No. BRI012/2026

13 August 2026

Subject: Connected transactions related to financial assistance

To: President

Stock Exchange of Thailand

Britania Public Company Limited (the "Company") would like to inform that the Board of Directors' Meeting No. 3/2026, held on 13 August 2026, resolved to approve the following connected transactions:

1. To ratify the borrowing of funds from Origin Property Public Company Limited (ORI) for use as working capital in the Company's business operations.

| | |
|---|---|
| **1. Date of transaction** | Within June 2026 |
| **2. Relevant parties and their relationship with the Company** | |
| Recipients of financial assistance | Britania Public Company Limited |
| Financial assistance provider | Origin Property Public Company Limited |
| Relationship with the Company | Origin Property Public Company Limited holds 82.58% of the shares in Britania Public Company Limited |
| **3. General nature of the transactions** | |
| Type of the Transaction | Connected transactions related to financial assistance received |
| Credit line | Not exceeding THB 136,850,000 |
| Interest Rate | The financial assistance bears an interest rate of 5% per annum, which approximates the cost of funds of Origin Property Public Company Limited and is lower than the cost of borrowing for Britania Public Company Limited from financial institutions |
| Term of loan | Not exceeding 6 months |
| Objectives | The financial assistance is intended to be used as working capital for the Company's operations. The assistance is provided on arm's length commercial terms and is intended to serve the best interests of the Company |
| **4. Total Value of the Transaction, Transaction Size, and the Criteria Used to Determine the Total Value of the Transaction** | |

| | |
|---|---|
| Total Value of the Transaction | = Borrowing amount x Interest rate x Maturity<br>= THB 136,850,000 x 5% x 6 months<br>= THB 3,421,250 |
| Size of Transaction | The transaction size is equivalent to 0.05% of the Company's Net Asset Value (NA) as calculated from the Company's financial statements for fourth quarter of 2025, ending 30 June 2026.<br><br>Calculation of Transaction Size:<br><br>= Value of Transaction x 100 / Net Asset Value (NA)<br>= THB 3,421,250 x 100 / THB 6,757,875,577<br>= 0.05% |
| **5. Conditions that may affect the rights of shareholders** | -None- |
| **6. Opinion of the board of directors regarding connected transactions** | The Board of Directors has duly considered the rationale and necessity of the matter and resolved that the transaction constitutes a financial assistance transaction. The Board further determined that the transaction is in the best interest of the Company's operations and carries an interest rate comparable to prevailing borrowing costs. Accordingly, the Board resolved that the transaction is appropriate and reasonable. |
| **7. Opinions of the Audit Committee and/or the Board of Directors which is different form the Opinions of the Directors about the Connected Transaction No.6** | -None- |

2. To approve the borrowing of funds from Origin Property Public Company Limited to be used as a working capital reserve for the Company's operations.

| | |
|---|---|
| **1. Date of transaction** | Within August 2026 |
| **2. Relevant parties and their relationship with the Company** | |
| Recipients of financial assistance | Britania Public Company Limited |
| Financial assistance provider | Origin Property Public Company Limited |
| Relationship with the Company | Origin Property Public Company Limited holds 82.58% of the shares in Britania Public Company Limited |
| **3. General nature of the transactions** | |
| Type of the Transaction | Connected transactions related to financial assistance received |

| | |
|---|---|
| Credit line | Not exceeding THB 500,000,000 |
| Interest Rate | The financial assistance bears an interest rate of 5% per annum, which approximates the cost of funds of Origin Property Public Company Limited and is lower than the cost of borrowing for Britania Public Company Limited from financial institutions |
| Term of loan | Not exceeding 6 months |
| Objectives | The financial assistance is intended to be used as working capital for the Company's operations. The assistance is provided on arm's length commercial terms and is intended to serve the best interests of the Company |
| **4. Total Value of the Transaction, Transaction Size, and the Criteria Used to Determine the Total Value of the Transaction** | |
| Total Value of the Transaction | = Borrowing amount x Interest rate x Maturity<br>= THB 500,000,000 x 5% x 6 months<br>= THB 12,500,000 |
| Size of Transaction | The transaction size is equivalent to 0.18% of the Company's Net Asset Value (NA) as calculated from the Company's financial statements for fourth quarter of 2025, ending 30 June 2026.<br><br>Calculation of Transaction Size:<br><br>= Value of Transaction x 100 / Net Asset Value (NA)<br>= THB 12,500,000 x 100 / THB 6,757,875,577<br>= 0.18% |
| **5. Conditions that may affect the rights of shareholders** | -None- |
| **6. Opinion of the board of directors regarding connected transactions** | The Board of Directors has duly considered the rationale and necessity of the matter and resolved that the transaction constitutes a financial assistance transaction. The Board further determined that the transaction is in the best interest of the Company's operations and carries an interest rate comparable to prevailing borrowing costs. Accordingly, the Board resolved that the transaction is appropriate and reasonable. |
| **7. Opinions of the Audit Committee and/or the Board of Directors which is different form the Opinions of the Directors about the Connected Transaction No.6** | -None- |

This transaction constitutes a connected transaction (1 and 2) in the category of financial assistance received under the Securities and Exchange Act B.E. 2535 (Section 89/12) and Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Related Party Transactions dated 19 December 2025 and Appendix 1-6 of the Notification

Accordingly, upon consideration of the transaction size of the Company’s receipt of financial assistance pursuant to the Notification on Connected Transactions, the total transaction value amounts to THB 15,921,250, representing 0.24% of the Company’s Net Asset Value (NA), based on the Company’s consolidated financial statements as at 30 June 2026. In this regard, there were no transactions entered into with connected persons within the same group during the preceding six months. Accordingly, the transaction is classified as a medium-sized transaction, which falls within the authority of the management and the Board of Directors. Therefore, the Company is required to obtain approval for entering into the transaction from the meeting of the Board of Directors and disclose information regarding the entry into such transaction to the Stock Exchange of Thailand.

3. To approve the use of the Company’s assets as collateral for the issuance and offering of secured debentures by Origin Property Public Company Limited (ORI).

| | |
|---|---|
| **1. Date of transaction** | Within December 2026 |
| **2. Relevant parties and their relationship with the Company** | |
| Recipients of financial assistance | Origin Property Public Company Limited |
| Financial assistance provider | Britania Public Company Limited |
| Relationship with the Company | Origin Property Public Company Limited holds 82.58% of the shares in Britania Public Company Limited |
| **3. General nature of the transactions** | |
| Type of the Transaction | Connected transactions related to the provision of financial assistance |
| Security Collateral Value | Not exceeding THB 99,000,000 |
| Remuneration | 1% of the Security Collateral Value, representing the remuneration rate in accordance with the Group-wide centralized cash management policy, applicable to Origin Property Public Company Limited and all of its affiliated entities within ORI. |
| Collateral Term | Not exceeding 6 months |
| Objectives | The objective of the transaction is to optimize the management and utilization of assets pending development by generating income for the Company at a return of 1% per annum, while the Company retains its rights to possess and utilize the land in the ordinary course. In addition, the transaction is intended to support the financial strategy of the business group and enhance the overall efficiency of financial cost management. |
| **4. Total Value of the Transaction, Transaction Size, and the Criteria Used to Determine the Total Value of the Transaction** | |

| | |
|---|---|
| Total Value of the Transaction | = Borrowing amount + (Borrowing amount x Remuneration x Maturity)<br>= THB 99,000,000 + (99,000,000 x 1% x 6 months)<br>= THB 99,495,000 |
| Size of Transaction | The transaction size is equivalent to 1.47% of the Company's Net Asset Value (NA) as calculated from the Company's financial statements for fourth quarter of 2025, ending 30 June 2026.<br><br>Calculation of Transaction Size:<br><br>= Value of Transaction x 100 / Net Asset Value (NA)<br>= THB 99,495,000 x 100 / THB 6,757,875,577<br>= 1.47% |
| **5. Conditions that may affect the rights of shareholders** | -None- |
| **6. Opinion of the board of directors regarding connected transactions** | The Board of Directors (excluding the directors who have an interest in the transaction) is of the opinion that the transaction is reasonable and in the best interests of the Company and its shareholders, as it enables the Company to generate a financial return from assets pending development. The remuneration rate of 1% per annum of the Security Collateral Value represents the remuneration rate in accordance with the Group-wide centralized cash management policy applicable to Origin Property Public Company Limited and all of its affiliated entities within the ORI Group, and is in line with market terms on an arm's length basis, which is comparable to the letter of guarantee (L/G) fees charged by commercial banks. Furthermore, the transaction will not have any impact on the Company's normal operations or its use and utilization of the land in any respect. Accordingly, the Board of Directors resolved to approve the transaction. |
| **7. Opinions of the Audit Committee and/or the Board of Directors which is different form the Opinions of the Directors about the Connected Transaction No.6** | -None- |

This transaction constitutes a connected transaction (3) in the category of the provision of financial assistance under the Securities and Exchange Act B.E. 2535 (Section 89/12) and Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Related Party Transactions dated 19 December 2025 and Appendix 1-6 of the Notification

Accordingly, upon consideration of the transaction size of the Company's provision of financial assistance pursuant to the Notification on Connected Transactions, the total transaction value amounts to Baht 99,495,000, representing 1.47% of the Company's Net Asset Value (NA), based on the Company's consolidated financial statements as at 30 June 2026. In this regard, there were no financial assistance transactions entered into with connected persons within the same group during the preceding six months. Accordingly, the transaction is classified as a small-sized transaction, which requires approval from the meeting of the Board of Directors and disclosure of information regarding the entry into such transaction to the Stock Exchange of Thailand.

Please be informed accordingly

Yours sincerely,

(Mr. Krit Techasumma)
Director and Chief Executive Officer
Authorized person to report information