(English Translation)

WHA.SET.CS. 12/2569

October 30, 2026

Subject Disposal of Assets to WHA Industrial Leasehold Real Estate Investment Trust

Dear President
The Stock Exchange of Thailand

WHA Corporation Public Company Limited (the "**Company**") hereby notifies that the Company's Board of Directors' Meeting on October 30, 2026 passed a resolution approving WHA Industrial Development Public Company Limited ("**WHAID**"), the Company's subsidiary in which the Company (directly and indirectly) holds shares at 98.54 percent, and WHAID's subsidiaries to dispose of their assets to WHA Industrial Leasehold Real Estate Investment Trust ("**WHAIR**"). The significant details are as follows:

1. Details of Assets to be Disposed to WHAIR

WHAID and its subsidiaries (collectively called "**Asset Owners**") will dispose of their assets to WHAIR in the form of a long-term lease of immovable property and a sale of movable property, with the following significant details:

(1) Assets for long-term lease:

Project	Assets for Long Term Lease	Asset Owners
WHA Chonburi Industrial Estate 1 (WHA CIE1)	1 unit of Factory Detached Building	WHAID
	1 unit of Factory Attached Building	WHA Industrial Building Co., Ltd.
WHA Eastern Seaboard Industrial Estate 1 (WHA ESIE 1)	1 unit of Factory Detached Building	WHA Eastern Seaboard Industrial Estate Co., Ltd.
WHA Eastern Seaboard Industrial Estate 3 (WHA ESIE 3)	1 unit of Factory Detached Building	WHA Eastern Seaboard Industrial Estate Co., Ltd.
WHA Rayong 36 Industrial Estate (WHA Rayong 36)	1 unit of Factory Detached Building	WHA Rayong 36 Co., Ltd.
WHA Logistics Park 1 (WHA LP 1)	1 unit of Factory Detached Building	WHA Industrial Building Co., Ltd.
	2 units of Warehouse and Office	
WHA Saraburi Industrial Land (WHA SIL)	2 units of Factory Attached Building	WHA Industrial Building Co., Ltd.

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The Asset Owners will lease out the assets to WHAIR for a term of 30 years and make a promise to extend the lease term for another 30 years. In order to guarantee that the Asset Owners will extend the lease term to WHAIR when WHAIR exercises the right under the promise, the Asset Owners shall mortgage the leased assets to WHAIR in the amount of not exceeding THB 1,243,744,000.

(2) The assets to be sold to WHAIR are movable assets in WHA Chonburi Industrial Estate 1 (WHA CIE1), WHA Logistics Park 1 (WHA LP 1) and WHA Saraburi Industrial Land (WHA SIL) as stated in Clause (1) above.

2. The sale price and rental fee of the assets to WHAIR

The sale price of the assets and rental fees for the assets, in total, shall not exceed THB 1,234,600,000, which is the amount to be received by the Asset Owners on the date WHAIR invests in the assets of Asset Owners. The remuneration for exercise of right under the promise given to WHAIR is fixed at an aggregate amount not exceeding THB 80,000,000, payable upon WHAIR's exercise of right under the promise (the said price does not include value added tax, fee and expense for ownership transfer, lease registration fee as well as stamp duty to be posted on the lease agreements).

The aforementioned price is determined from the appraisal value by mean of income approach by two appraisers i.e. Sims Property Consultants Company Limited pursuant to the appraisal report dated May 7, 2026 and Asian engineering valuation Company Limited pursuant to the appraisal report dated May 7, 2026.

3. Transaction Size

The disposal of assets to WHAIR has a transaction size of approximately 1.16 percent, 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 WHAIR 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.

Please be informed accordingly.

Yours sincerely,

- Jareeporn Jarukornsakul -

(Ms. Jareeporn Jarukornsakul)
Group Chief Executive Officer