MAJOR DEVELOPMENT
PUBLIC COMPANY LIMITED (HEAD OFFICE)
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MJD.IR. 016/2026

12 November 2026

Subject : Notification of the Board of Directors' Resolution Regarding a Connected Transaction (Renewal of Loan Agreement)

Attention: President

The Stock Exchange of Thailand

Major Development Public Company Limited (the "Company") hereby informs that the Board of Directors' Meeting No. 7/2026, held on 12 November 2026, passed a resolution to approve a connected transaction regarding the renewal of a loan agreement between the Company and a connected person. To ensure continuous and efficient liquidity management, the Company proposes to extend the loan agreement dated 16 May 2025, with the principal amount of 40,000,000 Baht, which reached its maturity on 25 December 2026, for an additional period of one year, the details are as follows:

Date of Transaction	:	26 December 2026.
Contracting Parties and Relationship with the Listed Company	:	Borrower: Major Development Public Company Limited Lender: Mr. Chumroen Poolvoralaks is a person related to the Company's directors; being the spouse of Mrs. Prathin Poolvoralaks and the father of Ms. Petrada Poolvoralaks and Mr. Suriya Poolvoralaks. At present, Mr. Chumroen Poolvoralaks has passed away, and the administrator has been officially appointed.
Objective	:	To enhance the efficiency of the Company's short-term liquidity management.
Type of Credit Facility	:	Short-term loan with no guarantor and no collateral.
Loan	:	40,000,000 Baht.
Contract Term	:	1 Year (From 26 December 2026 to 25 December 2027).
Interest Rate	:	4.25% per annum.
Interest Payment	:	On the maturity date of the loan agreement.
Nature of Transaction and Value Criteria	:	This transaction is classified as receiving financial assistance from a connected person, pursuant to the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546. The transaction value is calculated based on the total interest or

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benefits to be paid by the Company to the connected person throughout the period of receiving such financial assistance. Based on the loan amount of 40,000,000 Baht at an interest rate of 4.25% per annum for the period from 1 July 2024 to 25 Dec 2027, the total interest value is approximately 5,561,095.90 Baht. When compared to the Company's Net Tangible Assets (NTA) as of the end of the third quarter of 2026, the transaction size exceeds 0.03% but is less than 3% of the Company's Net Tangible Assets (NTA), classifying it as a Medium-Sized Transaction. Therefore, it requires approval from the Board of Directors and disclosure to the Stock Exchange of Thailand but does not require shareholder approval.

Interested Directors : Mrs. Prathin Poolvoralaks, Ms. Petrada Poolvoralaks, and Mr. Suriya Poolvoralaks, did not attend the meeting for this agenda item and had no voting right to approve this transaction.

Opinion of the Board of Directors : The Board of Directors considered and view that the interest rate of 4.25% per annum is appropriate and beneficial to the Company. When compared to current market financing costs and interest rates offered by the financial institutions, this rate ensures that the Company does not bear an excessive interest burden. Therefore, the Board passed a resolution to approve the entry into this connected transaction to increase the efficiency of the Company's liquidity management.

Opinion of the Audit Committee and/or Director(s) with Opinions Different from the Board of Directors : -None-

Please be informed accordingly.

Sincerely yours,

- Signed -

(Ms. Petrada Poolvoralaks)

Director and Chief Executive Officer