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Ref. Thor Bor 36/2569

16 November 2026

Subject: Provision of Joint Loan Guarantee for to King Square Suites Co., Ltd.. with Tokyu Corporation Co., Ltd. (Japan) in credit lines extended by various commercial banks

To: Director and Manager of the Stock Exchange of Thailand

I.C.C. International Public Company Limited would like to report the resolutions of the Board of Director's is meeting #8/2569 held on November 16, 2026. A resolutions was passed to Approve the joint guarantee for King Square Suites Co., Ltd. in the latter's credit lines extended by Bank of Ayudhya Public Company Limited, Mizuho Bank, Ltd. with Tokyu Corporation Co., Ltd. (Japan) being the guarantor for the full amount, and companies in the Saha Group, as the Thai investors, providing joint guarantee of 65.00%, which is considered a related transaction as per the following details:

1. Date of transaction : Within November 2026
2. Related parties
   - Guarantor : I.C.C. International Plc.
   - Applicant : King Square Suites Co., Ltd.
   - Relationship : I.C.C. International Plc. and King Square Suites Co., Ltd. have the same major shareowner namely Saha Pathana Inter-Holding Plc. holding 24.26 % shares of I.C.C. International Plc. and holding 23.40 % shares of King Square Suites Co., Ltd.
3. General characteristics of the transaction
   - Transaction class : Provision of financial assistance in the form of joint guarantee proportionate to its investment of 23.40 %.
   - Related Party Transaction : This transaction constitutes a connected transaction regarding the provision of financial assistance via a guarantee in proportion to the shareholding, pursuant to the Notification of the Capital Market Supervisory Board on Rules on Connected Transactions, the value of which is more than THB 100 million or less than 3% of NA whichever is lower.

     It is noted that 3% of NA as at 30 September 2026 was approximately THB 899 million. Accordingly, such transaction requires approval from the Board of Directors and disclosure of the information to the Stock Exchange of Thailand, but no shareholders' approval is required.

บริษัท ไอ.ซี.ซี. อินเตอร์เนชั่นแนล จำกัด (มหาชน)
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- Material Transaction : The aggregate transaction size, including other related transactions or transactions under the same project during the preceding 12 months, is less than 25%. Therefore, the Company is not required to comply with the requirements applicable to material transactions

4. Details of transaction
   - Name of applicant : King Square Suites Co., Ltd.
   - Type of business : Operates a real estate development business for sale and rent, including other services.
   - Registered capital : THB 1,000,000,000.- divided into 1,000,000 shares at THB 1,000.- per share
   - Credit line : A loan facility of THB 950,000,000.- being a long-term loan with a term of 10 years details:

| | Amount (THB) |
|---|---|
| 1. Bank of Ayudhya Plc. | 475,000,000 |
| 2. Mizuho Bank, Ltd. | 475,000,000 |
| Total | 950,000,000 |

   - Total value of guarantee: THB 222,300,000 in proportion to investment in King Square Suites Co., Ltd. with Tokyu Corporation Co., Ltd. (Japan) (23.40% of the credit line of THB 950 million).
5. Purpose of transaction : 1. To provide business support to the JV company.
   2. To comply with obligations of the joint venture agreement.
6. Directors with possible conflict of interest who neither attended nor voted in the meeting :
   Mr. Thamarat Chokwatana
7. Opinion of the Board of Directors and the Audit Committee:
   Agreed to provide joint guarantee as per above details in order to give financial support to strengthen the JV company business and also to help them enable to accomplish its business target as planned, as well as to comply with the joint venture agreement's obligations.

Please kindly be informed accordingly.

Yours faithfully,

(Mr. Thamarat Chokwatana)
President and Executive Chairman