Ref. No. SMT11/2026

Date 28 October 2026

Subject Notification of the Execution of a Land Sale and Purchase Agreement and Proposed Investment in a New Manufacturing Facility for Production Capacity Expansion

To The President
The Stock Exchange of Thailand

Enclosure: Information Memorandum on the Land Acquisition and Proposed Investment in a New Manufacturing Facility

Stars Microelectronics (Thailand) Public Company Limited (the "**Company**") hereby informs that on 28 October 2026, the Company executed a land sale and purchase agreement for a plot of land located within Asia Industrial Estate (Suvarnabhumi), Bang Bo District, Samut Prakan Province, with a total area of approximately 17 rai, 1 Ngan and 94.9 Square Wa, for a total purchase consideration of THB 166 million. The land acquisition is intended to support the expansion of the Company's production capacity and the development of the new manufacturing facility. The execution of the agreement was undertaken pursuant to the resolution of the Board of Directors' Meeting No. 9/2026, held on 2 October 2026, which approved the land acquisition and authorized management to negotiate, determine the terms and conditions of, and execute the land sale and purchase agreement and other relevant documents.

The land acquisition constitutes an acquisition of assets subject to the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions, dated 19 December 2025, as amended (the "**Notification on Material Transactions**"). However, the transaction size, calculated under the total value of consideration criterion, is 6.98%, based on the land purchase consideration of THB 166 million relative to the Company's total assets of THB 2,379.1 million, as reported in its reviewed consolidated financial statements as of 30 June 2026. As a result, after considering the relevant transaction size calculation criteria and aggregating any related transactions or transactions forming part of the same project during the 12-month period preceding the date on which the Company agreed to enter into the transaction, in accordance with the Notification on Material Transactions, the maximum aggregate transaction size for such transaction is equivalent to 6.98%. Accordingly, the transaction does not meet the threshold requiring mandatory disclosure under the Notification on Material Transactions.

Furthermore, the land acquisition does not constitute as a connected transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Connected Transactions, as amended, as the seller is not a connected person of the Company.

Nevertheless, the Company considers the land acquisition and the proposed investment in the new manufacturing facility to be significant information concerning its business direction and investment plans. The Company has therefore elected to disclose this information in accordance with the applicable requirements governing the disclosure of material information by listed companies, to ensure that the shareholders and investors are informed on a comprehensive and equitable basis.

With respect to the proposed investment in the new manufacturing facility, management has preliminarily estimated additional capital expenditure of approximately THB 400 million. Including the land acquisition cost of THB 166 million, the total preliminary investment value of the project is estimated at approximately THB 566 million. The initial development plan (Phase 1) involves the construction of a manufacturing building with a total floor area of approximately 10,000 square meters on approximately 4 Rai of the acquired land. This is expected to increase the Company's total manufacturing floor area from approximately 22,000 square meters to approximately 32,000 square meters, representing an increase of approximately 50%. The remaining land area will be reserved to accommodate future factory expansion and additional investments. However, the preliminary investment estimate excludes any investment relating to production capacity expansion within the Company's existing manufacturing facility, which will be considered separately.

The additional capital expenditure of approximately THB 400 million represents the management's preliminary estimate only. The detailed design, scope of work, machinery and equipment requirements, and sources of financing remain under evaluation and have not been approved as the entire capital expenditure budget for the development of the new manufacturing facility. The size and configuration of the manufacturing building, as well as the investment amount, may be subject to change depending on the outcome of the feasibility studies and further development of the project details. Management will submit the relevant information to the Board of Directors for consideration and approval, as applicable. The Company will also assess the transaction size and applicable aggregation requirements and comply with the Notification on Material Transactions and other relevant regulations accordingly.

The Company hereby submits the Information Memorandum on the Land Acquisition and Proposed Investment in a New Manufacturing Facility, as enclosed, and will disclose any material developments to the shareholders and investors in accordance with the applicable regulatory requirements.

Please be informed accordingly.

Yours Sincerely,

(Mr Prompong Chaikul)
Vice Chairman of the Board of Directors

Authorized Person to Disclose Information
Stars Microelectronics (Thailand) Public Company Limited

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Information Memorandum on the Land Acquisition and
Proposed Investment in a New Manufacturing Facility
Stars Microelectronics (Thailand) Public Company Limited
Asia Industrial Estate (Suvarnabhumi), Samut Prakan Province

1. Date of the Transaction

Stars Microelectronics (Thailand) Public Company Limited (the "Company"), Board of Directors' Meeting No. 9/2026, held on 2 October 2026, resolved to approve the acquisition of land to support production capacity expansion and the development of a new manufacturing facility, for a total consideration of THB 166 million. The Board of Directors also authorized management to negotiate, determine the terms and conditions of, and execute the land sale and purchase agreement and other relevant documents.

The Company entered into the land sale and purchase agreement on 28 October 2026 and expects to complete the transfer of land ownership by November 2026, as per the terms and conditions stipulated in the agreement.

With respect to the proposed investment in the development of the new manufacturing facility and its sources of financing, the management is currently conducting further studies and assessments before submitting the relevant proposals to the Board of Directors for consideration and approval, as applicable.

2. Contractual Parties and Relationship with the Company

Land Acquisition

Purchaser: Stars Microelectronics (Thailand) Public Company Limited

Seller: Asia Industrial Estate Co., Ltd.

Relationship between the Purchaser and Seller: The Seller is not a connected person of the Company

3. General Characteristics and Transaction Size

The transaction involves the acquisition of a plot of land located within Asia Industrial Estate (Suvarnabhumi), Bang Bo District, Samut Prakan Province, with a total area of approximately 17 Rai, 1 Ngan and 94.9 Square Wa, for a total purchase consideration of THB 166 million. The acquisition is intended to support the development of a new manufacturing facility and the expansion of the Company's production capacity over the long term.

The land acquisition constitutes an acquisition of assets subject to the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions, dated 19 December 2025, as amended (the "**Notification on Material Transactions**").

The transaction size, calculated under the total value of consideration criterion based on the Company's reviewed consolidated financial statements as of 30 June 2026, is detailed as follows:

Transaction	Value
Total Consideration for the Land Acquisition	THB 166 million
Total Assets per the Consolidated Financial Statements as of 30 June 2026	THB 2,379.1 million
Transaction Size: (166 ÷ 2,379.1) × 100	6.98%

After considering the relevant transaction size calculation criteria and aggregating any related transactions or transactions forming part of the same project during the 12-month period preceding the date on which the Company agreed to enter into the transaction, in accordance with the Notification on Material Transactions, the maximum aggregate transaction size is 6.98%. Accordingly, the transaction does not meet the threshold requiring mandatory disclosure under the Notification on Material Transactions.

Furthermore, the land acquisition does not constitute a connected transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Connected Transactions, as amended, as the seller is not a connected person of the Company.

Nevertheless, the Company considers the land acquisition and the proposed investment in a new manufacturing facility to be material information concerning its business direction and investment plans. The Company has therefore elected to disclose this information in accordance with the applicable requirements governing the disclosure of material information by listed companies, to ensure that the shareholders and investors receive such information on a comprehensive and equitable basis.

The additional investment of approximately THB 400 million for the construction and development of the new manufacturing facility represents the management's preliminary estimate only. Whereby, the details of the proposed investment that have not yet been approved will be submitted to the Board of Directors for further consideration. The Company will assess the transaction size and applicable aggregation

requirements under the Notification on Material Transactions in connection with subsequent phases of the investment.

4. Project Details

4.1 Background and Objectives

Management has identified potential business growth opportunities based on discussions with customers and their projected future demand for the products and services. Given the existing manufacturing facility's space constraints, the Company recognizes the need to develop a new manufacturing facility to accommodate the anticipated increase in orders from existing customers and capture potential business opportunities from new customers.

The proposed investment aims to expand the Company's manufacturing floor area and production capabilities while optimizing the allocation of manufacturing space and production resources to support long-term business expansion. The investment is also intended to strengthen the Company's Business Continuity Plan (BCP), reduce reliance on a single manufacturing location, and enhance its preparedness for managing production-related risks.

Having considered the proposed land acquisition, the Board of Directors deemed the transaction appropriate and resolved to approve the land purchase. The Board has also assigned management to conduct further studies on the proposed investment in the new manufacturing facility, with the detailed investment plan to be submitted separately to the Board of Directors for consideration and approval.

4.2 Facility Location and Size

The facility will be located on a plot of land within Asia Industrial Estate (Suvarnabhumi), Bang Bo District, Samut Prakan Province, with a total land area of approximately 17 Rai, 1 Ngan and 94.9 Square Wa.

Under the preliminary development plan (Phase 1), the Company plans to construct a manufacturing building with a total floor area of approximately 10,000 square meters on approximately 4 Rai of the acquired land. This is expected to increase the Company's total manufacturing floor area from approximately 22,000 square meters to approximately 32,000 square meters, representing an increase of approximately 50%. The remaining land area will be reserved to accommodate future factory expansion and additional investments.

The size and configuration of the manufacturing building may be subject to change depending on the detailed design and scope to be submitted for approval.

4.3 Production Plan and Allocation of Manufacturing Space

The new manufacturing facility will initially focus on Printed Circuit Board Assembly (PCBA), including assembly processes utilizing Surface Mount Technology (SMT), as well as the assembly of finished electronic products (Box Build).

The Company plans to invest in certain new machinery and production equipment while relocating selected machinery and production lines from its existing manufacturing facility to the new facility. This approach is intended to optimize the allocation of manufacturing space and production capacity across the Company's operations.

The relocation is expected to free up additional space within the existing manufacturing facility, enabling the Company to accommodate future expansion of its Outsourced Semiconductor Assembly and Test (OSAT) and Optics and Photonics businesses. The details and capital expenditure budget for the expansion of production capacity within the existing manufacturing facility will be considered separately and are not included in the estimated investment value of the new manufacturing facility project disclosed herein.

4.4 Project Timeline

The Company expects to complete the transfer of landownership by November 2026 and commence construction of the new manufacturing facility by December 2026, with the target of commencing production operations in the third quarter of 2027.

The above timeline represents a preliminary estimate and may be subject to change depending on the progress of the project, including the approval of the detailed investment plan by the Board of Directors, obtaining the necessary permits and approvals, and the readiness of construction works and machinery installation.

5. Total Value of Consideration and Estimated Investment

The total consideration for the land acquisition is THB 166 million. As of the date of execution of the land sale and purchase agreement, the Company has paid the seller an aggregate amount of THB 49.80 million in accordance with the relevant contractual terms, representing 30% of the total land purchase consideration.

The remaining balance of THB 116.20 million, representing 70% of the total consideration, will be paid upon the transfer of land ownership, which is expected to be completed by November 2026.

For the development of the new manufacturing facility, management has preliminarily estimated additional capital expenditure of approximately THB 400 million, covering project preparation, construction of the manufacturing building and related utility systems, as well as machinery and production equipment for the new facility. Accordingly, the total preliminary investment value of the project is estimated at approximately THB 566 million, as summarized below:

Transaction	Value (THB million)	Status
Land Acquisition Cost	166	Approved by the Board of Directors
Additional capital expenditure for the development of the new manufacturing facility	Approximately 400	Management's preliminary estimate, details of the investment that have not yet been approved will be submitted to the Board of Directors for further consideration
Total Preliminary Investment	**Approximately 566**	**The total project investment budget has not yet been fully approved**

The additional capital expenditure of approximately THB 400 million remains subject to further detailed assessment and has not yet been fully approved as the capital expenditure budget for the construction and development of the new manufacturing facility. The estimated investment amount may be subject to change depending on the detailed design, scope of work, and costs of machinery and equipment.

The aforementioned total estimated investment value excludes any investment relating to the expansion of production capacity within the Company's existing manufacturing facility for the OSAT and Optics and Photonics businesses, which will be considered separately.

6. Basis for Determining the Value of Consideration

The land purchase consideration of THB 166 million was mutually agreed upon between the Company and the seller. In determining the suitability of the land acquisition, the Company evaluated and compared alternative options for expanding its manufacturing facilities and potential locations, taking into

consideration factors such as cost, availability of utility infrastructure, suitability for business operations, and capacity to accommodate long-term growth.

The additional capital expenditure of THB 400 million represents management's preliminary estimate. The investment amount to be submitted for approval will be determined based on the detailed design, scope of work, technical specifications of machinery and equipment, and relevant price quotations.

7. Expected Benefits of the Investment

1. Increase the Company's manufacturing floor area by approximately 10,000 square meters, from approximately 22,000 square meters to approximately 32,000 square meters, to enhance its readiness to accommodate anticipated increases in orders from existing and new customers. The new manufacturing facility will primarily focus on PCBA and Box Build operations.

2. Enhance the efficiency and flexibility of allocating manufacturing space, machinery, and production resources between the two manufacturing facilities.

3. Free up additional manufacturing space within the existing facility to accommodate potential expansion of the Company's OSAT and Optics and Photonics businesses, for which the related investments will be considered separately.

4. Retain additional land area to accommodate future factory expansion and investments, subject to customer demand and investment feasibility.

5. Strengthen the Company's Business Continuity Plan (BCP), reduce reliance on a single manufacturing location, and enhance its preparedness to manage production-related risks.

8. Sources of Funding

For the proposed investment in the new manufacturing facility, with a total preliminary investment value of approximately THB 566 million, the Company expects to finance approximately THB 400 million through borrowings from financial institutions, with the remaining THB 166 million to be funded through the Company's own working capital.

The proposed financing plan remains preliminary. The Company will evaluate the financing terms offered by financial institutions and determine an appropriate capital structure, taking into consideration its

liquidity position, debt repayment capacity, and overall financial condition. The relevant financing arrangements will subsequently be submitted to the Board of Directors for consideration, as applicable.

9. Conditions of the Transaction and Project Implementation

The acquisition and transfer of landownership shall be conducted in accordance with the terms and conditions stipulated in the land sale and purchase agreement. Prior to the transfer of ownership, the Company will ensure that all necessary due diligence procedures have been completed, including verification of land title documents, encumbrances, land use restrictions, and relevant permits and approvals.

Any activities undertaken on the project site shall be subject to the Company's rights of access to the land and the necessary permits and approvals. The construction of the main manufacturing building and any investment activities that have not yet been approved shall proceed only upon obtaining the requisite approvals from the relevant authorized parties and ensuring full compliance with applicable rules and regulations. Management will subsequently submit the relevant details to the Board of Directors for consideration and approval.

The Company will also assess the transaction size and applicable aggregation requirements and comply with the Notification on Material Transactions and other relevant regulations. The Company will disclose the Board of Directors' resolutions, as well as any material developments relating to the project, to shareholders and investors in accordance with the applicable disclosure requirements.

Please be informed accordingly.

Yours Sincerely,

(Mr Prompong Chaikul)
Vice Chairman of the Board of Directors

Authorized Person to Disclose Information
Stars Microelectronics (Thailand) Public Company Limited