

Invitation to the 2026 Annual General Meeting of Shareholders

Pinthong Industrial Park Public Company Limited

April 3, 2026

Subject: Invitation to the 2026 Annual General Meeting of Shareholders via electronic media (E-Meeting)

To Shareholders

- Enclosures
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 3. Profile of the nominated candidates for the election of the Directors in replacement of those to be retired by rotation
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The Board of Directors of Pinthong Industrial Park Public Company Limited ("Company") has resolved to convene the 2026 Annual General Meeting of Shareholders on April 24, 2026 at 2:00 P.M. via electronic media (E-Meeting) only in accordance with the Emergency Decree on Electronic Meetings, B.E. 2563 (2020) and other relevant rules and regulations to consider various matters according to the meeting agenda together with the opinions of the Board of Directors as follows:

The Company provided the opportunity for the shareholders to propose agendas and to nominate qualified candidates for election as directors for the Meeting in advance during October 1, 2025 to December 31, 2025 pursuant to the Company's announcement on September 30, 2025 through the Company's website and the Stock Exchange of Thailand disclosure system. However, none of shareholders proposed any matters or nominated any candidates for election as directors.

The agendas for the 2026 Annual General Meeting of Shareholders are as follows:

Agenda 1 Acknowledgment of the Company's operating results for the year December 31, 2025.

Purpose and Reason The Company has summarized the operating results of the Company for the year 2025 which appears in the Annual Report 2025 (56-1 One Report) for the shareholders to acknowledge with details as in Enclosure 1.

Board's Opinion It is appropriate to propose to the shareholders' meeting to acknowledge the Company's operating results for the year 2025.

Votes for Approval It is an agenda for acknowledgment therefore no voting.

Agenda 2 To consider and approve the financial statements for the fiscal year ended December 31, 2025.

Purpose and Reason To comply with the Company's Articles of Association and applicable laws, the Company, therefore, has to prepare the annual financial statements ending December 31, 2025, which have been audited by the auditors, EY Office Company Limited, before proposing them to the shareholders' meeting for approval, The summary of the statement of financial position is as follows:

Unit: Million Baht

| | Consolidated | Company Only |
|---------------------------|--------------|--------------|
| Total Assets | 8,368.14 | 8,376.23 |
| Total Liabilities | 4,020.72 | 4,008.07 |
| Shareholders equities | 4,347.42 | 4,368.16 |
| Total Revenues | 1,626.77 | 1,595.26 |
| Total Expenses | 1,129.46 | 1,095.77 |
| Net Profit | 497.31 | 499.49 |
| Earnings per Share (Baht) | 0.43 | 0.43 |

Board's Opinion It is appropriate to propose that the Shareholders' Meeting approve the financial statements for the fiscal year ended December 31, 2025, which have been audited by the authorized auditor and reviewed by the Audit Committee and the Board of Directors.

Votes for Approval A majority vote of the shareholders who attend the meeting and have the right to vote. If the votes are equal, the chairman of the meeting shall have the casting vote.

Agenda 3

To consider and approve the dividend payment for the 2025 performance and no allocation to the legal reserve.

Purpose and Reason According to the company's policy to pay dividends to shareholders at a rate of not less than 50 percent of the net profit of the Company's financial statements after tax deduction and statutory reserves and other reserves each year (if any), such dividend payments are subject to change.

This depends on the operating results, financial status, liquidity, business expansion, the need for working capital future investment and business expansion plans. Also, the market conditions, suitability and other factors related to the operations and management of the company under the condition that the Company must have enough cash to run the business. and such actions must be of the greatest benefit to the shareholders.

From the Company's operating performance and financial position under the separate financial statements, the Company's net profit for 2025 is THB 499,494,115. The Board deems it appropriate to proposed to the shareholders' meeting to consider and approve the total annual dividend payment from 2025 operating performance at the rate of **THB 0.216 per share** for the number of shares 1,160,000,000 shares, totaling THB 250,560,000. The comparative ratio to the dividend payment derived from the separate financial statement is equivalent to 50.16%, of the net profit of the Company's separate financial statements, which complies with the Company's dividend payment policy.

The Record Date for the shareholders' right to receive the dividend shall be on May 8, 2026 and the dividend payment shall be paid on May 22, 2026. However, the right to receive the dividend is uncertain as it is subject to the approval of this Meeting.

In this regard, the Company has allocated a complete legal reserve amounting to 10% of the registered capital. Therefore, no further allocation is required.

Board's Opinion It is appropriate to propose to the shareholders' meeting to consider and approve as follows.

1. To approve the dividend payment from 2025 in cash the Company's operating performance from January 1, 2025 - December 31, 2025, at **THB 0.216 per share**, in the approximate amount of THB 250,560,000, representing 50.16%. of the net profit based on the Company's separate financial statements.
2. The company has allocated the legal reserve fund completely. Therefore, there is no need to allocate legal reserves.
3. Comparison of dividend payment

| Items | 2025 | 2024 |
|---|--------------|-------------|
| Net Profit for the year on separate financial statements (Million Baht) | 499.49 | 1,742.78 |
| Shares (Million Shares) | 1,160 | 1,160 |
| Dividend (Baht/Share) | 0.216 | 0.76 |
| Total Dividend approximately (Million Baht) | 250.56 | 881.60 |
| Proportion of Dividend from net profit on separate financial statements | 50.16 | 50.59 |

Remark: The payout ratio is in accordance with the Company's dividend payment policy.

Votes for Approval A majority vote of the shareholders who attend the meeting and have the right to vote. If the votes are equal, the chairman of the meeting shall have the casting vote.

Agenda 4 To consider and approve the appointment of directors to replace those due to retire by rotation.

Purpose and Reason To comply with the Company's Articles of Association, Chapter 3, Article 15, concerning every annual general meeting 1 in 3 directors shall retire by rotation. The retiring directors are eligible for re-election. Currently, the company has 9 directors in total. Therefore, the 3 directors who must retire by rotation are as follows:

1. Pol.Gen. Udom Raksiltham Independent Director
2. Dr. Surin Tanticharoenkiat Independent Director
3. Mr. Pea Pattamavarakulchai Director

With respect to the nomination of directors, the Company provided an opportunity for shareholders to propose qualified persons to be nominated as directors for the 2026 Annual General Meeting of

Shareholders in advance during the period from October 1, 2025 to December 31, 2025. However, no shareholder proposed any candidate.

The Nomination and Remuneration Committee (excluding directors with conflicts of interest) considered and selected suitable persons to be nominated as directors to replace those who retired by rotation considering the suitability knowledge and expertise, and Board Skill Matrix of the Board of Directors. Moreover, it should be including a variety of experiences in related businesses and deemed it appropriate to propose appoint all 3 directors who retired by a rotation back to the position of Independent Directors and/or the Board of Directors for another term. The profiles of the 3 directors are provided in Enclosures 2

Board's Opinion The Board of Directors which does not include directors with conflicts of interest discussed in accordance with the guidelines for recruitment criteria that have been defined. and agreed with the Nomination and Remuneration Committee's proposal. It was deemed that all 3 nominated persons had passed the screening and selection process of the Nomination and Remuneration Committee and the Board of Directors with prudence and prudence that he has knowledge and expertise from many professions has leadership is a person with morals and ethics. Also, they have a transparent work history, the ability to express opinions independently and in accordance with relevant rules and regulations. If they are former directors, they must perform their duties well as directors.

and does not hold any position as a director or executive in other businesses that may cause a conflict of interest with the Company or compete with the Company's business.

Having considered, The Board of Directors has opined that the nominated as an Independent Directors is Pol.Gen. Udom Raksiltham and Dr. Surin Tanticharoenkiat have qualifications under the relevant law and rules in relation to independent directors and be able to give opinions freely in accordance with relevant rules and regulations.

Therefore, the Board of Directors does not include interested directors. It was deemed appropriate to propose to the Annual General Meeting of Shareholders for the year 2026 to consider and approve the re-appointment of all 3 directors who retired by rotation for another term as follow:

1. Pol.Gen. Udom Raksiltham Independent Director
2. Dr. Surin Tanticharoenkiat Independent Director
3. Mr. Pea Pattamavarakulchai Director

Votes for Approval A majority vote of the shareholders who attend the meeting and have the right to vote. If the votes are equal, the Chairman of the meeting shall have the casting vote.

Agenda 5 To consider and approve the appointment of a new director to replace those due to retire by rotation.

Purpose and Reason To ensure the continuity of the Company's management, the Nomination and Remuneration Committee has resolved to propose the appointment of Mrs. Ladda Siriwattanakosol as an Independent Director, Director, and Audit Committee member in replacement of the vacant position, with a term of office of three years. The Committee has considered her qualifications, knowledge, capabilities, skills, experience, and performance of duties as a director, and deemed that she is suitably qualified and will be beneficial to the management and operations of the Company.

Board's Opinion The Board of Directors has approved the nomination of a new director to replace the vacant position as proposed by the Nomination and Remuneration Committee and deems it appropriate to propose to the Shareholders' Meeting for consideration and approval the appointment of Mrs. Ladda Siriwattanakosol as an Independent Director, Director, and Audit Committee. The nomination has been carefully screened and considered by both the Nomination and Remuneration Committee and the Board of Directors. Mrs. Ladda Siriwattanakosol is considered to possess the appropriate knowledge, expertise, leadership, integrity, and ethical standards, with a transparent work history and the ability to express independent opinions in accordance with the relevant rules and regulations. She does not serve as a director or executive in any other business that may cause a conflict of interest with the Company or operates in the same nature of business and competes with the Company. In addition, she possesses the qualifications of an Independent Director as prescribed under the relevant laws and regulations and is able to perform her duties and express independent opinions in compliance with the applicable requirements. The profile of the director is provided in Enclosure 3.

Votes for Approval A majority vote of the shareholders who attend the meeting and have the right to vote. If the votes are equal, the chairman of the meeting shall have the casting vote. (Clause 31(1) of the Company's Articles of Association)

Agenda 6 To consider and approve the increase in the number of directors, the appointment of new directors, and the change in the authorized directors to sign and bind the Company

Purpose and Reason To enhance the efficiency of the Company's management, the Nomination and Remuneration Committee has resolved to propose an increase in the number of directors by one person, from 10 directors to 11 directors, and to appoint Mr. Surach Patanawongyunepong as a director with a term of 3 years. In addition, the authorized signatory directors of the Company will be amended accordingly. The Nomination and Remuneration Committee has considered his qualifications, knowledge, capabilities, and experience in various fields, as well as his ability to perform duties as a director, and deemed that he is suitably qualified and will be beneficial to the management and operations of the Company. The profile of the director is provided in Enclosure 4.

Board's Opinion The Board of Directors deems it appropriate to propose to the Shareholders' Meeting for consideration and approval the increase in the number of directors by 1 person, from 10 directors to 11 directors, by appointing Mr. Surach Patanawongyunepong as a new director, and to amend the authorized signatory directors of the Company as follows:

Previously: Mr. Pira Patamavorakulchai, Mr. Pea Pattamavarakulchai and Mr. Suchin Rianviriyakij, whereby any two of these three directors are authorized to jointly sign and affix the Company's seal.

Changed to: Mr. Pira Patamavorakulchai, Mr. Pea Pattamavarakulchai, Mr. Suchin Rianviriyakij and Mr. Surach Patanawongyunepong, whereby any two of these four directors are authorized to jointly sign and affix the Company's seal.

The nominated person has been carefully screened and considered by both the Nomination and Remuneration Committee and the Board of Directors. He is considered to possess the appropriate knowledge, expertise, and leadership, with integrity and ethical standards, and a transparent work history. He is able to express independent opinions in compliance with the relevant rules and regulations and does not serve as a director or executive in any other business that may cause a conflict of interest with the Company or operates in the same nature of business and competes with the Company.

Votes for Approval A majority vote of the shareholders who attend the meeting and have the right to vote. If the votes are equal, the chairman of the meeting shall have the casting vote. (Clause 31(1) of the Company's Articles of Association)

Agenda 7

To consider and approve the payment of directors' remuneration and directors' bonuses for the year 2026.

Purpose and Reason According to the Company's Articles of Association, Section 3, Article 16, directors are entitled to receive remuneration from the Company in the form of rewards, meeting allowances, gratuities, bonuses or other forms of benefits. According to the Articles of Association may be approved by the shareholders' meeting, which may be fixed in a fixed amount or set as a rule and may be stipulated from time to time or shall remain in effect indefinitely until there is a change and in addition to receiving allowances and welfare according to company regulations.

The provision in the first paragraph does not affect the rights of the employees or employees of the company who was elected as a director to receive remuneration and benefits as an employee or employee of the Company.

The Nomination and Remuneration Committee has determined the remuneration in accordance with the performance, Scope, Roles and Responsibilities of work therefore, it is deemed appropriate for the Board of Directors to propose to the Shareholders' Meeting for consideration and approval the directors' remuneration for the year 2026, with the total remuneration not exceeding THB 6,000,000 This represents an increase of THB 2,000,000 or 50%, compared to the year 2025, due to the appointment of additional directors and sub-committees. The details of the remuneration are as follows:

1. **Monetary remuneration**

1.1 Meeting Allowance Pay per time only when attending a meeting.

Unit: Baht

| Position | Meeting Allowance per Time | |
|--|----------------------------|--------|
| | 2025 | 2026 |
| Board of Directors | | |
| 1. Chairman of the Board of Directors | 20,000 | 20,000 |
| 2. Director | 10,000 | 10,000 |
| Audit Committee | | |
| 1. Chairman of the Audit Committee | 20,000 | 20,000 |
| 2. Member of the Audit Committee | 10,000 | 10,000 |
| Nomination and Remuneration Committee | | |
| 1. Chairman of the Nomination and Remuneration Committee | 15,000 | 15,000 |

| | | |
|--|--------|--------|
| 2. Member of the Nomination and Remuneration Committee | 10,000 | 10,000 |
| Corporate Governance and Sustainability Committee | | |
| 1. Chairman of the Corporate Governance and Sustainability Committee | - | 15,000 |
| 2. Member of the Corporate Governance and Sustainability Committee | - | 10,000 |
| Risk Management Committee | | |
| 1. Chairman of the Risk Management Committee | - | 15,000 |
| 2. Member of the Risk Management Committee | - | 10,000 |

In addition, the Board of Directors' Meeting No. 4/2025, held on November 14, 2025, approved the appointment subcommittees. The appointment was also announced through the SET disclosure. The details are as follows:

The Corporate Governance and Sustainability Committee, consists of 3 members, comprising the Chairman (Independent Director), 1 member (Independent Director), and 1 member (Director).

The Risk Management Committee, consists of 3 members, comprising the Chairman (Company Director) and 2 members (Independent Directors).

Subsequently, on February 23, 2026, the Corporate Governance and Sustainability Committee and the Risk Management Committee convened their Meeting No. 1/2026. All members of both subcommittees attended the meeting to perform their duties as assigned by the Board of Directors.

Therefore, it is deemed appropriate to propose that the Shareholders' Meeting consider and approve the payment of remuneration for Meeting No. 1/2026 in the amount of THB 35,000 for the Corporate Governance and Sustainability Committee and THB 35,000 for the Risk Management Committee, totaling THB 70,000.

1.2 Gratuity (Bonus) Gratuity for the Chairman of the Board of Directors and the Chairman of the Audit Committee and the Board of Directors pay once per year The payment is not more than THB 6,000,000 less the amount of the meeting allowance paid in that year. By

authorizing Mr. Pira Patamavorakulchai and/or the person assigned to consider the allocation of the gratuity of each director who will receive.

2. **Non-Monetary Remuneration and other Benefits**

| <u>2026</u> | <u>2025</u> |
|--------------------------|--------------------------|
| <u>No other benefits</u> | <u>No other benefits</u> |

Board's Opinion The Board of Directors has considered with the approval of the Nomination and Remuneration Committee. Therefore, it is appropriate to propose to the shareholders' meeting to consider and approve the payment of directors' remuneration and director's bonus for the year 2026 in the amount of not more than THB 6,000,000 with details and rationale as stated above. The said remuneration and meeting allowance shall be effective until another shareholders' meeting resolves to change it in the future.

Votes for Approval Not less than two-thirds (2/3) of the total number of votes of shareholders attending the meeting.

Agenda 8

To consider and approve the appointment of the auditor and the determination of the auditor's remuneration for the year 2026.

Purpose and Reason To comply with the Public Limited Companies Act, 1992, Section 120, which determines the Annual General Meeting of Shareholders to consider appointing an auditor and the Company's annual audit fee. In addition, the announcement of the Capital Market Supervisory Board has determined that listed companies must organize the rotation of auditors if the former auditor has performed the duty of reviewing or auditing and expressing opinions on the Company's financial statements for 7 consecutive accounting periods. A new auditor can be appointed from the same auditing office as the previous auditor; however, the Company may appoint an auditor who has retired from performing duties due to auditor rotation as the Company's auditor. After a period of at least 5 accounting years has elapsed from the date that such auditor has retired from the performance of duties.

The Audit Committee has considered and selected EY Office Company Limited as the auditor for the company and its subsidiaries for the fiscal year 2026. Due to skills, knowledge of accounting standards, reasonable audit fee, and well-working performance. Due to the fact that the company has become a listed company on the Stock Exchange of Thailand on November 9, 2021, no

auditor has performed the duty of reviewing and giving opinions on the Company's financial statements for 7 consecutive accounting periods, which is in accordance with the rules for the rotation of auditors of the Securities and Exchange Commission (SEC). Therefore, the Company has agreed to select the former auditor from EY Office Company Limited should be used for the continuity of the auditor's work (for 5 consecutive accounting periods) for the preparation of financial statements to be in accordance with the international standard and to support future investment expansion, The Audit Committee considered that EY Office Company Limited is capable of auditing with accuracy and quality, able to perform examinations with standardized speed, and give suggestions to the company independently. Moreover, the auditor has no relationship and/or has no conflict of interest with the Company, the management, major shareholders, or those related to the auditor in a manner that will affect the independence of duties in any way. The names of the Company's auditors for the year 2026 are as follows:

1. Ms. Kirdsiri Kanjanaprakasit Certified Public Account No. 6014 and/or
2. Ms. Yuchira Tuaton Certified Public Account No. 10725 and/or
3. Ms. Wilaiporn Chaowiwatkul Certified Public Account No. 9309 and/or
4. Mr. Termphong Opanaphan Certified Public Account No. 4501

The audit fee for the financial statements of the Company and its subsidiaries for the year 2026, using the same auditing firm, is proposed at an amount not exceeding THB 2,700,000 which is the same as in 2025. The details are shown in the comparison table of the Company's audit fees as follow:

Company audit fee comparison table.

| List | Year 2025 (Baht) | Year 2026 (Baht) |
|--|------------------|------------------|
| The fees for auditing and reviewing financial statements. | | |
| 1. The Company (Audit Fee) | 2,100,000 | 2,100,000 |
| 2. The fees for auditing in Investment Promotion Certificate (BOI) | - | - |
| 3. The Subsidiaries (Audit Fee) | 600,000 | 600,000 |
| Other Service Fees (Non-Audit Fee) | None | None |
| Total | 2,700,000 | 2,700,000 |

Board's Opinion The Board of Directors has considered with the approval of the Audit Committee. It was resolved to propose to the shareholders' meeting to consider and approve the appointment of the persons listed above from EY Office Limited as the Company's auditors for the year 2026.

For the audit fee for the year 2026, the Board of Directors, with the proposal of the Audit Committee, deemed it appropriate to propose that the Shareholders' Meeting consider and approve the audit fee for the year 2026 in an amount not exceeding THB 2,700,000 which is the same rate as the previous year. The amount excludes other service fees apart from the audit fee.

Votes for Approval A majority vote of the shareholders who attend the meeting and have the right to vote. If the votes are equal, the Chairman of the meeting shall have the casting vote.

Agenda 9 To consider and approve the Disposal of the warehouse buildings and utility systems to Jutha Wan Metal Company Limited, which is the Related Company.

Purpose and Reason Whereas the Company was the project to purchase land from Jutha Wan Metal Company Limited. ("JTW") a related party with a total area of 327 rai to invest in land development for warehouse leasing and utility systems (the "Logistics Park Project"), as disclosed in the Prospectus for the Initial Public Offering of ordinary shares of Pinthong Industrial Park Public Company Limited (Initial Public Offering), In 2021 on which the Company has already carried out construction of eight (8) single-storey warehouse buildings with two-storey office spaces, with a total area of 93,864 square meters, other structures, including roads and fencing, with a total area of approximately 24,134 square meters. and utility systems within the area of the Logistics Park Project, covering the period from mid-2023 through its completion in mid-2025. Subsequently, in light of the increasing influx of foreign investors seeking to establish manufacturing facilities in Thailand, the Board of Directors reassessed the Company's investment strategy. The Board was of the view that such circumstances presented a favorable opportunity for the Company to expand its investments in Pinthong Industrial Estate Projects 7, 8, and 3 (Extension), which constitute the Company's core business and in which the Company possesses extensive experience and expertise. The Board of Directors reassessed the investment plan and was of the view that such timing presented a favorable opportunity for the Company to expand its investment in industrial estate projects, which constitute the Company's core business and an area in which the Company possesses substantial expertise and experience. Accordingly, the Board of Directors resolved that

it is necessary to change the business model of the Logistics Park project. will not proceed with the warehouse business under the Logistics Park project, as such investment would require a substantial amount of capital and entail a long payback period, potentially resulting in a loss of business opportunities. Therefore, the Company considers it appropriate to sell the warehouses already invested in to JTW, the landowner and a related party, to undertake the investment in this project in its entirety. whereby the Company or its subsidiary engaging in project management services will act as the manager and operator of the project, The Company will be granted the right to utilize the rooftop areas of the warehouse buildings from JTW for the installation of a solar power generation system (solar cells) for electricity distribution, which will be undertaken after the completion of the asset disposal. If the Company proceeds with the disposal of such assets, it will enhance the Company's financial liquidity and enable it to focus on investing in the development of its core business, namely the development of the Pinthong Industrial Estate Projects 7, 8, and 3 (Extension), covering an area of approximately 2,800 rai. Therefore, the Company needs to appropriately allocate its investment capital.

In this regard, the Board of Directors is of the opinion that, to prevent potential conflicts of interest in relation to business operations that may constitute competition between the Company and JTW, which is related companies, an agreement will be entered into between both parties upon completion of the asset disposal. Accordingly, the parties have executed the agreement to establish a framework for business operations has been established. This is because, after the disposal of the warehouse buildings and utility systems to JTW, both the Company and JTW will engage in similar businesses involving real estate development for lease. Therefore, in order to ensure clarity and avoid any conflict of interest, operational overlap, prevent business activities that may constitute competition, and safeguard the best interests of the Company and shareholders, JTW has defined the scope and framework for business operations specifically for the Logistics Park Project, for which the land has been owned by JTW since prior to the Company's initial public offering of ordinary shares to the public (IPO). The details of the measures to prevent conflicts of interest are set out in Attachment 6. With respect to the land lease agreement with JTW, as previously disclosed to the Stock Exchange of Thailand regarding the connected transaction relating to the short-term lease of immovable property with a term not exceeding 3 years on 28 November 2025, such lease agreement will terminate once the Company has disposed of the warehouse buildings and utility systems to JTW, which is a related party of the Company.

In relation to the assets to be disposed of by the Company to JTW, which is the Related Company which is deemed a connected person of the Company by virtue of having common major shareholders and controlling persons, and with Mr. Pira Patamavorakulchai and Mr. Surain Suwanwongkij serving as directors and executives. The assets to be disposed of are buildings of eight (8) single-storey warehouse buildings with (2) two-storey office spaces and other structures, including roads, fencing etc, with a total area of 93,864 square meters, together with other structures totaling 24,134 square meters and utility systems, which are classified as the Company's investment property, to JTW, a connected juristic person of the Company. **The total transaction value amounts to THB 779,892,766.19**, comprising THB 772,410,000 and expenses incurred from project development, such as landscaping improvement costs, land surveying expenses, design fees, and related expenses. as the consideration for the assets to be disposed of and THB 7,482,766.19 representing the project development costs. The pricing criteria are based on the asset valuation report prepared by Simon Lim & Partners Co., Ltd., an independent property appraiser approved by the Office of The Securities and Exchange Commission, Thailand. The valuation was conducted using the Replacement Cost Approach. In addition, the determination of development costs is based on actual incurred expenses added the Company's average borrowing interest rate over the past period 3 years, The transaction is intended to optimize the Company's asset structure in alignment with its core business of industrial estate development. The proceeds will be used as working capital and to invest in industrial estate projects to generate improved returns.

The aforementioned disposal of assets is classified as a disposal of assets transaction pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 20/2551 Re: Rules on Significant Transactions Deemed as Acquisition or Disposal of Assets dated 31 August 2008 (including any amendments thereto), and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposal of Assets B.E. 2547 (2004) dated 29 October 2004 (collectively, the "Acquisition or Disposal of Assets Notifications"). The Company has calculated the transaction size of the Disposal of Warehouse Buildings and Utility Systems and Project Development Costs Transaction in accordance with the Acquisition or Disposal of Assets Notifications, based on the Company's consolidated financial statements for the year 2025 as at 31 December 2025, the size of the disposal of assets transaction equals 9.32% under the total value of consideration criteria, The Company has not entered into any disposal of assets

transaction during the six-month period prior to the date on which the Board of Directors resolved to propose this transaction to the shareholders' meeting for approval. Therefore, the transaction size is less than 15%, and the Company is not required to disclose the transaction to the Stock Exchange of Thailand under the Acquisition or Disposal of Assets Notifications.

As the entering into of the aforementioned transaction constitutes a connected transaction pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 21/2551 Re: Rules on Connected Transactions and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning Connected Transactions B.E. 2546 (2003) As JTW, has the same group of major shareholders as the Company and Mr. Pira Patamavorakulchai and Mr. Surain Suwanwongkij serving as directors and executives, Therefore, it is considered a related party in accordance with the Notification on Connected Transactions and Based on the above calculation, the size of the connected transaction equals 17.99% of the Company's net tangible assets (NTA). In addition, the Company has entered into connected transactions with connected persons during the six-month period prior to the date on which the Board of Directors resolved to propose this transaction to the shareholders' meeting for approval, with a transaction size of 0.09% As previously disclosed by the Company to the Stock Exchange of Thailand regarding a connected transaction involving a short-term lease of real property for a period not exceeding three (3) years on 28 November 2025. The aggregate transaction size equals 18.08% of the Company's net tangible assets (NTA). Accordingly, the transaction is considered a connected transaction with a transaction size exceeding THB 20,000,000 and exceeding 3% of the Company's net tangible assets (NTA) of the Company as of 31 December 2025, The company is required to prepare a report and disclose information regarding the entering into of the transaction and to obtain approval from the shareholders' meeting by a vote of not less than three-fourths (3/4) of the total votes of shareholders attending the meeting and entitled to vote, excluding the votes of shareholders having an interest in the transaction and the Company is required to appoint an independent financial advisor approved by the Office of the Securities and Exchange Commission to provide an opinion to the Company's shareholders of the Company, in accordance with the Notification on Connected Transactions. The details of the connected transaction are provided in Enclosure 5.

Furthermore, the Board of Directors has resolved to authorize the Executive Committee and/or any person designated by the Executive Committee to have the authority to negotiate and execute the

sale and purchase agreement for the warehouse buildings and utility systems and/or any related documents, and to undertake any acts necessary and appropriate in connection with the disposal of the warehouse buildings and utility systems in order to ensure the successful completion of such disposal.

The shareholders who have vested interests and are not entitled to vote on this agenda item, as they are connected persons, total 16 individuals. They collectively hold 948.89 million shares, both directly and indirectly, representing 81.80% of the Company's total issued and paid-up share capital. The details are as follows:

| No. | Interested persons | Number of shares | Percentage of the issued and paid-up share capital |
|-----|----------------------------------|--------------------|--|
| 1 | Pinthong Holding Company Limited | 435,269,000 | 37.52 |
| 2 | JTW Asset Company Limited | 328,310,000 | 28.30 |
| 3 | Mr. Pira Patamavorakulchai | 84,428,000 | 7.30 |
| 4 | Miss Nana Patamavorakulchai | 44,351,100 | 3.82 |
| 5 | Mr. Phongsa Patamavorakulchai | 16,564,400 | 1.43 |
| 6 | Mr. Pea Patamavorakulchai | 13,129,000 | 1.13 |
| 7 | Mrs. Yaowapha Patamavorakulchai | 10,506,000 | 0.91 |
| 8 | Mrs. Sunanta Pupiputhirunkul | 6,145,400 | 0.53 |
| 9 | Mr. Surain Suwanwongkij | 3,053,100 | 0.26 |
| 10 | Mr. Suchin Rianviriyakij | 2,780,400 | 0.24 |
| 11 | Ms. Wisessiri Chantarochwongs | 2,525,000 | 0.22 |
| 12 | Mr.Tawatchai Tientongtip | 1,025,600 | 0.09 |
| 13 | Mrs.Supattra Suwanwongkij | 500,000 | 0.04 |
| 14 | Mr. Surin Tanticharoenkiat | 128,200 | 0.01 |
| 15 | Mr. Surach Patanawongyunepong | 123,700 | 0.01 |
| 16 | Ms. ChutimonLiumpapangkul | 50,000 | 0.004 |
| | รวม | 948,888,900 | 81.80 |

Board's Opinion The transaction regarding the disposal of assets to JTW, which is a related party, has been duly considered by the Audit Committee of the Company. The Audit Committee has carefully considered given to the best benefits to the Company, in determining the pricing method, the fair value of the assets to be disposed of, the company has considered calculated

based on various valuation methods, various methods and has duly taken into consideration and implemented measures to address potential conflicts of interest that may arise in the future. As a measure to prevent conflicts of interest, JTW shall limit and define the scope of its land and warehouse development exclusively to the Pinthong Logistics Park project, for which JTW has held land ownership since prior to the Company's initial public offering (IPO).

Furthermore, the Board of Directors' meeting, excluding the interested directors, has considered the benefits to the Company and is of the view that the disposal of assets will result in a gain of THB 74.21 million, representing an amount higher than the book value. This transaction will enhance the Company's cash flow, which can be utilized as working capital and for investment in industrial estate projects to generate better returns and maximize benefits for the shareholders.

With respect to potential risks arising from the transaction, if approval is not obtained from the Company's Shareholders' Meeting, requiring an affirmative vote of not less than three-fourths (3/4) of the total votes of shareholders present and entitled to vote the Company will be unable to complete the disposal of the warehouse buildings. Consequently, the Company may need to allocate part of its cash flow to pay for long-term land leases or to purchase the land plots on which the warehouses are located from JTW in considering the project costs of the Logistics Park, entering into long-term land leases or purchasing the land for plots with warehouse construction from JTW would result in higher project costs compared to the expected rental income; nevertheless, given the Company's current liquidity and cash flow position, even if the disposal of such assets is not approved by the Shareholders' Meeting, the Company will still be able to continue its business operations as normal.

Therefore, upon careful and thorough consideration, the Board of Directors has also considered appointing an independent financial advisor to provide an opinion to the Shareholders' Meeting regarding the appropriateness and reasonableness of this transaction. Therefore, it is deemed appropriate to propose that the Annual General Meeting of Shareholders consider and approve the disposal of eight (8) single-storey warehouse buildings with (2) two-storey office spaces, with a total area of 93,864 square meters, other structures with a total area of 24,134 square meters, and utility systems, with a total transaction value of THB 779,892,766.19 to JTW, which is a related party.

In addition, it is proposed that the meeting approve the authorization for the Executive Committee and/or any person appointed by the Executive Committee to have the authority to negotiate and enter into the agreement for the sale and purchase of the warehouse buildings and utility systems and/or any other related documents, as well as to undertake any actions in relation to the disposal of the warehouse buildings and utility systems in order to complete such transaction.

Votes for Approval Not less than three-fourths (3/4) of the total number of votes of the shareholders attending the meeting and entitled to vote, excluding the votes of shareholders who have vested interests.

Agenda 10 Others (if any)

Invite shareholders to attend the 2026 Annual General Meeting of Shareholders on April 24, 2026 at 2:00 P.M. via electronic media (E-Meeting) only (The company does not provide a room for the Meeting). The Company asks the shareholders to send the request form and other related documents to the office of the company secretary, Pinthong Industrial Park Public Company Limited, No. 1009 Rama 3 Road, Chongnonsee, Yannawa, Bangkok 10120 for the office to receive and inspect by April 21, 2026, After the Company has reviewed the request form and has approved your request registered shareholders or proxies will receive an email informing their username and password for registering to attend the meeting via electronic media (E-Meeting) on April 24, 2026, which will enable the system to start registering for the meeting from 13:00 P.M. onwards.

For any shareholder wishing to appoint another person to attend the meeting and vote on his/her behalf in this meeting, please complete and sign the Proxy Form A. or Form B. or Form C. (Form C. is only used in the case of shareholders who are foreign investors and appoint a custodian in Thailand to be a shared depository and keeper). Enclosure 6 can be downloaded from www.pinthongindustrial.com by choosing only one of the options listed, please submit a request and related documents to attend the meeting (E-Meeting).

The proxy form and the required documents must be sent to the Company in advance by post. For the Company to receive it by April 21, 2026, the Company has prepared a duty stamp for the closure of the proxy form for convenience to the shareholders.

In this regard, shareholders or proxies can study the details of documents proving their rights to attend the meeting. Proxy method attending the Meeting (E-Meeting) and Voting vote counting and notifying the result of the vote counting. For the shareholders' meeting via electronic media, please refer to Enclosure 4, including

details of the procedure for submitting the Request to Attend the Meeting (E-Meeting) and the use of the meeting system via electronic media as in Enclosure 9. In addition, shareholders may authorize Independent Directors of the Company to attend the meeting and vote on your behalf as well. The list of independent directors who are not due to retire by rotation in the 2026 Annual General Meeting of Shareholders is as follows:

- 1) Mr. Prasan Tanprasert
- 2) Mr. Prasert Patrathilok

Information of independent directors nominated by the Company as proxies from shareholders appears in Enclosure 12.

In this regard, for convenience shareholders or proxies can submit questions in advance (Advance Question Form, Enclosure 8) prior to the shareholders' meeting to the Company by April 21, 2026, along with other documents by mail. The Company will collect questions and answer questions at the Meeting regarding the voting agenda. For other questions and suggestions, the Company will summarize the clarifications attached to the minutes of the shareholders' meeting which will be disseminated through the SET's information dissemination system and the Company's website within 14 days from the completion of the meeting.

The Company has established a Privacy Policy for the Shareholders' Meeting in accordance with the Personal Data Protection Notice for the Shareholders' Meeting, the details of which are set out in Enclosure 15, for the benefit of shareholders participating in the meeting in compliance with applicable law

The company hereby invites all shareholders to attend the 2026 Annual General Meeting of Shareholders via electronic means (E-AGM) on the date and time, and in accordance with the procedures, as specified above.

Yours sincerely,



(Ms. Chutimon Liumpapangkul)

The Company Secretary

By order of the Board of Directors

The Company Secretary 038-348-009