www.chase.co.th

No. CHASE/SET2026/007

12 November 2026

Subject: Notification regarding Related Party Transactions

To: President
The Stock Exchange of Thailand

Enclosure: Information Memorandum on the Related Party Transactions

The Board of Directors' Meeting No. 4/2026 of Chase Asia Public Company Limited ("**Company**") held on 12 November 2026, resolved to approve the transactions between (1) the Company and Mr. Pracha Chaisuwan, a director, an executive, and a major shareholder of the Company; (2) the Company and Mr. Sutha Maneeprom, a close relative to a director of the Company; and (3) the Company and Ms. Waraluck Chaisuwan, a director and an executive of the Company, and a close relative to a director of the Company.

The aforementioned transactions constitute related party transactions of the Company under the category of lease or rental of assets pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2025 Re: Rules on Related Party Transactions. Based on the total value of consideration criterion, the aggregate transaction size is THB 7,472,400, representing 0.22% of the net asset value (NA) of the Company and its subsidiaries as of 30 September 2026, according to the latest consolidated financial statements reviewed by the auditor. The Company has not entered into any other related party transactions during the six-month period preceding the entry into these transactions. Accordingly, the transaction size is greater than 0.03% but does not exceed 3.00% of the net asset value and is therefore classified as a medium-sized transaction under the relevant notification. As such, the transaction requires approval from the Board of Directors and disclosure to the Stock Exchange of Thailand.

In addition, the transactions are deemed material transactions of the Company relating to the lease or rental of assets under the Notification of the Capital Market Supervisory Board No. TorJor. 45/2025 Re: Rules on Material Transactions. Based on the total value of consideration criterion, the transaction size is equivalent to 0.20% of the total assets of the Company and its subsidiaries, amounting to THB 3,796,642,655 as of 30 September 2026, according to the latest consolidated financial statements reviewed by the auditor. The Company has not entered into any other material transactions during the six-month period preceding the entry into these transactions. As a result, the transaction size is less than 25% of the Company's total assets and therefore does not fall within the criteria requiring approval or disclosure under the aforementioned notification.

Further details are set out in the Information Memorandum regarding the Related Party Transactions provided in the Enclosure.

Please be informed accordingly,

Yours faithfully,

Chase Asia Public Company Limited

(Mr. Pracha Chaisuwan)
Chief Executive Officer

Company Secretary Department
Email: cs@chase.co.th

บริษัท เชฎฐ์ เอเชีย จำกัด (มหาชน) (Chase Asia Public Company Limited)
34/6 หมู่ที่ 1 ถนนแจ้งวัฒนะ ตำบลคลองเกลือ อำเภอปากเกร็ด จังหวัดนนทบุรี 11120
34/6 Moo 1 Chaengwattana Road, Khlong Kluea, Pakkret, Nonthaburi 11120
Tel : 02 855 8222, Fax : 02 855 8299

Information Memorandum on the Related Party Transactions
Chase Asia Public Company Limited

The Board of Directors' Meeting No. 4/2026 of Chase Asia Public Company Limited ("**Company**") held on 12 November 2026, resolved to approve the transactions between (1) the Company and Mr. Pracha Chaisuwan, a director, an executive, and a major shareholder of the Company; (2) the Company and Mr. Sutha Maneeprom, a close relative to a director of the Company; and (3) the Company and Ms. Waraluck Chaisuwan, a director and an executive of the Company, and a close relative to a director of the Company.

The aforementioned transactions are deemed related party transactions under the Notification of the Capital Market Supervisory Board No. TorJor. 46/2025 Re: Rules on Related Party Transactions. Furthermore, the transactions are also regarded as material transactions under the Notification of the Capital Market Supervisory Board No. TorJor. 45/2025 Re: Rules on Material Transactions. The material details of the transactions are summarized as follows:

1. Nature and Details of Transactions

1.1 Date/Month/Year of Transactions

1 January 2027

1.2 Counterparties

Lessor : Mr. Pracha Chaisuwan, Mr. Sutha Maneeprom, and the Company
Lessee : The Company and Ms. Waraluck Chaisuwan

Relationship:

(1) Mr. Pracha Chaisuwan is a director, an executive, and a major shareholder holding 51.51 % of the Company's total issued and sold shares (as of 20 March 2026);
(2) Mr. Sutha Maneeprom is a close relative to Mr. Pracha Chaisuwan; and
(3) Ms. Waraluck Chaisuwan is a director, an executive, and a shareholder holding 0.07% of the Company's total issued and sold shares (as of 20 March 2026), a close relative to Mr. Pracha Chaisuwan.

1.3 General characteristics of Transactions

The Company proposes to enter into 13 lease and rental agreements in respect of the premises, the material details of which are as follows:

1.3.1 Lease Transaction between Mr. Pracha Chaisuwan and the Company

Location:
(1) 200/144 Soi Chaeng Watthana 10, Yaek 1-1-2, Chaeng Watthana Road, Thung Song Hong Sub-district, Lak Si District, Bangkok
(2) 8/9 Soi Vibhavadi Rangsit 44 (Mongkhon Niwet), Vibhavadi Rangsit Road, Lat Yao Sub-district, Chatuchak District, Bangkok
(3) 442/228 Moo 1 Hua Thale Subdistrict, Mueang Nakhon Ratchasima District, Nakhon Ratchasima Province;
(4) 147/6 Moo 4, Rimkok Subdistrict, Mueang Chiang Rai District, Chiang Rai Province;
(5) 16/168 Moo 8 Nong Pla Lai Subdistrict, Bang Lamung District, Chonburi Province;
(6) 17/107 Soi Bo Fai Village, Hua Hin Subdistrict, Hua Hin District, Prachuap Khiri Khan Province;
(7) 128/49 Moo 5, Pracha Uthit Road, Ratsada Subdistrict, Mueang Phuket District, Phuket Province;
(8) 99/51 Moo 1 Kanchanavithi Road, Bang Kung Subdistrict, Mueang Surat Thani District, Surat Thani Province;
(9) 60/26 Moo 1 Khlong Hae Subdistrict, Hat Yai District, Songkhla Province; and

(10) 57/82 Moo 1 Tha Lo Subdistrict, Tha Muang District, Kanchanaburi Province.

Lease Period:
3 years (from 1 January 2027 – 31 December 2029)

Objectives of the Transactions:
To use the leased premises as office space for the Company's operations and personnel, as well as for the storage and safekeeping of the Company and its subsidiaries' documents.

Total Consideration Value:
THB 6,926,400

1.3.2 Lease Transaction between Mr. Sutha Maneeprom and the Company

Location:
229/32 Moo 6 Nai Mueang Subdistrict, Mueang Khon Kaen District, Khon Kaen Province

Lease Period:
3 years (from 1 January 2027 – 31 December 2029)

Objectives of the Transactions:
To use the leased premises as office space for the Company's operations and personnel.

Total Consideration Value:
THB 360,000

1.3.3 Lease and Related Service Transactions between the Company and Ms. Waraluck Chaisuwan

Location:
34/6 Moo 1, Chaeng Watthana Road, Khlong Kluea Sub-district, Pak Kret District, Nonthaburi Province (1st Floor)

Lease Period:
1 year (from 1 January 2027 – 31 December 2027)

Objectives of the Transactions:
To use the leased premises for the operation of a coffee shop business.

Total Consideration Value:
THB 186,000

1.4 Details of the Assets and Consideration Payment

Premises located in commercial buildings owned by the related person and the Company.

The lessee shall pay the monthly rental fee and/or service fee in advance by the 25th day of each month. The first month's rental fee and/or service fee shall be paid on the execution date of the agreement or on such other date as mutually agreed by the parties.

2. Total Value of Transactions

The transaction size has been determined based on the total value of consideration, consisting of the rental fees and service fees to be paid over the entire term of the agreements, as detailed below:

Total rental fees and service fees throughout the contractual term. Total leasable area: 3,179.90 square meters	Amount:	THB 7,472,400
Rental fees and service fees throughout the contractual term of transactions entered into with the same person, related persons, and close relatives of such person during the six-month period preceding the transaction date	Amount:	THB 0
	Total consideration value:	THB 7,472,400

The net asset value (NA) of the Company and its subsidiaries as of 30 September 2026, (based on the latest reviewed consolidated financial statements)	:	THB 3,447,918,097.00
0.03% of NA	:	THB 1,034,375.43
3.00% of NA	:	THB 103,437,542.91

3. Related Party Transaction Size Calculation and Applicable Regulatory Requirements

The transactions constitute related party transactions of the Company under the category of lease or rental of assets pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 46/2025 Re: Rules on Related Party Transactions. Based on the total value of consideration criterion, the aggregate transaction size is THB 7,472,400, representing 0.22% of the net asset value (NA) of the Company and its subsidiaries as of 30 September 2026, according to the latest consolidated financial statements reviewed by the auditor. The Company has not entered into any other related party transactions during the six-month period preceding the entry into these transactions. Accordingly, the transaction size is greater than 0.03% but does not exceed 3.00% of the net asset value and is therefore classified as a medium-sized transaction under the relevant notification. As such, the transaction requires approval from the Board of Directors and disclosure to the Stock Exchange of Thailand.

4. Material Transaction Size Calculation and Applicable Regulatory Requirements

The transactions are deemed material transactions of the Company relating to the lease or rental of assets under the Notification of the Capital Market Supervisory Board No. TorJor. 45/2025 Re: Rules on Material Transactions. Based on the total value of consideration criterion, the transaction size is equivalent to 0.20% of the total assets of the Company and its subsidiaries, amounting to THB 3,796,642,655 as of 30 September 2026, according to the latest consolidated financial statements reviewed by the auditor. The Company has not entered into any other material transactions during the six-month period preceding the entry into these transactions. As a result, the transaction size is less than 25% of the Company's total assets and therefore does not fall within the criteria requiring approval or disclosure under the aforementioned notification.

5. Confirmation that Interested Directors Did Not Attend the Meeting and Abstained from Voting

Mr. Pracha Chaisuwan and Ms. Waraluck Chaisuwan, being interested directors, did not attend the meeting and abstained from voting on this agenda item.

6. Opinions and Certification of the Board of Directors

The Board of Directors has carefully and prudently considered and reviewed all relevant information relating to the transactions and is of the opinion that the transactions are necessary and reasonable for the Company's business operations. The pricing and terms of the transactions are appropriate, fair, and on normal commercial terms. The rental and/or service fees are comparable to the prevailing market rates for properties in similar locations. Furthermore, when compared with transactions that could have been entered into with independent third parties, the Board of Directors is of the view that the terms and conditions, including the rental and/or service fees, are not materially different. The transactions are in the best interests of the Company and its shareholders as a whole and will not give rise to any material risks or adverse impacts on the Company's operations.

7. Opinions of the Audit Committee

The Audit Committee's opinion is consistent with that of the Board of Directors. The Audit Committee is of the view that the transactions are necessary and reasonable for the Company's business operations. The pricing and terms of the transaction are appropriate, fair, and on normal commercial terms. The transactions are in the best interests of the Company and its shareholders as a whole and will not give rise to any material adverse impact on the Company.