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No. ONEE 014/2026

10 August 2026

Subject: Entering into a rental lease agreement of office building and service fee, 31st floor between subsidiary company and Geurt Fah Co., Ltd. (Update)

To: The President
The Stock Exchange of Thailand

The Board of Directors' Meeting of The ONE Enterprise Public Company Limited ("the Company") No. 3/2026 dated 10 August 2026, has resolved to approve GMM TV Co., Ltd. a subsidiary of the company entering into a rental lease agreement of GMM Grammy Place Building, with Geurt Fah Co., Ltd. ("Geurt Fah"). These transactions are classified as Material Transactions and Connected Party Transactions, as follows:

1. **Transaction Date**: Commencing from 1 October 2026 to 30 April 2028
2. **Parties Involved**

   2.1 Lessee : GMM TV Co., Ltd. ("Subsidiary") with a registered and paid-up capital of Baht 20,000,000.

   2.2 Lessor : Geurt Fah Co., Ltd. with a registered and paid-up capital of Baht 500,000,000.

3. **Type of Transaction**

   Subsidiary entering into a rental lease agreement of GMM Grammy Place Building, 31st floor with Geurt Fah, details of which are as follows:

   Office Building Information : 43-storey building located at 50 Sukhumvit 21 (Asoke), Khlong Toei Nuea, Watthana, Bangkok 10110

   Size of Rental Space : Approximately 943.65 square meters

   Contract Tenure : 1 year 7 months

   Rental and Service Fee : Rental and service fees for each year are as follows:

Rental and Service Period	Rental and Service Rate (baht /sq. m. /month)	Increase (%)
1st year (1 October 2026 – 30 April 2027)	864.63	-
2nd year (1 May 2027 – 30 April 2028)	886.25	2.5%

The rates above exclude VAT and other service charges. (The market price for rental rate for office space is about Baht 870 per square meter according to independent appraisal report; Jones Lang LaSalle (Thailand) Limited, dated 20 September 2024.)

Renewal Rate Every 3 years : Referring to market rate during agreement renewal. In case of any dispute, the average rate from each party's independent appraiser shall be used.

Payment Terms : Monthly payments, with Baht 815,908.10 for the first 7 months and Baht 836,309.81 for the subsequent 12 months. (with a security deposit equivalent to 3 months).

4. Source of Fund: Subsidiary's working capital.

5. Total Value of Consideration: Approximately Baht 15.75 million throughout the lease period of 1 year and 7 months. (Excluding VAT, related taxes and other value-added services).

6. The Criteria Used: In accordance with the terms and conditions of office building lease agreement previously enter into between the Group and Geurt Fah Co., Ltd. with rental and service fee based on the market rates as appraised by an independent appraiser.

7. Connected and Related Person: Mr. Paiboon Damrongchaitham, Mr. Rafah Damrongchaitham and Miss Ingfah Damrongchaitham. The details are as follows:

Name	Position in Company	% Direct stake holding in the Company as of 30 June 2026	Position in Geurt Fah	% Stake holding in Geurt Fah as of 30 June 2026
Mr. Paiboon Damrongchaitham*	Chairman	0.01%	Director	-None-
Mr. Rafah Damrongchaitham*	Director and Group Chief Marketing Officer	0.13%	Director	25%
Miss Ingfah Damrongchaitham*	Director	0.0001%	Director	25%

Note: ** Indirect shareholding in the company of Mr. Paiboon Damrongchaitham, Mr. Rafah Damrongchaitham and Miss Ingfah Damrongchaitham are as follows:*

Mr. Paiboon Damrongchaitham and his four children namely, Mr. Fahmai Damrongchaitham, Mr. Rafah Damrongchaitham, Miss Ingfah Damrongchaitham and Miss Fahshai Damrongchaitham, hold ONEE shares indirectly through Fah Damrongchaitham Co., Ltd., which is a major shareholder of GMM Grammy Plc., in the proportion of 52.05%, and Concert Party with Geurt Fah Co., Ltd., whose major shareholders are Mr. Paiboon Damrongchaitham's children, each holding 25% shares in Geurt Fah, which Geurt Fah holds shares in GMM Grammy Plc., in the proportion of 0.05%.

8. Opinion of the Board of Directors and the Audit Committee on the Transaction:

The Board of Directors and the Audit Committee have carefully considered and reviewed the relevant information and are of the opinion that the above transaction constitutes a connected transaction. The total value of the consideration over the 1-year and 7-month term is reasonable, consistent with prevailing market rates, and beneficial to the Company and its shareholders. In this regard, the Board of Directors and the Audit Committee considered and compared the transaction with transactions entered into with independent third parties and determined that the price and terms of the transaction are appropriate, comparable to the appraised value, and lower than the reference prices of buildings in the surrounding area as appraised by an independent appraiser, JLL.

Mr. Paiboon Damrongchaitham, Mr. Rafah Damrongchaitham, and Miss Ingfah Damrongchaitham did not attend the meeting and vote on the approval of this transaction, as they have an interest in the transaction and are connected persons

9. Type and Scope of the Transactions:

Consideration under the Material Transaction Rules and Method for Calculating the Value

The above transaction entered into by the Subsidiary at the value appraised by an independent appraiser has been considered in accordance with the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions. The acquisition of assets transaction (leasehold rights) represents 0.15% under the Total Value of Consideration criterion, based on the Company's consolidated financial statements as of 30 June 2026, which have been reviewed by the Company's auditor. When aggregated with all acquisition of assets transactions (which are related or undertaken under the same project), the total transaction size remains 0.15%, which is less than 25%. Accordingly, the transaction is classified as a small transaction, for which no regulatory requirements apply. Therefore, the Company is not required to prepare or disclose information regarding this transaction to the Stock Exchange of Thailand under the said Notification.

Method for Calculating the Value:

Asset Acquisition (Leasehold Rights)	**Amount (Unit: MB)**
Total Assets (consolidated financial statements as of 30 June 2026)	10,756
Total Liabilities	3,791
Non-controlling Interests	(0.67)
Net Assets	6,965
Total Consideration Value Used for Calculating the Transaction Size	**15.75**
Calculation of the Material Transaction Size Criteria	
- Transaction size based on Net Asset (NA)	Not applicable
- Transaction size based on Net Profit	Not applicable
- Transaction size based on Total Consideration Value **Highest Value**	**0.15%**
- Transaction size based on Equity Value	Not applicable
Aggregate the material transaction sizes over the preceding 12 months	**0.15%**

Consideration under the Connected Transaction Rules and Method for Calculating the Value

Pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Connected Transactions, after aggregating the transaction size with prior transactions involving the same group of connected persons in accordance with the Notification, the total transaction value exceeds 0.03% but does not exceed 3% of the net assets (NA) of the listed company and its subsidiaries, based on the Company's consolidated financial statements as of 30 June 2026, which have been reviewed by the Company's auditor. Accordingly, the transaction is classified as a medium-sized connected transaction. The transaction has been reviewed by the Audit Committee and approved by the Board of Directors. The Company is therefore required to disclose information regarding the transaction to the Stock Exchange of Thailand in accordance with the said Notification.

Method for Calculating the Value:

Item	Amount (MB)
Leasing of the 31st-floor from Geurt Fah Co., Ltd.	
Net Assets (NA) of ONEE as of 30 June 2026	**6,965**
Total Consideration Value (Rental fee over the 1-year and 7-month lease term)	**15.75**

Connected Transaction Size % NA of the Company as of 30 June 2026		
Size	**Criteria**	**Amount (MB)**
Small	0.03% NA	2.09
Large	3% NA	209

10. Business Plan Relating to the Transaction:

The leased premises will be used as an office to support the Company’s business operations, as the layout and size of the premises are suitable and consistent with the operational requirements of GMMTV Co., Ltd. The premises comprise a dance rehearsal room, meeting rooms, a multi-purpose room, and a locker room.

Please be informed accordingly.

Respectfully yours,

-Naran Poomsiri-

(Mr. Naran Poomsiri)
Group Chief Financial Officer
Authorized Person for Information Disclosure

Company Secretary Tel. 02-669 9712 / E-mail: cs@onee.one