ASSETWISE

ASW.CO 0008/2026

September 25,2026

Subject : Notification of The disposal of shares of Wise Estate 23 Company Limited (Subsidiary)

To : President of the Stock Exchange of Thailand

The Board of Directors of AssetWise Public Company Limited ("the Company, ASW") No.4/2026 held on August 6, 2026 resolved to passed a resolution approving the disposal of the ordinary share of Wise Estate 23 Co.,Ltd. ("WE23") which is a subsidiary company of the Company where the Company holds 99.97% in WE23, the said transaction is to sell WE23's ordinary share at 49% of registered capital to Tokyo Tatemono (Thailand) Ltd. ("TTT") ,a subsidiary of Tokyo Tatemono Co., Ltd. which is a listed company in Tokyo Stock Exchange with the objective to expand investment opportunities in real estate development business. As well as to extend and support the Company's real estate development projects

Therefore, the said transaction result in WE23 will be terminated from the subsidiary company of the Company. The details of entering into the transaction are as follows:

1) Transaction Date

The Board of Directors of the Company No.4/2026 held on August 6, 2026 had the resolution to sell WE23's ordinary share resulting in the end of being a subsidiary company of ASW. Delay in informing such transactions to SET resulted from the parties mutually agreed that all conditions precedent specified under the share purchase agreement between the Company and TTT must be completely executed before disclosing such information. In this regard, the conditions precedent were fully executed on September 25, 2026.

2) Transaction Party and Relationship with the Listed Company

Seller: Assetwise Public Company Limited
Holding 99.97% of total WE23's shares

Buyer: Tokyo Tatemono (Thailand) Ltd.
buying 49% of total shares from the Company
(The shareholders of TTT are: (1) Tokyo Tatemono Co., Ltd., holding 99.9998%, and (2) Tokyo Tatemono Asia Pte. Ltd., holding 0.0002%.)

Relationship: The listed Company and Buyers are considered as non-connected transaction as per Notification of the Capital Market Supervisory Board Thor Chor. 21/2008 Re: Rules on Connected Transactions, which refers to 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 B.E.2003 and about of Notification.

3) General Characteristics of the Transaction

The Company sold the ordinary shares of WE23 which the Company held 99.97% of the paid-up capital and paid-up ordinary shares of Baht 1,000,000, to TTT at 49% of the issued and paid-up share capital. The transaction value, as negotiated and mutually agreed, amounts to a total of THB 24,490,000, with the price to be paid in cash. The said share disposal price is higher than the net book value and higher than the par value of the Company.

In this regard, WE23 has not yet commenced its business operations and therefore has no obligations of any kind towards the Company.

The details of information of WE23 before and after the transaction are as follows:

	Before the transaction	After the transaction
Company Name	Wise Estate 23 Co.,Ltd.	Wise Estate 23 Co.,Ltd.
Registered capital	Baht 1,000,000 divided into 10,000 ordinary shares with a par value of Baht 100 each	Baht 1,000,000 divided into 10,000 ordinary shares with a par value of Baht 100 each
Shareholding structure	1. The Company 99.97% 2. Mr. Kromchet Vipanpong 0.01% 3. Mr. Werapan Wipanpong 0.01% 4. Ms. Paneeta Malaivings 0.01%	1. The Company 50.97% 2. Tokyo Tatemono (Thailand) Company Limited 49.00% 3. Mr. Kromchet Vipanpong 0.01% 4. Mr. Werapan Wipanpong 0.01% 5. Ms. Paneeta Malaivings 0.01%
Board composition	1. Mr. Kromchet Vipanpong 2. Mr. Weerapan Wipanpong 3. Ms. Paneeta Malaivings	1. Mr. Kromchet Vipanpong 2. Mr. Weerapan Wipanpong 3. Ms. Paneeta Malaivings 4. Mr. Satoru Iwamoto 5. Mr. Noriaki Handa
Office Address	No. 9 Soi Ramintra 5 ,Junction 23, Anusawari, Bangkhen, Bangkok.	No. 9 Soi Ramintra 5 ,Junction 23, Anusawari, Bangkhen, Bangkok.

4) The Calculation of Transaction Size

The disposal of shares of WE23 is considered to be an disposition of assets of the Company. According to the Notification of the Capital Market Supervisory Board No. TorJor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposition of Assets (as amended) and

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Notification of the Board of Governors Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposition of Assets B.E.2547 (as amended).

Entering into this transaction with the maximum transaction size is 0.05% based on total value of consideration, which is the maximum transaction size calculated from the consolidated financial statements of the Company that has been reviewed by the auditor. Certified Public Accountant as of June 31, 2026. The transaction size of the transaction is less than 15% of the total value of the consideration. For combined with the size of the disposition of assets during the past 6 months, the Company has not entered into any disposition of assets transactions during the said period. Therefore, the transaction is not related to the disclosure of information in the Notification of Acquisition or Disposal of Assets.

Nevertheless, the Company is obliged to Report on the disposal of shares in WE23 to be in accordance with the Regulations of the Stock Exchange of Thailand Re: Rules, Conditions and Procedures Governing the Disclosure of Information and Other Acts of a Listed Company, the such transaction is disposed of other investment as a result, that other company ceases to be a subsidiary company, WE23 has its status as a Joint Venture company due to enter into shareholders' agreement which contains provisions prescribing reserved matters for the Board of Directors and reserved matters for the shareholders, which require joint decision-making. As a result of the disposal, the Company loses power of control of the subsidiary.

Please be informed accordingly.

Yours sincerely,

- Kromchet Vipanpong -

(Kromchet Vipanpong)

Director and Chief Executive Officer