L-WAVE 27/2569

19 October 2026

Subject Signing of a Building Lease Agreement to Expand the Company's Healthcare Business

To The President

The Stock Exchange of Thailand

Wave Exponential Public Company Limited ("the Company") would like to inform that the Company has entered into a lease agreement for the ViMUT Watcharapol Hospital building (the "Lease Agreement") with ViMUT Wellness Service Company Limited ("ViMUT Wellness"), for use as an elderly health-promotion hospital and/or other types of healthcare facilities, as well as for other purposes in line with the Company's objectives. The lease term is three years, from 1 November 2026 to 31 October 2029, with total rent over the lease term of THB 21,801,750. Should the Company wish to renew the Lease Agreement, the Company must notify ViMUT Wellness in writing at least 180 days before the Lease Agreement expires.

This lease is in line with the Group's strategic plan under its vision of developing businesses that enhance consumers' Quality of Life in a holistic manner, covering education and access to knowledge, healthcare, healthy lifestyles, and environmental care. The Company will develop the building into a 49-bed hospital under the name "QOL @ ViMUT Watcharapol", housed in a four-storey building, as part of the healthcare business expansion plan of WAVE Health. The hospital aims to serve residents of northern Bangkok, covering Bang Khen, Lak Si, Sai Mai and nearby areas, which are residential areas with both large communities and premium housing estates. The Company intends to provide services at private hospital standards at more accessible prices, giving residents more options to receive medical care close to home and reducing the travel constraints of seeking treatment.

In developing the project, the Company has partnered with ViMUT Hospital Holding Company Limited ("ViMUT Hospital"). ViMUT Hospital will contribute the ViMUT Group's experience in hospital management and medical services, while the Company will contribute business development capabilities and its partner network. The development of this 49-bed facility also reflects a healthcare expansion approach that focuses on the patient base in each area and tailors services to community needs, including general medical care, care for patients who require regular treatment, and specialized medical services, particularly for patients with chronic diseases who require continuous follow-up. This model enables the

project to clearly define its target patients and service types, while also allowing WAVE Health to apply the experience gained from the project when considering future business opportunities.

The project's core service is a dialysis center that emphasizes the quality and safety of treatment, as well as care for patients who require regular treatment. Access to kidney care and ease of travel are important to patients and their families, particularly patients who require regular hemodialysis. The project therefore plans to develop a dialysis center close to the community, linked with other medical services within the hospital to support continuous monitoring and patient care as appropriate. In addition, the hospital will allocate space for outpatient examination rooms and inpatient services to meet the healthcare needs of people of all ages and to broaden access to medical services in the area. The partnership with ViMUT Hospital also aims to develop a healthcare facility that meets the needs of local residents, especially urban families who value convenient access to medical care and continuous care after treatment, and provides an opportunity for both parties to combine their strengths to develop healthcare services and expand their business collaboration in the future. In the long term, the Company aims to lay the foundation for growth through service development and a patient referral system, working with medical teams and partners in Thailand and abroad to expand its healthcare network and reach more people.

Beyond developing a healthcare facility that meets community needs, the Company also sees an opportunity to expand its healthcare business by developing a Home Hospital model that connects patient care between the hospital and the home. As Thailand becomes an aging society, demand for elderly care, rehabilitation and long-term care continues to grow, particularly for services that allow families to care for patients in a familiar environment. The Company therefore plans to offer a service to design and set up patient care spaces at home (Home Care Setup) tailored to each patient's physical condition and needs, together with coordination with care teams and healthcare facilities when necessary.

This transaction does not constitute a connected transaction under the Notification of the Capital Market Supervisory Board No. TorChor. 46/2568 Re: Rules on Connected Transactions. Under the Notification of the Capital Market Supervisory Board No. TorChor. 45/2568 Re: Rules on Material Transactions, the highest transaction size is 4.00 percent based on the total value of consideration criterion, calculated from the Company's consolidated financial statements for the period ended 30 June 2026, which have been reviewed by a certified public accountant. As the transaction size is below the threshold requiring the Company to take action under the Notification, the Company is not required to disclose information on the transaction to the Stock Exchange of Thailand. Nevertheless, the Company considers it appropriate to disclose this information for the acknowledgement of its shareholders and investors.

Please be informed accordingly.

Yours sincerely,

- Kittipol Thanasit -

(Mr. Kittipol Thanasit)

Company Secretary

Wave Exponential Public Company Limited