

No. Lor Gor. 025/2026

August 13, 2026

President

The Stock Exchange of Thailand

Sub: The lease of land from Pattaya Manufacturing Co., Ltd.

Dear Sir,

The Board of Directors' meeting no. 7/2026 of Thai Wacoal Public Company Limited, held on August 13, 2026, resolved to approve the lease of land from Pattaya Manufacturing Co., Ltd., a connected person of the Company, according to the detail as follows:

(1) Transaction date : Within September 2026

(2) Transaction parties involved

Lessee : Thai Wacoal Plc.

Lessor : Pattaya Manufacturing Co., Ltd., a connected person to the Company

(3) Details of connected parties and

relationship nature : Saha Pathana Inter-Holding Plc. concurrently served as major shareholding party in 2 companies, with the details as follows:

Major shareholding party	Shareholding ratio	
	Thai Wacoal Plc.	Pattaya Manufacturing Co., Ltd.
Saha Pathana Inter-Holding Plc.	23.06%	16.00%

(4) General transaction description : The Company entered into a land lease agreement with Pattaya Manufacturing Co., Ltd., which is a connected person of the Company, at a rental fee of Baht 80,000 per month for a period of one year, totaling Baht 960,000.

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(5) Purpose of transaction : For use as a parking area for the Company's employees.

(6) Details of transaction

Name of the Lessor	: Pattaya Manufacturing Co., Ltd.
Type of business	: Manufacturer of finished garments
Registered capital	: Baht 30,000,000 classified into 3,000,000 ordinary shares, with par value of Baht 100 per share
Asset	: Land title deed no. 3353, land no. 658, survey page no. 3705, Bangklo Subdistrict, Bangkholaem District, Bangkok.
Area	: 1 Rai 1 Ngan 16.20 Square Wah (2,064.80 square meters)
Lease Term	: 1 year (September 1, 2026 - August 31, 2027)
Monthly Rental Fee	: Baht 80,000
Total Rental Fee	: Baht 960,000
Payment Terms	: Monthly payments
Remuneration Policy	: Fees are determined based on the location, surrounding area, condition of the land, and intended use of the asset.

(7) Source of Fund : From the Company's working capital

(8) General description of connected transaction

Transaction volume	: Baht 960,000.-
The combination of transaction size for the past 6 months	: Not exceeding Baht 34,000,000.- Above transaction came under the scope of connected transactions for listed companies as specified in The Notification of The Capital Market Supervisory Board No. Tor Chor. 46/2568 Re: Rules

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on connected transactions, with a transaction size exceeding Baht 1 million but less than Baht 20 million, or exceeding 0.03% but less than 3% of Net Assets (NA), whichever is higher. In this regard, 0.03% of the Company's NA as at March 31, 2026, amounted to Baht 1.50 million, while 3% of said NA amounted to Baht 150.10 million. Accordingly, said transaction volume warranted the Company to seek approval from The Board of Directors and to report said information to the SET, without having to seek further approval from the shareholders' meeting.

(9) Material Transactions

Transaction volume : After taking into account other material transactions with related transactions or transactions under the same project occurring during the preceding 12 months, the transaction size is less than 25%. Therefore, the Company is not required to comply with the criteria for material transactions.

(10) For said Board of Directors' meeting, the director (s) with possible conflict of interests, and/or the director (s) serving as connected parties, did not attend nor were eligible to cast votes at said meeting.

Name	Position	
	Thai Wacoal Plc.	Pattaya Manufacturing Co., Ltd.
Mr. Boondee Amnuayskul	Director	Director

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(11) Opinion by The Board of Directors :

The Board of Directors approved the lease of land from Pattaya Manufacturing Co., Ltd. for a period of one year, from September 1, 2026 to August 31, 2027, with a total rental fee of Baht 960,000, for use as a parking area for the Company's employees. In addition, the rental price and relevant terms and conditions were considered appropriate.

(12) Opinions by The Audit Committee and/or Director significantly different from those by The Board of Directors : - None -

May we thank you for your acknowledgement accordingly.

Faithfully Yours,

Boondee Amnuayskul

(Mr. Boondee Amnuayskul)

Chief Executive Officer and Managing Director