ASSETWISE

ASW.CO 011/2026

October 28, 2026

Subject : Notification of the disposal of shares of Title Hotel Bangtao 1 Company Limited (Indirect subsidiary)

To : President of the Stock Exchange of Thailand

Assetwise Public Company Limited ("The Company") would like to inform that the Board of Directors of Rhom Bho Property Public Company Limited ("TITLE") No.5/2026 held on August 5, 2026 passed a resolution approving the disposal of the ordinary share by The Title Hotel and Resort Co., Ltd.("THR") of ordinary shares in Title Hotel Bangtao 1 Co., Ltd. ("TB1") (Indirect subsidiary) an indirect subsidiary of the Company in which THR holds 99.99% of the shares. The transaction is to sell TBT1's ordinary shares at 40% of registered capital to Tokyo Tatemono (Thailand) Ltd. ("TTT") , which is not a connected person of the Company

The disposal of shares in TB1 is intended to expand the Company's investment opportunities in the real estate development business, as well as to further enhance and support the Company's real estate development projects. Upon completion of the disposal of such common shares, TB1 will cease to be an indirect subsidiary of the Company. The delay in disclosing the transaction to the SET was due to the parties' mutual agreement that the information would be disclosed only after all conditions precedent specified in the Share Purchase Agreement had been fulfilled, which occurred on 28 October 2026.

The disposal of the investment in the subsidiary, when calculated in accordance with the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Material Transactions, has a transaction size of 0.835% based on value of the net assets, which calculated the consolidated financial statements of the Company that has been reviewed by the auditor, certified Public Accountant as of 30 June 2026. In this regard, the Company has not entered into any disposal of assets transactions, with the transaction size calculated based on value of the net assets, during the past 12 months. This transaction is considered as a disposal of assets with the value lower than 25%, the Company, therefore, is not required to report or disclose information under the Notification. Furthermore, this transaction is not classified as a connected transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Related Party Transactions. Therefore, the Company is not required to report or disclose information under the notifications on Related Party Transactions.

Nevertheless, upon completion of the disposal, TB1 will cease to be an indirect subsidiary of the Company. Accordingly, the Company is required to disclose information regarding the transaction, as it involves the disposal of an investment in another company resulting in such company ceasing to be a subsidiary of the Company, pursuant to the Regulations of the Stock Exchange of Thailand Re: Disclosure of Information and

Other Acts of Listed Companies, B.E. 2569. Furthermore, pursuant to the Joint Venture Agreement, which provides joint management by the parties, the disposal of such ordinary shares will result in the Company losing control over TB1; however, TB1 will retain the status of a joint venture of the Company. This asset disposal transaction will have no material impact on the Company's operations or consolidated financial position.

Please be informed accordingly.

Yours sincerely,

- Kromchet Vipanpong -

(Kromchet Vipanpong)

Director and Chief Executive Officer