

Ref. No. Admin. 020 / 2026

September 22, 2026

President

The Stock Exchange of Thailand

Subject: Notification of Connected Transaction regarding Rental of Property

Surapon Foods Public Company Limited (or “the Company”) would like to disclose the resolution of the Board of Director’s meeting no. 5/2026 on September 22, 2026, which approved the subsidiary company; namely Surapon Finest Company Limited, enters into the connected transaction of rental of office space with Pokai Holdings Company Limited. The Company holds the shares in Surapon Finest Company Limited equivalent to 99.9994% of all paid-up registered capital.

This transaction is considered as the connected transaction regarding rental of property not exceed 3 years period, pursuant to the Notification of the Capital Market Supervisory Board Re: Rules on Connected Transactions and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies concerning the Connected Transaction. Details of the connected transaction can be summarized as follows:

#### 1. Date of Transaction

The rental contract of office space shall be in effective on November 1, 2026

#### 2. Related Parties and Connected Persons

Lessee : Surapon Finest Company Limited  
Lessor : Pokai Holdings Company Limited

Surapon Finest Company Limited and Pokai Holdings Company Limited have similar shareholders, directors and executives as follows:

| Name-Surname                   | Surapon Finest Co. Ltd.        |               | Pokai Holdings Co., Ltd. |               |
|--------------------------------|--------------------------------|---------------|--------------------------|---------------|
|                                | Position                       | %Shareholding | Position                 | %Shareholding |
| 1. Miss Soranee Vongvadhanaroj | Director and Managing Director | 0.0003%       | Director                 | 20%           |
| 2. Mr. Sorapon Vongvadhanaroj  | Director                       | 0.0003%       | Director                 | 20%           |

Six members of Vongvadhanaroj family are major shareholders in the Company with direct and indirect shareholding, totally equivalent to 44.97%. In addition, they possess the positions of directors and shareholders in Pokai Holdings Company Limited, equivalent to 100% of all registered capital.

### 3. General Explanations

|                         |                                                                                                                                                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of the Transaction | : Connected transaction regarding rental of property not exceed 3 years period                                                                                                                                                                              |
| Transaction Detail      | : Surapon Finest Company Limited renews a two-year period lease contract of office space with total rental space of 333 square meters, located at 589/131 Central City Tower, Theparatana Road, Bangna-nua sub-district, Bangna district, Bangkok, Thailand |
| Transaction Objective   | : To lease office space for being the working office of Surapon Finest Company Limited                                                                                                                                                                      |
| Rental Fee              | : Baht 500 per square meter per month, excluding utilities, which will be same rental rate and same rental condition as previous lease contract                                                                                                             |
| Payment Term            | : Monthly payment at Baht 166,500                                                                                                                                                                                                                           |

### 4. Total Value and Size of the Transaction

|                                |                                                                                                                                                                                                                                                                                                               |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Value of Transaction     | : Baht 3,996,000 (for a two-year lease contract during November 1, 2026 to October 31, 2028)                                                                                                                                                                                                                  |
| Criteria to calculate the rate | : Rental fee has been compared with rental rate and condition of other office spaces in same building and nearby buildings                                                                                                                                                                                    |
| Size of Transaction            | : Size of the transaction is equal to 0.22% of net asset according to the consolidated financial statements ended June 30, 2026, which is audited by the auditor<br>The size of transaction can be calculated as follows:<br><br>= $\frac{\text{Value of Transaction (Baht)}}{\text{Net Asset Value (Baht)}}$ |

$$= \frac{3,996,000}{1,848,317,574}$$

$$= 0.22\%$$

During the past 6 months prior to this transaction, the Company and the Subsidiaries have no any connected transaction with this connected persons.

#### **5. Opinions of the Board of Directors**

The Board of Directors has considered that this connected transaction is appropriate for supporting normal business operations and reasonable rental fee when compared with rental rate and condition of other rental office spaces in same building and nearby buildings, as according to the considerations and opinions of the Audit Committee. The Board of Directors has carefully reviewed the information and considered the transaction to be reasonable and in the best interest of the Company.

Directors, who are related or considered as might have conflict of interest with this transaction are Mr. Surapon Vongvadhanaroj, Miss Malai Wongwatroj, and Mr. Sorapon Vongvadhanaroj did not attend the meeting and had no vote for this agenda.

#### **6. Opinions of the Audit Committee and/or the Board of Directors which is different from the Opinions of the Board of Directors**

-None-

The size of transaction is larger than 0.03% but lower than 3% of net asset according to the consolidated financial statements and value of the transaction is larger than Baht one million but lower than Baht twenty millions, which is considered as a medium-size transaction according to the “Connected Transaction Rules”, therefore the Company discloses the required summary of the information to the Stock Exchange of Thailand.

Please be informed accordingly

Sincerely yours,

Surapon Foods Public Company Limited

Mr. Patt Somchaikulsup

Company Secretary