangkok (originally executed with Bank of Ayudhya Public Company Limited (“BAY”)), to T C T Company Limited The subsidiary will receive a full refund of the land deposit from T C T Company Limited at the rate of 10% of the total proposed purchase price of THB 200,000,000.

- **Total Consideration Value:** THB 20,000,000.00 (Twenty Million Baht).

4) **Basis Used for Determination of Total Consideration Value**
   - **Pricing Basis:** Based on the actual deposit amount paid by the subsidiary under the original Land Purchase and Sale Agreement executed with Bank of Ayudhya Public Company Limited, at the rate of 10% of the total proposed purchase price of THB 200,000,000. This represents a full refund of the deposit with no discount or additional obligations.

5) **Calculation of Transaction Size**

   The calculation of the related party transaction size based on the Company's consolidated financial statements ended 30 June 2026, which have been reviewed by the auditor, as follows:

   5.1) Related Party Transaction (RPT)

   - **Net Asset Value (NA):** THB 39,466,111,000.00
   - **Transaction Size:** Equivalent to 0.051% of the Company's Net Asset Value (NA).
   - **Actions Required:** A medium-sized transaction, the Company is required the approval from the Board of Directors and disclose the information memorandum to the Stock Exchange of Thailand.

   5.2) Disposition of Assets (MT)

   Calculated based on the Total Value of Consideration Basis as follows:

   - **Total Assets of the Company:** THB 58,629,177,000.00
   - **Transaction Size:** Equivalent to 0.034% of the Company's Total Assets.
   - **Actions Required:** Not a material asset of acquisition transaction requiring an information disclosure to the Stock Exchange of Thailand.

6) **Expected Benefits**

   The subsidiary will receive the deposit refund of THB 20,000,000 to be utilized as working capital for the Company, as well as to release obligations and long-term investment in the land in accordance with the Group’s asset management plan.

7) **Interested Directors and/or Connected Directors**

   During this Board of Directors' Meeting, Mr. Thongma Vijitpongpun, an interested director in this transaction, attended the meeting to clarify relevant information and details to the Board of Directors, and subsequently stepped out of the meeting room without participating in the vote on this agenda item.

8) **Opinion of the Board of Directors**

   The Board of Directors (excluding the interested director) considered the matter and agreed that entering into the transaction is reasonable and in the best interests of the Company and its subsidiary, as the subsidiary receives the full deposit refund without incurring any damage or loss.

9) **Opinion of the Audit Committee and/or Directors Different from the Opinion of the Board of Directors**

- None -

Please be informed accordingly.

Sincerely yours,

(Mrs. Peerawan Matngammuang)

Company Secretary

Pruksa Holding Public Company Limited