



AP (THAILAND) PCL.

NEWS RELEASE

No. 14/2026

15 September 2026

Subject: To report the sales of shares in subsidiaries (APME28 and APME29)

To: The president, the Stock Exchange of Thailand

We, AP (Thailand) PCL. ("AP"), would like to inform the sales of shares in subsidiary namely AP ME 27 ("APME27") to Premium Residence Co., Ltd ("PR") as follows; according to the Board of Directors' meeting no. 8/2026, held on 15 September 2026, has passed resolution to approve the signing of the share transfer document that is subject to the Joint Venture agreement dated on March 11, 2016 through Premium Residence Co., Ltd. ("PR"), which is a joint venture company between AP (Thailand) Pcl. and MJRI (Thailand) Co., Ltd. ("MJRT"). The shareholdings ratio of AP and MJRT is 51:49. Thus, MJRT is not the connected person of the Company according to the Notification of the Capital Market Supervisory Board Thor Chor 21/2008 and related regulations.

Today, AP Board of Directors' has passed resolution to approve the signing of the share transfer document to sell shares of AP ME 28 Co., Ltd ("APME28") and AP ME 29 Co., Ltd ("APME29") to PR. The purpose of sales is property development through the said company. Furthermore, AP and PR will make a deal at mutually agreed prices and when both parties agree, AP will sign the share transfer document on 28 September 2026 (or the later date that both parties mutually agreed). The details of the transactions as follows;

AP ME 28 Co., Ltd

Registered capital	Baht 1,000,000
Number of shares	100,000 shares
Par value	Baht 10
Book Value as of 31 August 2026	Baht 9.04 per share
Shares purchase from PR	99,997 shares
Purchase price	Baht 1,235,808
AP's shareholdings ratio in APME28 before shares purchase	99.99%
AP's shareholdings ratio in APME28 after share purchase	none

The aforementioned transaction is regarded as a disposal of asset transaction according to the Notification of the Capital Market Supervisory Board: Rules on Significant Transactions Constituting Acquisition or Disposition of Assets. The size of the transaction having been calculated on the basis of "Net Tangible Assets", which is equal to 0.001%, as a highest value.

**AP ME 29 Co., Ltd**

Registered capital	Baht 1,000,000
Number of shares	100,000 shares
Par value	Baht 10
Book Value as of 31 August 2026	Baht 9.50 per share
Shares purchase from PR	99,997 shares
Purchase price	Baht 1,187,253
AP's shareholdings ratio in APME29 before shares purchase	99.99%
AP's shareholdings ratio in APME29 after share purchase	none

The aforementioned transaction is regarded as a disposal of asset transaction according to the Notification of the Capital Market Supervisory Board: Rules on Significant Transactions Constituting Acquisition or Disposition of Assets. The size of the transaction having been calculated on the basis of "Net Tangible Assets", which is equal to 0.001%, as a highest value.

Moreover, the company has two transactions from previous acquisition and disposal of assets occurred during a period of 6 months, details as follows;

1. According to letter no. 4/2026, dated on 26 March 2026, the transaction size is 0.006%
2. According to letter no. 9/2026, dated on 14 May 2026, the transaction size is 0.002%

The accumulative size of the total acquisition and disposal of assets transactions of the Company are equal to $0.002\% + 0.006\% + 0.002\% = 0.0010\%$ Such transactions are less than 15%, therefore the Company has no obligation to disclose the information on its entry into the transactions to the Stock Exchange of Thailand.

Please be informed accordingly.

Sincerely yours,
AP (Thailand) Public Company Limited.

/S/

(Mr. Pramart Kwanchuen)

Corporate Secretary