

Ref. ever/list 015/2025

November 13, 2025

To: Director and Manager
The Stock Exchange of Thailand

Subject: Report of information on connected transaction in the short-term lease of real estate

According to the resolution of the Board of Directors' Meeting No. 14/2025 of Everland Public Company Limited ("EVER" or "The Company") held on November 13, 2025 has considered and approved the company to enter into the office lease contract and renew the office lease contract with Bangna Asset Co., Ltd. The transaction is considered to be related transaction types of the rental property. The value of transaction is worth over 0.03% but less than 3% of net tangible assets (NTA).

Referring to the office lease contract between Everland Public Company Limited ("the Company" or "EVER") and Bangna Asset Co., Ltd, which the contract will expire on November 30, 2025, the management would like to propose to the meeting to consider and approve the Company to renew the contract and sign the office lease contract with Bangna Asset Company Limited, with a lease period of 3 years from December 1, 2025 - November 30, 2028. Details of the rental rates are as follows:

Rental contract	months rented	Area (Sqm.)	Original contract			New contract (renewal)		
			Rental Rate (Baht/Sq.)	Monthly Rental (Baht/Month)	Rental fee (Baht)	Rental Rate (Baht/Sq.)	Monthly Rental (Baht/Month)	Rental fee (Baht)
Rental contract 1	36	430.10	362	155,696.20	5,605,063.20	369	158,706.90	5,713,448.40
Rental contract 2	36	250.00	362	90,500.00	3,258,000.00	369	92,250.00	3,321,000.00
Rental contract 3	36	283.17	362	102,507.54	3,690,271.44	-	-	-
Rental contract 4	36	173.53	362	62,817.86	2,261,442.96	-	-	-
Total				411,521.60	14,814,777.60		250,956.90	9,034,448.40

In managing office space to suit its intended use, the leased space has been reduced. The lessor has increased the rental rate from 362 baht per square meter to 369 baht per square meter, an increase 1.93%, This results in a monthly rental reduction of 1,857.80 baht, or 5,780,329.20 baht over the life of the contract. Compared to nearby office building rental rates, the rate is reasonable and comparable to market rates.

Transaction is classified as a related party transaction of the type of real estate lease for not more than 3 years. When calculating the size of the related party transaction according to the consolidated financial statements ending on September 30, 2025, which have been audited by a certified public accountant, **the size of the said transaction is equal to 0.53 percent of NTA**, which is more than 0.03 percent but not more than 3 percent of the net tangible assets of the Company and its subsidiaries (NTA). The Company is required to report information on the related party transaction of the type of real estate lease for not more than 3 years to the Stock Exchange of Thailand

With details of related information on real estate rental transactions not exceeding 3 years as follows:

1. Date of transaction

On November 13, 2025, which is the date approved by the board of directors meeting no.14/2025

The contract will be signed by November 30, 2025. ("the rental contract date") with a rental period of 3 years

From December 1, 2025 - November 30, 2028

2. Parties involved

Rental contract	Lessee	Lessor
Rental contract 1 - Rental contract 2	Bangna Asset Co., Ltd	Everland Public Company Limited

Relationship

Entering into such transaction is considered a non-connected transaction as per Notification of the Capital Market Supervisory Board No. Tor Jor.21/2008 Re: Rules on Connected Transactions, which refers to 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 Connected Transaction B.E.2003 With Bangna Asset Co., Ltd , M.R. Sasijutapa Varavarn holds 99.17% of the authorized capital and paid-up company. M.R. Sasijutapa Varavarn is the mother of Mr.Swechak Lochaya, the Chief Executive Office, so the transaction Considered a connected transaction.

3. General Characteristics of Transaction

The space rental building for use as offices of the Company and its subsidiaries which is located at Country Complex Building A, Sanphawut Road, Bang-Na, Bangkok

No.	Period	Months rented	Area (Sqm.)	Rental Rate (Baht/Sq.)	Monthly Rental (Baht/Month)	Rental fee (Baht)
Rental contract No.1	1 Dec 2025 - 31 Nov 2028	36	430.10	369	158,706.90	5,713,448.40
Rental contract No.2	1 Dec 2025 - 31 Nov 2028	36	250.00	369	92,250.00	3,321,000.00
Total					250,956.90	9,034,448.40

4. Total Value of transaction

The total rental value throughout the lease term is 9.03 million baht. According to the consolidated financial statements ending September 30, 2025, which have been audited by a certified public accountant, the Company has an NTA of 1,701.39 million baht, representing 0.53 percent of the NTA. The Company has no transactions with the aforementioned related parties in the previous six months.

The transaction is considered to be related transaction types of the rental property for a period not exceeding 3 years under 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, 2003. The transaction size is considered according to the middle size of connected transaction of listed company rule, which is worth over 1 million baht but less than 20 million baht or 0.03% but less than 3% of net tangible assets (NTA). whichever is higher, for which the Company is required to disclose the information to the Stock Exchange of Thailand.

5. Particulars of related person

The company, which owns the office space for rent as specified in the rental contract above has M.R. Sasijutapa Varavarn holds 99.17% of the authorized capital and paid-up company. M.R. Sasijutapa Varavarn is the mother of Mr.Swechak Lochaya, the Chief Executive Office.

6. Interested Directors

The Company has taken action to ensure that the interested directors with Mr. Suwichak Lojaya, who is the Chief Executive Office of Everland Public Company Limited are not participating in the meeting and not entitled to vote on the adoption of resolution in the meeting on the agenda to approve the entry into this related transaction.

7. The Board of Director's opinion

The Board of Directors' Meeting No. 14/2025 held on November 13, 2025, in which there were no interested directors or connected persons to attend the meeting and vote considered that the transaction shall be a beneficial for the company and reasonable and the rental rates are comparable to the market rental rates, terms and conditions are no different from other business partners, The Board of Directors has therefore adopted a resolution approving the entry into the said transaction.

8. The Audit Committee' opinion which is difference from the Board of Director's opinion

- None -

Please be informed accordingly

Yours Sincerely,

- signed by –

(Mr. Swechak Lochaya)

Chief Executive Office