WR/SET/0020/2026

13 November 2026

Subject: Entering into a Building Lease Agreement (Related Party Transaction Involving a Short-Term Lease of Property of Not More Than 3 Years)

To: The President
The Stock Exchange of Thailand

The Board of Directors of Warrix Sport Public Company Limited (the "Company"), at its Meeting No. 5/2026 held on 13 November 2026, resolved to approve a Related Party Transaction involving a short-term lease of property of not more than 3 years. The Company agreed to enter into a lease agreement for an unfitted building with Amata KWEG Education Co., Ltd. ("AKWEGE"), a connected person. The lease covers part of the premises of Sirasartsuksa (Amata) School, which will be used to open a Warrix Outlet branch for the sale of the Company's products. The details of the information required to be disclosed are as follows:

Date of the Transaction	The lease agreement will be signed within November 2026.
Parties Involved / Relationship	Lessee: Warrix Sport Public Company Limited Lessor: Amata KWEG Education Co., Ltd. ("AKWEGE"), a juristic person connected with Mr. Wisan Wanasuksrisakul, a director and executive of the Company, who holds 35.54% of the shares in the Company and holds, directly and indirectly, 100% of the shares in AKWEGE. AKWEGE operates a private school. Its shareholders are as follows: 1. Mr. Wisan Wanasuksrisakul is a director and holds 99.99% of the shares in AKWEGE. 2. Ms. Pornnubphan Wanasuksrisakul holds 0.001% of the shares in AKWEGE and 3.67% of the shares in the Company, and is the daughter of Mr. Wisan Wanasuksrisakul.
Description of the Transaction	A short-term lease of property of not more than 3 years.

Details of the Leased Property and Rental Rate	The Company agreed to enter into a lease agreement with AKWEGE for an unfitted building on the premises of Sirasartsuksa (Amata) School, located at No. 700/4, Moo 1, Khlong Tamru Subdistrict, Amata City Chonburi Industrial Estate, Mueang Chonburi District, Chonburi Province. The unfitted two-storey building, with an approximate floor area of 504 square metres, will be used to open a Warrix Outlet. The rental rate is THB 674.60 per square metre per month, representing total monthly rent of THB 340,000, or THB 12,240,000 over three years. The Company also agreed to pay a rental security deposit equivalent to 3 months' rent, amounting to THB 1,020,000, and advance rent equivalent to 1 month's rent, amounting to THB 340,000. **The total transaction value over the entire 3-year lease term is THB 13,600,000.** The rental rate for the premises has been compared with those of other premises in the vicinity and is considered appropriate. The Company compared the rate with those offered by 3 other comparable lessors.
Lease Term	The lease term is 3 years.
Lease Period	From 1 December 2026 to 30 November 2029.
Payment Terms	As agreed under the lease agreement, with rent payable monthly.
Purpose of the Lease	To open a new Warrix Outlet branch for the sale of the Company's sportswear and sports equipment to customers in Amata Nakorn Industrial Estate and surrounding areas, as well as to accept orders from schools, clubs and other organisations. The premises will also be used for product displays and promotional activities to expand distribution channels, provide an additional channel for clearance inventory and enhance brand awareness.
Transaction Size	The transaction constitutes a Related Party Transaction of a listed company under the Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Related Party Transactions and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning Related Party Transactions B.E. 2546 (2003), as amended, including the Notification of the Capital Market Supervisory Board No. TorChor. 46/2568 Re: Rules on Related Party Transactions. **The total transaction value over the entire 3-year lease term is THB 13,600,000,**

	equivalent to 1.09% of the Company's net assets (NA)[/1]. The transaction is classified as a **"medium-sized"** Related Party Transaction, with an aggregate value exceeding 0.03% but less than 3% of net assets (NA). This is calculated by reference to the NA in the Company's latest consolidated financial statements for the period ended 30 September 2026, which have been reviewed by the auditor, with NA of THB 1,243.04 million. The Company has not entered into any transactions with the aforementioned connected person during the preceding 6 months. Accordingly, the transaction may be approved by the Board of Directors, and the Company is required to disclose the relevant information to the Stock Exchange of Thailand. Note: [/1]Net assets (NA) = Total assets – Total liabilities – Non-controlling interests
Opinion of the Board of Directors	The Board of Directors, excluding the interested director (Mr. Wisan Wanasuksrisakul, who had an interest in the transaction and did not vote on this agenda item), considered the transaction and was of the opinion that leasing the premises to open a new Warrix Outlet branch is appropriate and beneficial to the Company's business operations. The location provides access to customers in Amata City Chonburi Industrial Estate, schools and surrounding communities, offering potential to expand the customer base, increase sales of sportswear and sports equipment, and accommodate orders from schools, clubs and organisations in the area. It also provides an additional channel for selling down inventory, displaying products and conducting promotional activities, thereby supporting the Company's core business and enhancing brand awareness. The Board of Directors also considered the rental rate and lease terms by comparing them with those for premises offered by 3 independent third parties, taking into account the location, size and condition of the building, and concluded that the rental rate and lease terms are reasonable.
Opinion of the Audit Committee	The Audit Committee's opinion does not differ from that of the Board of Directors.

Please be informed accordingly,

Sincerely yours,

- Wisan Wanasuksrisakul -

(Mr. Wisan Wanasuksrisakul)

Chief Executive Officer

Warrix Sport Public Company Limited