IVF. 012/2569

August 13, 2026

Subject Notification of the Resolutions of the Board of Directors' Meeting No. 4/2026 regarding a Connected Transaction

Attention President
The Stock Exchange of Thailand

Inspire IVF Public Company Limited (the "Company" or "IVF") would like to inform that the Board of Directors' Meeting No. 4/2026 held on 13 August 2026 resolved to approve the entering into a related party transaction in the case of engaging I-STUDIO-D Company Limited ("I-STUDIO-D") to carry out the repair and renovation of the Company's headquarters, including the design and interior decoration of a new branch office, with the details as follows:

1. Nature and Details of the Transaction

1.1 Date, Month, Year or Expected Period for Entering into the Transaction

The Company expects to enter into an engagement agreement with I-STUDIO-D and the work is expected to be completed within approximately 6 months from the commencement date. The exact period shall be in accordance with the scope of work and terms and conditions specified in the engagement agreement.

1.2 Related Contracting Parties

Employer

Inspire IVF Public Company Limited

Contractor

I-STUDIO-D Company Limited

Juristic Person Registration No. 0105566058051

Engaged in the business of providing architectural design, landscape architecture, interior design, and engineering services.

1.3 Relationship between the Contracting Parties

Mr. Thitiwat Juljirapornkul is a director and major shareholder of I-STUDIO-D Company Limited and is the younger brother of Mr. Chanachai Juljiraporn, who is a director of Inspire IVF Public Company Limited. Therefore, Mr. Thitiwat Juljirapornkul is a "close relative" of Mr. Chanachai Juljiraporn, who is a director and major shareholder of IVF, and therefore qualifies as a related person of the Company under the relevant criteria.

1.4 General Nature of the Transaction

The Company intends to engage I-STUDIO-D to carry out the following:

1. Repair and renovation of the Company's headquarters
2. Design of a new branch office
3. Design and interior decoration of the branch office
4. Engineering and related systems work associated with the renovation of the premises in accordance with the scope of work
5. Other work related and necessary in accordance with the scope of work and the engagement agreement

The purpose of the aforementioned work is to ensure that the Company's premises are appropriate for its current use, as well as to prepare the premises to support the Company's future expansion of operations.

1.5 Rationale and Necessity of the Transaction

The Company has obtained a license for a multidisciplinary clinic to operate as a comprehensive fertility treatment center. The design and renovation of the premises have specific characteristics that differ from those of general office design, as they need to take into consideration the characteristics of the clinic's use, service areas, and operational areas, as well as building systems and environmental conditions appropriate for the use of the premises. Examples of factors to be considered include the arrangement of areas suitable for use, ventilation and air circulation systems, temperature and humidity control, as well as details of various systems related to the use of the clinic and operational areas, among others.

Therefore, the contractor is required to have knowledge and understanding of the characteristics of the Company's premises and the limitations of the areas, as well as the ability to appropriately coordinate with relevant parties. I-STUDIO-D has previously provided design and renovation services for the Company and therefore already has knowledge and understanding of the characteristics of the Company's premises, the usage patterns of the clinic, the Company's requirements, and the details of the relevant systems.

Based on the previous work, the Company has not found any material issues arising from the performance of I-STUDIO-D and considers that its experience and understanding of the premises will help reduce the time required to understand the Company's premises and requirements, as well as reduce the risk of discrepancies in the design and implementation.

The Company therefore considered selecting I-STUDIO-D by taking into consideration its experience, knowledge and understanding of the Company's business and premises, ability to perform the work, and continuity of operations as key factors, and considers that the price is reasonable.

1.6 Total Value of the Transaction

The Company estimates the total value of the transaction at an amount not exceeding Baht 6,000,000 (Six Million Baht) (excluding value added tax) for the repair and renovation of the headquarters, including the design and interior decoration of a new branch office, which is expected to be carried out within approximately 6 months from the commencement date. Such amount is the maximum estimated budget determined by the Company for the project. The actual amount to be paid by the Company shall depend on the actual scope of work performed and acceptance of the work, and the Company will control the expenditures so that they do not exceed the amount approved by the Board of Directors.

1.7 Payment Terms

The Company will make payments based on the progress of the work and the terms and conditions specified in the engagement agreement. Payments will be made when the contractor has performed the work in accordance with the scope of work and the work has passed the acceptance process in accordance with the conditions specified by the Company. The number of installments and payment proportions shall be in accordance with the engagement agreement.

In the event of any changes to the scope of work or additional expenses, the Company will consider and approve such changes in accordance with the Company's procedures and approval authority before proceeding.

1.8 Source of Funds for the Transaction

The Company will use the proceeds received from the Company's IPO to make payments for the aforementioned transaction.

1.9 Pricing Determination and Appropriateness of the Transaction Value

The Company has considered and compared the prices and service terms with those of other service providers with similar scopes of work, together with consideration of the nature and scope of work, complexity and specific characteristics of the work, as well as the experience, knowledge, and understanding of the contractor regarding the Company's premises and the nature of the clinic's use.

Based on such consideration, the Company considers that I-STUDIO-D is appropriate for carrying out the work because it has prior experience in designing and renovating the Company's premises and has knowledge and understanding of the characteristics of the premises, relevant systems, and the Company's specific requirements, which will help reduce the time required to understand the premises and reduce the risk of discrepancies in the design and implementation.

For this transaction, the Company has set a maximum estimated budget of not exceeding Baht 6,000,000 for the work to be carried out within approximately 6 months, taking into consideration the expected scope and details of the work, including price information obtained from comparisons with other service providers.

The aforementioned amount is the maximum estimated budget. The actual amount to be paid by the Company will be considered based on the actual scope of work performed, deliverables, and acceptance of the work by the Company. In the event of any changes to the scope of work or additional expenses, the Company will proceed in accordance with the relevant approval authority and procedures of the Company before proceeding.

1.10 Calculation of the Transaction Size

The Company has calculated the transaction size in accordance with the criteria for related party transactions by using the total value of the transaction and Net Asset Value ("NA") according to the Company's latest financial statements that have been reviewed or audited by the auditor as of the date on which the Board of Directors resolved to approve the transaction. The transaction value of approximately Baht 6,000,000 represents approximately 1.17% of NA. Therefore, the transaction qualifies as a related party transaction in the case of a general transaction with medium size and requires approval from the Board of Directors prior to entering into the transaction. The Company is also required to disclose information regarding the transaction to the Stock Exchange of Thailand in accordance with the relevant criteria.

In calculating the transaction size, the Company has considered transactions entered into with related persons or the same group of related persons within the period specified under the relevant criteria.

1.11 Material Terms of the Agreement

The Company will enter into an engagement agreement with I-STUDIO-D, which will specify material terms including:

- Scope and details of work
- Work period
- Engagement value
- Payment terms
- Work acceptance
- Duties and responsibilities of the contracting parties
- Conditions in the event of delays or work not being in accordance with the specified scope of work
- Conditions regarding changes to the scope of work and additional expenses

Other details shall be in accordance with the engagement agreement mutually agreed upon by the Company and I-STUDIO-D.

1.12 Legal Disputes

As of the date on which the Board of Directors resolved to approve the transaction, the Company had no material legal disputes relating to the entering into the aforementioned transaction.

1.13 Interested Person

Mr. Chanachai Juljiraporn, a director of the Company, is an interested person in the consideration of the transaction because Mr. Thitiwat Juljirapornkul, a director and major shareholder of I-STUDIO-D, is the younger brother (close relative) of Mr. Chanachai Juljiraporn.

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2. Business Plan Related to the Transaction

The Company has a plan to renovate and develop its premises to be appropriate for its current business operations and to support the Company's future expansion of operations.

For the headquarters, the Company intends to repair and renovate the premises to ensure readiness and suitability for use, including improving the components of the premises and related systems as necessary. For the new branch office, the Company plans to establish and develop office space suitable for its operating model. The design and decoration will take into consideration the nature of use and requirements relevant to the Company's business.

The Company expects to complete the aforementioned plan by December 2026. The exact period will depend on the readiness of the premises, preparation of designs, details of the scope of work, and progress of the work under the engagement agreement. I-STUDIO-D, which has previously provided services to the Company, will help enable the Company to proceed with the project continuously, as the contractor already has knowledge and understanding of the existing premises, usage characteristics, and the Company's requirements.

The Company expects that the renovation of the headquarters and preparation of the branch office will support the Company's operations to be more efficient and prepare the premises to support the Company's business operations and future expansion.

The aforementioned transaction is not a direct investment in a new business but is an investment to support and prepare the premises for the Company's operations.

3. Opinion of the Board of Directors

The Board of Directors, excluding the director who has an interest, considered the details of the transaction, objectives, necessity, scope of work, transaction value, rationale for selecting the contractor, payment terms, and benefits to be received by the Company from entering into the transaction, and expressed the following opinions:

3.1 Reasonableness and Benefits of the Transaction

The Board of Directors considered that the repair and renovation of the headquarters, including the design and interior decoration of the new branch office, are necessary for the Company's operations, as the Company needs to improve the premises to be appropriate for current use and prepare the premises to support the future expansion of operations. The Board of Directors considered that the work has specific characteristics because it involves premises used for medical services and assisted reproductive technology, which requires consideration of area arrangement, ventilation and air circulation systems, environmental control, and building systems appropriate for the nature of use. I-STUDIO-D has previously provided design and renovation services for the Company and therefore already has knowledge and understanding of the premises, usage characteristics, and the Company's specific requirements. Based on the previous work, no material issues were found arising from its performance.

The Board of Directors therefore considered that the selection of I-STUDIO-D has appropriate business rationale because it helps reduce the time required to understand the Company's premises and requirements and reduce the risk of discrepancies in the design and implementation.

3.2 Appropriateness of the Transaction Value

The Board of Directors considered that the maximum estimated budget of not exceeding Baht 6,000,000 is initially appropriate when considering the nature and scope of the work expected to be carried out, as well as the work period of approximately 6 months.

As the aforementioned amount is an estimated budget and certain details of the work may be further determined based on the condition of the premises and usage requirements, the Company has stipulated that payments shall be made based on the actual work performed and upon acceptance of the work, and that the total amount shall be controlled so as not to exceed the amount approved by the Board of Directors.

3.3 Risks from Entering into the Transaction

The Board of Directors considered that the key risks of the transaction include delays in the work, discrepancies between the work and the specified scope, and potential increases in expenses arising from changes to the scope of work. The Company will be able to manage such risks by clearly specifying the scope of work and terms in the agreement, establishing work acceptance procedures, and requiring any changes to the work or additional expenses to be approved in accordance with the Company's procedures. The Board of Directors considered that such risks are at a manageable level.

3.4 Overall Opinion of the Board of Directors

The Board of Directors considered that entering into the transaction is reasonable and beneficial to the Company, taking into consideration the necessity of the work, specific characteristics of the premises, the contractor's experience and understanding, as well as the value and terms of the transaction.

The Board of Directors therefore resolved to approve entering into the aforementioned transaction, taking into consideration the best interests of the Company and its shareholders as a priority.

4. Certification of the Board of Directors

The Board of Directors certifies that, in considering and approving the aforementioned related party transaction, the Board of Directors carefully and sufficiently considered the relevant information and details and considered the transaction with due regard to the best interests of the Company and its shareholders.

The Board of Directors certifies that the information and details disclosed in this information memorandum are materially complete and do not cause investors or shareholders to be materially misled regarding the transaction.

5. Opinion of the Audit Committee

The Audit Committee considered the details of the related party transaction, including the objectives and necessity of the transaction, nature and scope of work, transaction value, rationale for selecting the contractor, pricing determination, and terms and conditions of entering into the transaction.

The Audit Committee acknowledged that the Company had considered and compared the prices and service terms with those of other service providers with similar scopes of work, together with consideration of the nature and scope of work, complexity and specific characteristics of the work, as well as the experience, knowledge, and understanding of I-STUDIO-D regarding the Company's premises and the nature of the clinic's use.

The Audit Committee considered that the selection of I-STUDIO-D is reasonable, as I-STUDIO-D has prior experience in designing and renovating the Company's premises and has knowledge and understanding of the characteristics of the premises, relevant systems, and the Company's specific requirements, which helps reduce the time required to understand the premises and reduce the risk of discrepancies in the design and implementation. With respect to the transaction value, the Audit Committee considered the scope and details of the work, price information obtained from comparisons with other service providers, as well as the experience and capabilities of the contractor, and considered that the maximum estimated budget for the transaction of not exceeding Baht 6,000,000 is appropriate for the nature and scope of the work that the Company intends to undertake.

In addition, the Audit Committee considered that requiring the Company to make payments based on the actual work performed, deliverables, and acceptance of the work, as well as requiring changes to the scope of work or additional expenses to be in accordance with the relevant approval authority and procedures of the Company, is an appropriate approach for controlling and managing the Company's expenditures. The Audit Committee did not find any material issue indicating that the entering into the transaction constitutes a transfer of benefits between the Company and the related person and considered that the transaction is in accordance with commercial terms and has appropriate business rationale.

The Audit Committee therefore considered that entering into the aforementioned transaction is reasonable and beneficial to the Company and expressed an opinion that is not different from that of the Board of Directors.

6. Certification that the Director with an Interest in the Related Party Transaction Did Not Participate in the Meeting and Voting

The Company certifies that Mr. Chanachai Juljiraporn, the director who has an interest in the related party transaction, left the meeting room before the Board of Directors considered and voted on the agenda for approval of the aforementioned related party transaction, so that the agenda would be considered and voted on by directors who have no interest in the transaction.

Please be informed accordingly.

Sincerely,

- Kasinee Kuldiloke-

(Ms. Kasinee Kuldiloke)

Chief Executive Officer

Inspire IVF Public Company Limited