No. TKC-ELCID/007/2026

August 13, 2026

Subject: Notification of the Board of Directors' Resolution Regarding the Approval of a Related Party Transaction

To: President

The Stock Exchange of Thailand

The Board of Directors' Meeting No. 3/2026 of Turnkey Communication Services Public Company Limited (the "Company"), held on 13 August 2026, resolved to approve the Company's entry into an asset lease agreement with (1) Mrs. Porntiwa Tiewtranon, (2) Mr. Pimarn Tiewtranon, and (3) Mr. Peera Tiewtranon (collectively, the "Lessors"), who are related parties of the Company by virtue of their relationship with the Company's directors. The details of the transaction are as follows:

1. Date of the Transaction

The transaction was approved on 13 August 2026, the date on which the resolution was passed at the Board of Directors' Meeting No. 3/2026.

The Company will execute the lease agreements by 31 August 2026 (the "Execution Date"). The lease term shall be three (3) years, commencing on 1 September 2026 and expiring on 31 August 2029.

2. Parties to the Transaction and Their Relationship with the Company

Transaction	Lessor	Lessee
Lease Agreement No. 1	(1) Mrs. Porntiwa Tiewtranon	Turnkey Communication Services Public Company Limited
Lease Agreement No. 2	(1) Mrs. Porntiwa Tiewtranon (2) Mr. Pimarn Tiewtranon (3) Mr. Peera Tiewtranon	Turnkey Communication Services Public Company Limited

Relationship between the Lessors and the Lessee

The Lessors are considered related parties of the Company pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2025 Re: Rules on Connected Transactions.

Specifically:

Mrs. Porntiwa Tiewtranon is the mother of Mr. Sayam Tiewtranon;

Mr. Pimarn Tiewtranon is the brother of Mr. Sayam Tiewtranon; and

Mr. Peera Tiewtranon is the brother of Mr. Sayam Tiewtranon.

Mr. Sayam Tiewtranon serves as a Director and Managing Director of the Company. Accordingly, the proposed lease transactions constitute connected transactions under the applicable regulations.

3. **General Characteristics of the Transaction**

The transaction involves the lease of land and buildings to be used as the office premises and parking area of the Company and its subsidiary. The leased property is located at Soi Vibhavadi 60, Yaek 18-1-2, Talat Bang Khen Subdistrict, Lak Si District, Bangkok. The details of the lease are as follows:

The Company will lease two (2) plots of land together with buildings from the Lessors. The total land area is 389 square Wah, and the buildings have a total usable area of 270 square metres. The lease term is 36 months, with a rental rate of THB 200.00 per square Wah per month, equivalent to a monthly rental of THB 77,800.00.

The lease period shall commence on 1 September 2026 and expire on 31 August 2029, with a total contract value of THB 2,800,800.00.

4. **Total Value of the Transaction**

When aggregated with the Company's previous lease transaction with the same related parties, which was entered into on 26 January 2026 with a transaction value of THB 2,143,800.00 (within the six-month period preceding the date of this transaction), the total value of the connected transactions amounts to THB 4,944,600.00.

The aggregate transaction value represents 0.12% of the Company's net assets (NA) attributable to the parent company, based on the Company's latest consolidated financial statements as of 30 June 2026. As the aggregate transaction value is less than THB 20 million and less than 3% of the Company's NA, the transaction is classified as a medium-sized connected transaction pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2025 Re: Rules on Connected Transactions.

Accordingly, the Company is required to disclose information regarding the transaction to the Stock Exchange of Thailand (SET), and shareholders' approval is not required.

5. **Details of the Related Parties**

The Lessors, who are the owners of the land and buildings specified in the above lease agreements, are related to Mr. Sayam Tiewtranon, who serves as a Director and Managing Director of the Company. In addition, the Lessors are shareholders of the Company. The details are as follows:

Lessor	Relationship	Shareholding in the Company (%)
Mrs. Porntiwa Tiewtranon	Mother	0.345
Mr. Pimarn Tiewtranon	Brother	1.308
Mr. Peera Tiewtranon	Brother	0.806

6. **Directors with an Interest in the Transaction**

The Company required Mr. Sayam Tiewtranon, a Director and Managing Director of the Company, who has an interest in the transaction, to refrain from attending the meeting and to abstain from voting on the agenda relating to the approval of this connected transaction.

7. **Opinion of the Independent Appraiser**

The rental value of the leased property was appraised by Krung Siam Appraisal Co., Ltd., an asset appraisal company in the capital market and a principal appraiser approved by the Office of the Securities and Exchange Commission (SEC) pursuant to the Notification of the Office of the Securities and Exchange Commission No. SorChor. 24/2012.

The appraisal was conducted based on the Market Value standard using the Market Approach. The purpose of the appraisal was to determine the appropriate rental value of the property for a three-year lease term.

The property subject to the appraisal comprises two (2) plots of land with a total land area of 389 square Wah according to the title deeds. The appraised annual rental value is THB 933,600.00, resulting in a total appraised rental value of THB 2,800,800.00 for the three-year lease term.

8. **Opinion of the Board of Directors**

The Board of Directors' Meeting No. 3/2026, held on 13 August 2026, at which no interested directors or related parties attended the meeting or participated in the voting on this agenda item, considered the proposed transaction and was of the opinion that the transaction is reasonable and that its terms and conditions are on normal commercial terms, as if entered into with an unrelated third party (on an arm's length basis).

9. **Opinion of the Audit Committee and/or Directors that Differs from the Opinion of the Board of Directors**

None.

Please be informed accordingly.

Yours sincerely,

- Arnon Champapoe -

(MR. ARNON CHAMPAPOE)

Company Secretary

Authorized signature on behalf of the Company

Turnkey Communication Services Public Company Limited