

ASSETWISE

ASW.CO 008/2026

6 October 2026

Subject : Acquisition of a subsidiary
To : President of the Stock Exchange of Thailand

AssetWise Public Company Limited ("The Company") would like to inform you that, the Executive Committee Meeting of the Company No.29/2026 held on 25 June 2026 resolved to approve an acquisition of ordinary shares in Chewathai Estate 3 Co., Ltd. ("CE3") at 49% by 39 Estate Co., Ltd. ("39E"), a subsidiary in which the Company holds 99.99% of the total shares, acting as the purchaser in the transaction.

39E acquired 99.99% of the total issued and paid-up ordinary shares of CE3 for the purpose of supporting and expanding the Company's real estate development business. Upon completion of the acquisition, CE3 will become a subsidiary of the Company. The details of entering into the transaction are as follows:

1) Transaction Date

As of the Executive Committee Meeting of AssetWise Public Company Limited No.29/2026 held on 25 June 2026, the Executive Committee resolved to approve the acquisition of ordinary shares in Chewathai Estate 3 Co., Ltd. ("CE3"), with 39 Estate Co., Ltd. ("39E"), a subsidiary in which the Company holds 99.99% of the shares, acting as the purchaser in the transaction. Upon completion of the acquisition, CE3 will become a subsidiary of the Company.

The Company discloses the information following the approval by the Executive Committee of the Company because the parties had agreed that all conditions precedent specified in the Share Purchase Agreement entered into between the Company and the seller in relation to the sale and purchase of CE3's shares must be fully satisfied prior to completion of the transaction. All conditions precedent were fulfilled on 6 October 2026.

2) Transaction Party and Relationship with the Listed Company

Buyer: 39 Estate Co., Ltd. ("39E")
Seller: Chewathai Public Company Limited ("CHEWA")
Relationship: The Company and Sellers are considered as non-connected transaction as per Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Related Party Transactions

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3) General Characteristics of the Transaction

The Company will purchase 9,999 ordinary shares representing 99.99% of the registered capital of CE3 with a par value of 100 Baht. The details of information of CE3 before and after the transaction are as follows:

	Before the transaction	After the transaction
Company Name	Chewathai Estate 3 Co., Ltd.	Chewathai Estate 3 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. CHEWA 99.99% 2. Renew Co., Ltd. 00.01%	1. 39E 99.99% 2. Mr. Kromchet Vipapong 0.01%
Directors	1. Mr. Chartchai Panichewa 2. Mr. Boon Choon Kiat	1. Mr. Kromchet Vipapong 2. Mr. Weerapan Vipapong 3. Ms. Paneeta Malaivongs
Office Address	No. 967 Soi Lat Phrao 71, Saphan Song Subdistrict, Wang Thonglang District, Bangkok	No. 9 Soi Ramintra 5 ,Junction 23, Anusawari, Bangkok, Bangkok

4) The Calculation of Transaction Size

The share purchasing of CE3 is considered to be an acquisition of assets of the Company. According to the Notification of the Capital Market Supervisory Board No. TorJor. 45/2568 Re: Rules on Material Transactions.

Entering into this transaction with the maximum size is 0.34% based on Total Value of Consideration basis, which is the maximum transaction size calculated from the consolidated financial statements of the Company that has been reviewed by the Certified Public Accountant as of 31 March 2026, The transaction size of the transaction is less than 25% of the total value of the consideration. For combined with the size of the acquisition of assets during the past 12 months, the Company has not entered into any acquisition 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.

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Nevertheless, the Company is obliged to report on the acquisition of CE3's ordinary shares 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. Since the aforementioned case involves a listed company acquiring investments in another company, which results in that company becoming a subsidiary of the listed company.

Please be informed accordingly.

Yours sincerely,

- *Kromchet Vipanpong* -

(Mr. Kromchet Vipanpong)

Director and Chief Executive Officer