

No. Lor Gor. 020/2026

May 12, 2026

President

The Stock Exchange of Thailand

Re: Lease of building space to a connected person

Dear Sir,

The Board of Directors' meeting no. 5/2026 of Thai Wacoal Public Company Limited, held on May 12, 2026, resolved to approve the lease of building space with Royal Garment Co., Ltd., a connected person of the Company, according to the details as follows:

- (1) **Transaction date** : Within July 2026
- (2) **Transaction parties involved**
 - Lessor** : Thai Wacoal Plc.
 - Lessee** : Royal Garment Co., Ltd., a connected person of the Company
- (3) **Details of connected parties and relationship nature** : The Managing Director of Royal Garment Co., Ltd. is a management member of the Company.
- (4) **General transaction description** : The Company entered into a lease agreement for building space with Royal Garment Co., Ltd., a connected person of the Company with consideration at the rate of Baht 125,000 per month for a period of 3 years, totaling Baht 4,500,000.
- (5) **Purpose of transaction** : To utilize the Company's idle assets efficiently and generate additional returns therefrom.

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(6) Details of transaction

Lessee	:	Royal Garment Co., Ltd.
Type of business	:	Manufacturer of finished garments
Issued and paid-up share capital	:	Baht 1,000,000 classified into 1,000 ordinary shares, with par value of Baht 1,000 per share
Asset	:	159 Soi Charoenrat 7, Bangklo, Bangkholaem, Bangkok, Thailand
Purpose of the Lease	:	For use as the business premises of Royal Garment Co., Ltd.
Lease term	:	3 years (July 1, 2026 - June 30, 2029)
Rental rate / sq.m.	:	Baht 110
Service charge / sq.m.	:	Baht 140
Monthly consideration	:	Baht 125,000
Total consideration	:	Baht 4,500,000

(7) General description of connected transaction

Type of transaction	:	Transactions relating to assets and services
Transaction volume	:	Baht 4,500,000
The combination of transaction size for the past 6 months	:	Baht 5,250,000
		The above transaction constituted a connected transaction of a listed company under the Notification of the Capital Market Supervisory Board No. Tor Chor. 21/2551, regarding Rules on Connected Transactions, provided as transactions relating to assets and services. The transaction volume was more than Baht 1 million but less than Baht 20 million, or more than 0.03% but less than 3% of net tangible assets (NTA), whichever may be greater. Such 0.03% of NTA value by the Company as of December 31, 2025, stood at Baht 1.48 million, as against 3% of said NTA of Baht

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148.30 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.

(8) 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. : - None -

(9) Opinion by the Board of Directors :

The Board of Directors approved the lease of building space to Royal Garment Co., Ltd. for a period of 3 years, commencing from July 1, 2026 to June 30, 2029, with a total consideration of Baht 4,500,000, in order to maximize the utilization of the Company's assets. The Board of Directors is of the opinion that the transaction is appropriate in terms of price and other relevant terms and conditions.

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

The Company hereby reports to the SET accordingly.

Faithfully yours,

Boondee Amnuayskul

(Mr. Boondee Amnuayskul)

Chief Executive Officer and Managing Director