



Ref. Thor Hor 013/2569

September 24, 2026

To: The President
The Stock Exchange of Thailand

Subject: Entering into Lease Agreements for commercial space with a connected person

Dear Sirs,

TPI Polene Public Company Limited (the “Company”) would like to inform the Stock Exchange of Thailand (“SET”) that the Board of Directors' Meeting No. 9/2569, held on September 24, 2026, resolved to approve the Company to enter into a lease agreement with TPI Polene Power Public Company Limited (“TPIPP”) for the purpose of operating a solar power generation project.

The Company holds 70.24% of total shares in TPIPP, which is a subsidiary of the Company, and the two companies have common directors. Therefore, the above transaction is classified as a connected transaction. The details of the transaction are summarized as follows:-

- | | |
|------------------------------|--|
| 1. Transactions date | September 24, 2026 |
| 2. Parties involved | |
| Lessor | TPI Polene Public Company Limited |
| Lessee | TPI Polene Power Public Company Limited |
| Relationship | Leophairatana family is a major shareholder and has control over both the Company and TPIPP. |
| 3. Type of the transaction | The lease agreement has a term of three (3) years. |
| 4. Transaction size | |
| Types of Lease Agreement | Lease of the Company's certain space - an area of 42,070 square meters on the roof of the Company's concrete roof tile plant, located in Ban Kaeng Subdistrict, Chaloem Phra Kiat District, Saraburi province, to be used as the site for TPIPP's 6.012 MW Solar Power Generation Project (Rooftop Solar). |
| Rental areas and rental rate | 42,070 square meters at the rental rate of Baht 3.125 per square meter per month. |

บริษัท ทีพีโอ โพลีน จำกัด (มหาชน)

TPI POLENE PUBLIC COMPANY LIMITED

Lease term	Three (3) years (October 1, 2026 to September 30, 2029).
Total lease value for three (3) years	Baht 4,732,875
Payment term	The rental fee shall be paid annually within thirty (30) days from the date of receipt of the invoice.

The above transaction is classified as a connected transaction in the category of short-term lease of immovable property. The rental rate and terms and conditions of the lease are considered appropriate. The project as above will enhance business operations of the Company and TPIPP whilst the Company will be able to purchase electricity generated by the above project.

The total transaction value is Baht 4,732,875. If such transaction is included together with the similar type of transactions occurred in the previous six-month period on August 27, 2026 in the amount of Baht 36,666,900, the connected transactions occurred in six months are totaled of Baht 41,399,775, which is greater than 0.03% (or Baht 15,811,514) but less than 3% (or Baht 15,811,514) of Net Tangible Assets of the Company and its subsidiaries as at June 30, 2026.

The directors and persons who have potential conflicts of interest did not attend the Board of Directors' meeting on this agenda, to consider and approve the connected transaction as above, and the Audit Committee is of the opinion that does not differ from the Board of Directors.

Please be informed accordingly.

Sincerely Yours,



Mrs. Orapin Leophairatana
Senior Executive Vice President