(Translation)

CS 0148/2026 November 10, 2026

Subject: Connected transaction with renewal of a hotel management advisor agreement

Attn: President

The Stock Exchange of Thailand

With reference to the Board of Directors' Meeting No. 7/2026 of Quality Houses Public Company Limited ("the Company") held on November 10, 2026 has approved the Company and the subsidiary to renew a hotel management advisory contract of Centre Point Terminal 21 Korat Hotel which is owned by Siam Retail Development Company Limited ("Siam Retail"). This transaction is classified as the connected transaction with the following details:

Transaction date	:	After the approval of the Board of Directors' meeting
Connected parties	:	Employee : Quality Houses Public Company Limited ("the Company") and Q.H. International Company Limited , the Subsidiary of the Company ("the Subsidiary") Employer : Siam Retail Development Company Limited ("Siam Retail")
Transaction description	:	1) The Subsidiary is employed for a hotel management advisor to Centre Point Terminal 21 Korat Hotel which also granted the right to use the brand "Centre Point" 2) The Company services the hotel system software for 3 years (January 1, 2027 - December 31, 2029), with a renewal option upon mutual agreement. The Board of Directors provide authority to the management to negotiate on any terms and conditions of such contract and other related documents as the management deem appropriate.
Value of connected Transactions	:	Total remuneration throughout 3 years is approximately Baht 10.48 Million consist of 1) The remuneration of a hotel management advisor 2) The remuneration of a hotel system software services
Condition and size of transaction	:	The size of transaction is considered as a medium size. The calculated size of this transaction is 0.035% which is more than 0.03% but less than 3% of the net assets ("NA") based on the Company's consolidated financial statement as of September 30, 2026, the Company is required to get the approval from the Board of Directors and has to disclose the information to the Stock Exchange of Thailand.

(Translation)

Criteria for determining remuneration	:	The remuneration is similar to that of operators in the same business.
Details of the connected persons	:	1) Mr. Anant Asavabokhin is a major shareholder of Siam Retail in the portion of 27%, and major shareholder of Land and Houses Public Company Limited as well as being the father of Mr. Achawin Asavabhokin, a director of the Company. 2) Mrs. Suwanna Bhuddhaprasart is a director of Siam Retail as well as being a director of the Company and the Subsidiary.
The connected director	:	None
The Board of Directors' Opinion	:	The Board of Directors' meeting has considered and given opinion that the connected transaction is reasonable and it is a normal operation business of the Subsidiary.
The opinion of the Audit Committee and/or the directors that different from The Board of directors.	:	None

Please be informed accordingly.

Sincerely yours

-Apinya Jarutrakulchai-

(Ms. Apinya Jarutrakulchai)

Senior Executive Vice President

Corporate Secretary Department

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