SCGD 024/2026 August 14, 2026

To President,

The Stock Exchange of Thailand

Subject: Information Memorandum regarding the Related Party Transaction of SCG Decor Public Company Limited

The Board of Directors' Meeting of SCG Decor Public Company Limited ("SCGD") held on August 14, 2026, resolved to approve the acquisition of the dooDeco business ("dooDeco"), a provider of integrated interior design, decoration, and installation services for residential and commercial properties, by Siam Sanitary Ware Industry Company Limited ("SSI"), a subsidiary of SCGD, from Nexter Living Company Limited ("Nexter Living") through a Business Transfer Transaction. In conducting this transaction, SCGD is not required to comply with the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions. However, this constitutes a Related Party Transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Related Party Transactions. The details of the transaction are as follows:

1. Date of transaction approval:

   August 14, 2026

2. Counterparts:

   Buyer:

   Siam Sanitary Ware Industry Company Limited ("SSI"), a subsidiary of SCGD

   Seller:

   Nexter Living Company Limited ("Nexter Living"), a subsidiary under SCG Cement-Building Materials Business ("CBM"), which is under The Siam Cement Public Company Limited ("SCC").

3. Nature of Relationship:

   Nexter Living is a subsidiary under CBM, which is under the control of SCC. SCGD is also a company within the SCC's group. Therefore, Nexter Living is considered a related party of SCGD.

4. General Features of Transaction:

	Detail
Type of Transaction and Details of the Assets	SSI will acquire the dooDeco business, which provides integrated interior design, decoration, and installation services, from Nexter Living through a Business Transfer Transaction. The assets and rights to be transferred include employees, customer contracts, intellectual property rights, operating systems, software, business relationships with suppliers and contractors, as well as assets and liabilities relating to the operation of the dooDeco business. The business transfer will be undertaken in accordance with the terms and conditions set out in the Business Transfer Agreement, which covers the transfer of assets, rights, obligations, and contracts related to the operation of the dooDeco business. The purpose of this transaction is to enable SCGD to enter the Interior Solutions business and further expand opportunities to offer products within its decorative surface and bathroom product businesses, as well as furniture and home solutions businesses within SCGD. In addition, the transaction is intended to enhance operational synergies and avoid duplication of business operations within the SCC.
Transaction Value	The total value of consideration is up to 41 million baht, comprising the consideration for the transfer of the dooDeco business and obligations relating to transferred customer contracts and business operations, including funding required to fulfill such obligations following the business transfer.
Payment of consideration and Source of Funds	SSI will pay the consideration for the business transfer in cash, subject to the terms, details, and procedures to be specified in the Business Transfer Agreement. The transaction will be funded by cash flow generated from operations and/or internal funding sources within the Group.
Expected Timeline	SSI expects to execute the Business Transfer Agreement and complete the transaction by November 2026, following the completion of the relevant Conditions Precedent.

5. Rationale and Necessity of the Transaction:

dooDeco is a provider of end-to-end interior solutions, offering integrated interior design, decoration, and installation services for residential and commercial properties. Its services encompass design, built-in and fit-in works, and loose-fit furniture. The business commenced operations in 2018 and has completed more than 3,000 projects to date.

The acquisition of the dooDeco business represents a key strategic initiative for SCGD to enter the Interior Solutions business, which offers attractive value-added opportunities and aligns with the growth trend of the furniture and interior decoration market, supported by demand for home renovation and expansion of residential projects. The transaction will also enable the Company to gain more direct access to customer insights and preferences, which can be leveraged to further enhance its product and service development. In addition, the transaction will allow the SCGD to combine dooDeco's expertise in design and installation with SCGD's strengths in products, distribution channels, customer base, and business partner network, thereby supporting the long-term growth of its Interior Solutions business.

6. Size of Transaction:

6.1 Calculation of the Size of the Material Transaction:

This transaction is an acquisition of assets under the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions. The transaction size is approximately 0.11% of SCGD's total assets as of June 30, 2026, based on the reviewed consolidated financial statements. There are not any other transactions related to or undertaken under the same project during the 12-month period preceding the date of entering into this transaction. Thus, the disclosure of this transaction does not fall under the criteria requiring compliance with the Notification of the Capital Market Supervisory Board regarding Rules on Material Transactions

6.2 Calculation of the Size of the Related Party Transaction:

This transaction is considered a Related Party Transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Related Party Transactions. The transaction size is calculated based on the transaction value of 41 million baht, representing approximately 0.22% of SCGD's Net Assets ("NA") according to the reviewed consolidated financial statements as of June 30, 2026. As the transaction size is greater than 0.03% but less than 3% of SCGD's NA, the transaction is therefore subject to approval by SCGD's Board of Directors and disclosure to the Stock Exchange of Thailand. This transaction does not require approval from the shareholders' meeting.

Unit: Million Thai Baht

NA as of June 30, 2026	18,263
3% of NA	547.89
0.03% of NA	5.48
Transaction value	41

7. **Attendance and Voting of Interested Directors at the Board Meeting:**

Mr. Thammasak Sethaudom and Mr. Wiroat Rattanachaisit, directors of SCGD who also serve as Senior Executives of SCC, may be considered to have a connection with the selling party (Nexter Living). Accordingly, they voluntarily excused themselves from attending the meeting and voting on this agenda item.

8. **Opinion of the Board of Directors and the Audit and Risk Management Committee:**

<u>Opinion of the Board of Directors</u>

The Board of Directors has carefully considered and approved the transaction and is of the view that the transaction will provide strategic benefits to SCGD. The acquisition will enhance SCGD's ability to access and better understand end-customer needs, which will support the development of products, services, and business strategies in the future. In addition, the purchase price and other terms and conditions of the transaction are considered reasonable and acceptable, and are consistent with the valuation results prepared by an independent appraiser. The transaction will also help eliminate and prevent potential conflicts of interest that may arise from business operations within the Group.

The Board of Directors has also considered the risks associated with the transaction and is of the opinion that such risks are normal business acquisition risks and can be effectively managed through the Company's established risk management measures.

<u>Opinion of the Audit and Risk Management Committee</u>

The Audit and Risk Management Committee's opinion is consistent with the opinion of the Board of Directors

Please be informed accordingly

Yours faithfully,

-Signed-

(Mr. Numpol Malichai)

Chief Executive Officer and President

SCG Decor Public Company Limited