(Translation)

AF.031/2026

10 November 2026

Subject The Information of the connected transaction of transactions regarding rental of property not exceed 3 years

To Managing Director The Stock Exchange of Thailand

According to the Board of Director Meeting of Pan Asia Footwear Public Company Limited ("Company" or "PAF") No. 5/2026 which held on 10 November 2026 the Board of Directors has resolved to approve the connected transaction as the following details:

A resolution to approve the connected transaction of transactions regarding rental of property not exceed 3 years as the following details:

1) Date of transaction occurs: 1 January 2027 - 31 December 2027

2) The parties involved :

Lessee Advantage Footwear Company Limited (Subsidiary) [AVF]

Lessor SAHA PATHANAPIBUL PLC. [SPC]

3) Connected persons and form of relation:

Connected persons and form of relation	**Board of Director**	
	AVF	**SPC**
Fraternity	Mr.Boonkiet Chokwatana	Mrs. Boonchai Chokwatana

4) General transaction : Transactions regarding rental of property not exceed 3 years

5) Details contract of rent : 8 Buildings, Land area of 13,928 square meter. Land, proprietary of deed number 86904
address 51 Moo 5 Nontri Kabinburi Prachin Buri.
Showroom 1 Building, Land area of 270 square meter.
Address 169/1 Moo 5 Nontri Kabinburi Prachin Buri.

6) Total value of transaction : Total Amount 5,124,000.- Baht per year

427,000.- Baht per month

With the payment date due on the 5th of each month.

The price base on the reference prices for rental fee of surrounding area and consideration location, place , characteristic and the useful of the said property.

7) Objective of transaction : Manufacture Factory

8) Interested directors not attend the meeting : Boonkiet Chokwatana

9) Opinions by the company's Board of Directors : Agree to approve this transaction as the normal business transactions. Also, the price and conditions are reasonable.

10) Opinions by The Audit Committee and/or company directors significantly different from those by the Board of Directors : - None -

11) Transaction Type :

The Transaction as stated above would be within scope of the related transaction according to the Notification of the Capital Market Supervisory Board 21/2008 Re: Rules and regulations on connected transactions and Notification of the Stock Exchange of Thailand Re: Opinion of Financial Advisors Concerning Connected Transactions, 2003 in categories of related transactions on type of rental transaction on non movable property not more than 3 years The total transaction value is 5.12 million Baht. The said transaction is a medium sized connected transaction (0.81% NTA) which has the transaction value more than 1 Million Baht but less than 20 Million Baht or to by more than 0.03% but less than 3% of NTA (3% of NTA = 18.89 Mb.) whichever is higher. This transaction must be approved by the Board of Directors and disclosed to the Stock Exchange of Thailand.

* Data from the financial Statement on 30 September 2026,which has been reviewed by the auditor

Please be informed accordingly.

Yours faithfully,

(Mr. Sommat Khunset)

Chief Executive Director