

(Translation)

No. 001/2025

February 25, 2025

Subject : Approval of the Purchase of Land and Buildings in the Kensington Place Khao Yai Project from Torfun Property Co., Ltd., which is a Connected Transaction.

To : President,
The Stock Exchange of Thailand

The Meeting of the Board of Directors of Saha Pathanapibul Public Company Limited (“the Company”) at the meeting No.10 (Board #31) held on February 25, 2025, resolved to approve the company to purchase of land and buildings from Torfun Property Company Limited, located within the Kensington Place Khao Yai project, this considered to be a connected transaction with details as follows:

- 1) Transaction Date : Within February 2025
- 2) Related Parties
 - Buyer : Saha Pathanapibul Public Company Limited
 - Seller : Torfun Property Company Limited
 - Relationship and connected person : Mr. Boonkiet Chokwatana is a major shareholder of Torfun Property Co., Ltd., holding 34% of the shares. He also the brother of Mr. Boonsithi Chokwatana and Mr. Boonchai Chokwatana, directors of SahaPathanapibul Public Company Limited.
- 3) General description of Transaction
 - Type of Transaction : Asset acquisition from a connected person, classified as a connected transaction under the Notification of the Capital Market Supervisory Board regarding criteria for connected transactions. The transaction involves the purchase of assets or services valued at more than THB 1 million but less than THB 20 million or exceeding 0.03% but less than 3% of the Company’s NTA, whichever is higher. As of September 30, 2024, 3% of the Company’s NTA is approximately THB 818.40 million. Thus, this transaction requires approval from the Board of Directors and disclosure to the Stock Exchange of Thailand without needing shareholder approval.

4) The details of transaction

- Assets Purchased : A two-story residential building with four bedrooms on a 240 square-wa plot, with a total usable area of 449.10 square meters (Land Title Deeds No. 89109 and 89110).
- Property Location : No. 155/27, Kensington Place Khao Yai Project, Ban Nong Khwang-Ban Nok Jok Road (NB.2213), Wang Katha Subdistrict, Pak Chong District, Nakhon Ratchasima Province.
- Transaction Value/
Purchase Price : THB 33,000,000 (Thirty-three million baht).

5) Basis for Determining the Transaction Value

- : Based on normal commercial terms and negotiated prices between the parties, referencing the property valuation by an independent appraiser agreed by the Securities and Exchange Commission. The appraised value is THB 33,400,000 (Thirty-three million four hundred thousand baht) by Agency for Real Estate Affairs Co., Ltd. (AREA) as of February 4, 2025.

6) Source of Fund : The Company's working capital.

7) Objectives of transaction: To invest in assets located in a high-potential area, which the Company can utilize and which is expected to increase in value, providing higher returns in the future.

8) Directors with Conflicts of Interest : Mr. Boonsithi Chokwatana and Mr. Boonchai Chokwatana neither attended nor voted at the meeting.

9) Opinions of the Board of Directors : Agreed to approve the purchase of land and buildings in the Kensington Place Khao Yai Project from Torfun Property Co., Ltd. as described above.

10) Opinions of Independent Committee and/or Directors significant different: - None -

Please acknowledge accordingly,

Your sincerely

(Mr. Vathit Chockwatana, Mrs. Chailada Tantivejakul)

Directors