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Date 27 February 2026

Subject: Connected transaction

To: The President and Manager of Stock Exchange of Thailand

According director's meeting no. 2/2026 on 27 February 2026, the significant resolutions of BOD meeting approved the two (2) connected transactions, which are transactions in the ordinary course of business and conducted on normal commercial terms (market price). Such transactions constitute connected transactions of a listed company pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 21/2551 Re: Rules on Connected Transactions, and the Notification of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning Connected Transactions B.E. 2546 (2003).

These transactions are categorized as Type 1 – transactions in the ordinary course of business, being commercial transactions that a listed company or its subsidiaries normally undertake for business operations under general trading conditions.

In determining the transaction size, several connected transactions were aggregated and considered as a single transaction, including transactions occurring within six (6) months prior to the date of entering into the transaction, undertaken with the same person, related persons, or close relatives of such person. Transactions previously approved by the shareholders' meeting were excluded.

The aggregate transaction value is Baht 16.7 million, which falls under the medium-sized transaction category, i.e., having a value exceeding Baht 1 million but not exceeding Baht 20 million, or exceeding 0.03% but not exceeding 3% of the Company's net tangible assets (whichever is higher).

Accordingly, the transactions are subject to approval by the Board of Directors, and the Company is required to disclose information to the Stock Exchange of Thailand. The details of each transaction are as follows:

- The Meeting approved a connected transaction regarding the acquisition of land from a connected person. The Company plans to develop a housing project in the Suwinthawong area to expand its revenue sources. The land has strong potential in terms of location and development prospects. The landowner qualifies as a Connected Person under the regulations of the Office of the Securities and Exchange Commission and the Stock Exchange of Thailand. The acquisition constitutes a Type 1 connected transaction (transaction in the ordinary course of business), being a commercial

transaction normally undertaken by a listed company or its subsidiaries under general trading conditions. The details are as follows:

Consideration of Connected Transactions	
The date the company agrees to enter into the transaction	<u>Under negotiation</u>
The date of the board of directors gives an approval for the company to enter into the transaction	27 February 2026
Related parties and characteristics of interests.	<p>Land Purchaser: Preecha Group Public Company Limited (the “Company”)</p> <p>Land Sellers:</p> <ul style="list-style-type: none"> - Seaside Resort Co., Ltd. - I. Estate Co., Ltd. - P.C.N. Housing Co., Ltd. <p>Nature of Relationship: The authorized director is a connected person pursuant to Section 258 (1) – (7) of the Securities and Exchange Act B.E. 2535 (1992) (as amended)</p>
Nature of Relationship	<ul style="list-style-type: none"> • Preecha Group Public Company Limited (the “Company”) has Ms. Thitima Tirakijpong as an authorized director and a shareholder holding 5.95% of the Company’s shares. • Seaside Resort Co., Ltd. (“Seaside”) has Mrs. Surapa Meksri as an authorized director and a shareholder holding 98% of its shares. Mrs. Surapa Meksri is the mother of Ms. Thitima Tirakijpong, who is an authorized director and a shareholder holding 5.95% of the shares in Preecha Group Public Company Limited.
The nature of transaction	<ul style="list-style-type: none"> • The Company will acquire up to 20 land plots located in Suwinthawong, Bangkok, with a total area not exceeding 3 rai. The total purchase price shall not exceed Baht 20 million, or Baht 19,000 per square wah. <p>The price per square wah is higher than the government appraised value but lower than the market price of land in the same vicinity, as appraised by an independent valuer (Baht 16,000 < Baht 19,000 < Baht 22,000).</p> <p>The acquisition is from persons who qualify as connected persons.</p>
Objective of the Transaction	<ul style="list-style-type: none"> • To expand the Company’s revenue-generating sources. • The land has strong potential in terms of location and development prospects.
Total Value	There were no connected transactions occurring within 6 months prior to the date of entering into this transaction with the same person, related persons, or close relatives of such person.

	<p><u>Current Connected Transaction:</u> Preecha Group Public Company Limited will acquire land with a total transaction value not exceeding Baht 20 million.</p>
Payment Term	<p>A deposit of 10% shall be paid in cash. The remaining balance shall be settled by issuing a promissory note bearing interest at the rate of 5.5% per annum, with a tenor of one (1) year.</p> <p>The interest rate is referenced to the Company's current borrowing rates, namely 6.75% per annum from TISCO Bank and 10% per annum from Credit Foncier financial institution.</p>
Transaction Size and Criteria Used for Determining the Aggregate Transaction Value	<p>Transaction size relating to assets or services:</p> <p>7.31% of the Company's net tangible assets, calculated based on the audited consolidated financial statements of the Company and its subsidiaries as of 31 December 2025.</p> <p>The transaction is classified as a medium-sized transaction, i.e., having a value exceeding Baht 1 million but not exceeding Baht 20 million, or exceeding 0.03% but not exceeding 3% of the net tangible assets, whichever is higher.</p>
Source of funds for the land acquisition	Borrowings from financial institutions.
Opinion of the Board of Directors	The Board of Directors resolved to approve Preecha Group Public Company Limited's acquisition of land from Seaside Resort Co., Ltd., I. Estate Co., Ltd., and P.C.N. Housing Co., Ltd.
Opinion of the Audit Committee	The Audit Committee concurred with the opinion of the Board of Directors.

- The Meeting resolved to approve a connected transaction regarding the acceptance of a hotel management engagement from a connected person. The Company has a business expansion plan to enhance its expertise in hotel management operations and to diversify its revenue streams. The Company has the opportunity to undertake the management of The Palazzo Bangkok. The hotel's executive is also a director of the Company and therefore qualifies as a connected person under the regulations of the Office of the Securities and Exchange Commission and the Stock Exchange of Thailand.

Such engagement constitutes a Type 1 connected transaction (transaction in the ordinary course of business), being a commercial transaction normally undertaken by a listed company or its subsidiaries under general trading conditions. The details are as follows:

Consideration of Connected Transactions	
The date the company agrees to enter into the transaction	<u>Under negotiation</u>
The date of the board of directors gives an approval for the company to enter into the transaction,	27 February 2026
Related parties and characteristics of interests.	<p>Hotel Manager: Preecha Group Public Company Limited (the “Company”)</p> <p>Management Employer: P. Ratchamitr Co., Ltd.</p> <p>Nature of Relationship: The authorized director is a connected person pursuant to Section 258 (1) – (7) of the Securities and Exchange Act B.E. 2535 (1992) (as amended)</p>
Nature of Relationship	<ul style="list-style-type: none"> • Preecha Group Public Company Limited (the “Company”) has Ms. Thitima Tirakijpong as an authorized director and a shareholder holding 5.95% of the Company’s shares. • P. Ratchamitr Co., Ltd. has Ms. Thitima Tirakijpong as an authorized director
The nature of transaction	<p>The Company will undertake the management of The Palazzo Bangkok, located on Ratchadaphisek Road, Din Daeng, Bangkok, under a Hotel Management Agreement. The hotel comprises not more than 300 guest rooms and function/banquet rooms in total.</p> <p>The management fee consists of a fixed fee at the rate of 1.5%–3% of total revenue, and an incentive fee on a sliding scale at 3%–8% of gross profit, provided that the gross profit margin ranges between 27%–40%. The contract term is one (1) year. The engagement is with a connected person.</p>
Objective of the Transaction	The Company has a business expansion plan to enhance its expertise in hotel management operations and to diversify its revenue streams.
Management Fee	A fixed management fee at the rate of 1.5%–3% of total revenue, together with an incentive fee on a sliding scale of 3%–8% of gross profit, provided that the gross profit margin ranges between 27%–40%.
Total Value	<p>There were no connected transactions occurring within six 6 months prior to the date of entering into this transaction with the same person, related persons, or close relatives of such person.</p> <p><u>Current Connected Transaction:</u> Preecha Group Public Company Limited will receive hotel management fees in an amount to approximately Baht 4.7 million</p>

Transaction Size and Criteria Used for Determining the Aggregate Transaction Value	<p>Transaction size relating to assets or services:</p> <p>2.29% of the Company's net tangible assets, calculated based on the audited consolidated financial statements of the Company and its subsidiaries as of 31 December 2025.</p> <p>The transaction is classified as a medium-sized transaction, i.e., having a value exceeding Baht 1 million but not exceeding Baht 20 million, or exceeding 0.03% but not exceeding 3% of the net tangible assets, whichever is higher.</p>
Opinion of the Board of Directors	The Board of Directors resolved to approve Preecha Group Public Company Limited entering into a hotel management agreement with a connected person.
Opinion of the Audit Committee	The Audit Committee concurred with the opinion of the Board of Directors.

Please be informed accordingly.

Yours sincerely,
Preecha Group Public Company Limited

(Mr. Yuttana Yimgarund)
Director