บริษัท ทรัพย์ศรีไทย จำกัด (มหาชน)
Sub Sri Thai Public Company Limited
www.subsrithai.co.th E-mail : sst@subsrithai.co.th
บมจ. 0107537002117

206 อาคารพลาซ่า ชั้น 4 ซอยพัฒนาการ 20 แขวงสวนหลวง เขตสวนหลวง กรุงเทพมหานคร 10250
206, Plaza Building, 4th Floor, Soi Pattanakarn 20, Suan Luang Sub-District,
Suan Luang District, Bangkok 10250
โทร. 02-318-5514-5, 02-314-0412, 02-314-3132

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Ref. No. 082/2026

Date: October 29, 2026

Subject: Notification of the Board of Directors' Resolution Regarding Disposal the Company's Assets and Lease Assets with Sub Sri Thai Real Estate Investment Trust ("SSTRT REIT")

To: President
The Stock Exchange of Thailand

The Board of Directors' Meeting No. 11/2026 of Sub Sri Thai Public Company Limited (The Company), held on October 28, 2026, passed significant resolution on (a) the disposal the Company assets to Sub Sri Thai Real Estate Investment trust (SSTRT REIT) for the investment in the Additional Investments Assets No. 2 of SSTRT REIT (b) lease assts from SSTRT REIT and (c) the renewal of the current lease agreement with SSTRT REIT. The details of which are as follows:

(a) The Disposal of the Company's assets to SSTRT REIT

1. **Details of the assets to be sold to SSTRT REIT**

1.1 Land represented by Title Deed No. 17178 with the land area according to the title deed of 1 Rai 53.2 Square Wah, and ownership of warehouse building No.32 with the building area of approximately 1,815 square meters, including other related assets;

1.2 Land represented by Title Deed No. 264191 with the land area according to the title deed of 1 Rai 45.0 Square Wah, and ownership of warehouse building No.33 with the building area of approximately 1,750 square meters, including other related assets;

1.3 Land represented by Title Deed No. 264192 with the land area according to the title deed of 1 Rai 41.0 Square Wah, and ownership of warehouse building No.34 with the building area of approximately 1,750 square meters, including other related assets;

1.4 Land represented by Title Deed No. 261432 with the land area according to the title deed of 1 Rai 40.3 Square Wah, and ownership of document warehouse No.35 with the building area of approximately 1,750 square meters, utilities system and equipment, including other related assets.

The assets are located in Bang Chak Sub-District, Phra Pradaeng District, Samut Prakarn Province.

2. **Price of the property and size of the transaction**

The sale price of the assets to the SSTRT REIT is set at a total value of not exceeding 123,900,000 baht (one hundred and twenty-three million nine hundred thousand baht), which includes the purchase price of land and buildings, utilities and equipment, and other related

assets (excluding taxes, registration fees, and specific business tax, as well as other related fees and expenses). The SSTRT REIT will pay for the assets of the Additional Investments Assets No. 2 to the Company in installments, with the first installment of 55,000,000 baht (fifty-five million baht) payable on the date of asset transfer, and the remaining installments of 68,900,000 baht (sixty-eight million nine hundred thousand baht) payable within a specified period of 3 years.

The offered price is determined based on reference property valuations, which were assessed using the income approach by two appraisers: Knight Frank Charter (Thailand) Co., Ltd., according to the property valuation report dated September 15, 2026, and Nexus Property Consultant Co., Ltd., according to the property valuation report dated October 6, 2026.

The transaction disposal assets to the SSTRT REIT, valued at approximately 123,900,000 baht (one hundred and twenty-three million nine hundred thousand baht), represented approximately 2.14%, calculated pursuant to the value of consideration rule based on the consolidated financial statements of the Company as of June 30, 2026. Furthermore, the company has not conducted any asset sales to the SSTRT Trust in the past 12 months. Thus, the asset disposal to SSTRT REIT is not regarded as a material transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions. The Company is not required to prepare an information memorandum to be disclosed to the Stock Exchange of Thailand and this transaction does not fall within the connected transaction.

(b) Leasing of assets to SSTRT REIT (lease back of assets sold to SSTRT Trust)

1. The assets to be leased to the SSTRT REIT

Following the investment by the SSTRT REIT, the SSTRT REIT will generate returns by leasing in the Additional Investments Assets No. 2, which are warehouse buildings No. 32, 33, and 34, and document storage warehouse building No. 35, with a total area of 7,065 square meters, to the Company. The Company will use these assets for document storage and/or warehouse rental operations, under a lease agreement that the SSTRT REIT with the company.

2. Rental rates and size of the transaction

The lease agreement for warehouse buildings No. 32, 33, 34 and document storage warehouse building No. 35 will have an initial lease term of 3 years from the date the SSTRT Trust invests in the assets. Each party has the right to renew the contract after the initial lease term expires for two additional periods of 3 years each, and one additional period until January 31, 2037. The rent until January 31, 2037, will be approximately 118,677,689 baht (one hundred eighteen million six hundred seventy-seven thousand six hundred eighty-nine baht), representing a transaction value of approximately 2.05% calculated pursuant to the value of consideration rule based on the consolidated financial statements of the Company as of June

30, 2026. Thus, the asset disposal to SSTRT REIT is not regarded as a material transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions. The Company is not required to prepare an information memorandum to be disclosed to the Stock Exchange of Thailand and this transaction does not fall within the connected transaction.

(C) Renewal of the current lease agreement of the SSTRT REIT's assets to the Company.

1. Assets Properties to be leased to the SSTRT REIT

Due to the expiration of the lease agreement for assets currently leased to the Company by the SSTRT REIT on January 31, 2028, the SSTRT REIT intends to continue leasing the assets to the Company, and the Company intends to continue leasing the assets for the operation of a document storage facility after the current lease agreement expires on January 31, 2028.

1. 5 document warehouses with a total building area of 9,277 square meters, and ownership of the utilities system and equipment, including other related assets, located in Bang Chak Sub-District, Phra Pradaeng District, Samut Prakarn Province. ("Sub Sri Thai Smart Storage Project Assets")
2. 9 document warehouses with a total building area of 15,340 square meters, and ownership of the utilities system and equipment, including other related assets, located in Bang Chak Sub-District, Phra Pradaeng District, Samut Prakarn Province. ("Sub Sri Thai Project Assets (9 buildings)")

2. Rental rates and size of the transaction

The lease agreement will have an initial lease term of 3 years, commencing on February 1, 2028, with each party having the right to renew the contract for a further two periods of 3 years each (until January 31, 2037). The total rental income for the Sub Sri Thai Smart Storage Project Assets throughout the rental period is approximately 447,525,792 baht, and the total rental income for the Sub Sri Thai Project Assets (9 buildings) throughout the rental period is approximately 444,000,924 baht. The total rental value for both projects is 891,526,716 baht (eight hundred ninety-one million five hundred twenty-six thousand seven hundred sixteen baht), representing the transaction size in terms of value of approximately 15.42% calculated pursuant to the value of consideration rule based on the consolidated financial statements of the Company as of June 30, 2026. Thus, the asset disposal to SSTRT REIT is not regarded as a material transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions. The Company is not required to prepare an information memorandum to be disclosed to the Stock Exchange of Thailand and this transaction does not fall within the connected transaction.

However, entering into the aforementioned transaction with the SSTRT REIT has required the approval from the SSTRT Trust's unitholders' meeting.

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www.subsrithai.co.th E-mail : sst@subsrithai.co.th
บมจ. 0107537002117

206 อาคารพลาซ่า ชั้น 4 ซอยพัฒนาการ 20 แขวงสวนหลวง เขตสวนหลวง กรุงเทพมหานคร 10250
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Please be informed accordingly

Yours Sincerely,

Sub Sri Thai Public Company Limited

- Supasith Sukhanindr –

(Mr. Supasith Sukhanindr)

Chief Executive Officer and President