บริษัท บริทาเนีย จำกัด (มหาชน)
Britania Public Company Limited
Bhiraj Tower at Bitec 20/FL,
4345 Sukhumvit Road, Bangna, Bangkok 10260

No. BRI014/2026

12 November 2026

Subject: Related-party transactions involving the receipt of financial assistance

To: President

Stock Exchange of Thailand

The resolution of the Board of Directors' Meeting No. 5/2026 of Britania Public Company Limited (the "Company"), on November 12, 2026, whereby the Meeting resolved to approve the receipt of financial assistance by the Company from Origin Property Public Company Limited, which is deemed a connected person of the Company, in the form of a guarantee for the Company's bridging loan credit facility granted by Muang Thai Life Assurance Public Company Limited ("MTL"), the material details of which are set out below:

1. Date of transaction	November, 2026.
2. Relevant parties and their relationship with the Company	
Recipients of financial assistance	Britania Public Company Limited
Financial assistance provider	Origin Property Public Company Limited
Relationship with the Company	Origin Property Public Company Limited holds 82.58% of the shares in Britania Public Company Limited
3. General nature of the transactions	
Type of the Transaction	Receipt of financial assistance whereby a connected person enters into a guarantee agreement for the Company's bridging loan facility with Muang Thai Life Assurance Public Company Limited ("MTL")"

Credit line	Not exceeding THB 150,000,000
Interest Rate	1 percent per annum, which is in accordance with the centralized cash management policy of Origin Property Public Company Limited, covering all companies within the Group.
Term of loan	Not exceeding 2 years
Objectives	To be utilized as working capital for business operations. Such receipt of financial assistance is conducted on an arm's length basis (fair commercial terms) and is in the best interests of the Company.
4. Total Value of the Transaction, Transaction Size, and the Criteria Used to Determine the Total Value of the Transaction	
Total Value of the Transaction	= Borrowing amount x Interest rate x Maturity = THB 150,000,000 x 1% x 2 years = THB 3,000,000
Size of Transaction	The transaction size is equivalent to 0.04% of the Company's Net Asset Value (NA) as calculated from the Company's financial statements for fourth quarter of 2026, ending 30 September 2026. Calculation of Transaction Size: = Value of Transaction x 100 / Net Asset Value (NA) = 3,000,000 x 100 / 6,775,104,795 = 0.04%
5. Conditions that may affect the rights of shareholders	-None-

6. Opinion of the board of directors regarding connected transactions	The Board of Directors (excluding directors with a conflict of interest) has considered and is of the opinion that entering into the said transaction is reasonable and in the best interests of the Company, as the Company receives financial assistance at a fee rate of 1 percent per annum, which is in accordance with the centralized cash management policy of Origin Property Public Company Limited covering all companies within the Group, and is conducted on an arm's length basis at a rate comparable to the Letter of Guarantee (L/G) fee charged by commercial banks. Furthermore, the transaction does not affect the normal business operations or the land utilization of the Company in any way.
7. Opinions of the Audit Committee and/or the Board of Directors which is different form the Opinions of the Directors about the Connected Transaction No.6	-None-

Entering into the aforementioned transaction constitutes a connected transaction under the category of receipt of financial assistance pursuant to the Securities and Exchange Act B.E. 2535 (1992) (Section 89/12) and the Notification of the Capital Market Supervisory Board No. TorJor. 46/2568 Re: Rules on Connected Transactions, dated 19 December 2025, together with Appendices 1 – 6 attached thereto.

Accordingly, when calculating the transaction size of the receipt of financial assistance under the Notifications on Connected Transactions, the total transaction value equals THB 3,000,000, representing 0.04 % of the Net Asset Value (NA) based on the Company's consolidated financial statements as of 30 September 2026. Furthermore, when combined with other transactions entered into with the same group of connected persons during the past 6 months, the highest aggregate transaction size equals 1.58%. Therefore, the transaction is classified as a medium-sized transaction, requiring the Company to obtain approval from the Board of Directors' meeting and disclose the information regarding the entry into such transaction to the Stock Exchange of Thailand.

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Please be informed accordingly

Yours sincerely,

(Mr. Krit Techasumma)

Director and Chief Executive Officer

Authorized person to report information