

Subject: Property leases for a period of not exceeding 3 years

To: President and Manager
The Stock Exchange of Thailand

On 14 August 2024, the Board of Directors' Meeting of Forth Corporation Public Company Limited, No. 5/2024, approved property leases for a period not exceeding 3 years between the Company and its two subsidiaries. Details are as follows:

Forth Vending Company Limited

- 1) Date of transaction : Within August 2024
- 2) Parties involved
 - Lessor : Forth Corporation PLC. (FORTH)
 - Lessee : Forth Vending Co., Ltd. (FVD)
- 3) Relationship with the listed company
 1. Mr. Pongchai Amatanon is a director and major shareholder (more than 10%) of FORTH at the rate of 42.64% ⁽¹⁾.
 2. Mr. Pongchai Amatanon is a director and shareholder of FVD at the rate of 5.61%.
 3. Ms. Pichamon Amatanon is a director and shareholder of FORTH at the rate of 0.12% ⁽¹⁾.
 4. Ms. Pichamon Amatanon is a director of FVD.
 5. FORTH is a shareholder of FVD at the rate of 46.04%.

Remark: ⁽¹⁾ Including spouse

General characteristics of the transaction

- FVD will lease a commercial building located at 220/7-12 Phaholyothin Road, Samsen Nai, Phayathai, Bangkok, to be used as an office. The lease term is 3 years, starting from 1 July 2024, and ending on 30 June 2027. The leased area is 1,284.75 square meters, with a rental rate of Baht 500 per square meter per month.
- 4) Total value and rule for fixing of total value of the transaction
The total rental payment over the lease period is Baht 23,125,500.

The size of the above transaction is 1.17% of the net tangible assets of the Company, based on the Company's consolidated financial statements as of 30 June 2024.
 - 5) Conditions of entry into the transaction

This transaction is considered a related party transaction involving short-term property leases with a term not exceeding 3 years. The transaction value exceeds Baht 20 million or 3% of the Company's net tangible assets, whichever is higher. As a result, the Company is required to

obtain approval from the Board of Directors' meeting and disclose the transaction to the Stock Exchange of Thailand.

6) Conditions which may affect the rights of shareholders

None

7) Directors who have conflict of interest

Mr. Pongchai Amatanon and Ms. Pichamon, directors who have conflict of interest, did not vote for this agenda and left the meeting room before the voting process.

8) Opinions of the Board of Directors

The Board of Directors has considered the transaction and concluded that the rental price is reasonable and justifiable, referencing market rental rates assessed by an independent appraiser. In this regard, the opinion of the Audit Committee is not different from the opinion of the Board of Directors.

Forth EMS Public Company Limited

1) Date of transaction : Within August 2024

2) Parties involved

Lessor : Forth Corporation PLC. (FORTH)

Lessee : Forth EMS Co., Ltd. (FEMS)

3) Relationship with the listed company

1. Mr. Pongchai Amatanon is a director and major shareholder (more than 10%) of FORTH at the rate of 42.64% ⁽¹⁾.

2. Mr. Pattanan Amatanon is a director of FEMS, an executive of FORTH, and the spouse of a director of FORTH (Ms. Pichamon Amatanon).

3. FORTH is a shareholder of FEMS at the rate of 87.50%.

Remark: ⁽¹⁾ Including spouse

General characteristics of the transaction

- FEMS will lease land and buildings, including a factory, warehouse, utilities, canteen, and parking lot located at 79/2, Phutthamonthon Sai 5 Road, Rai Khing, Sam Phran District, Nakhon Pathom. The lease term is 3 years, starting from 1 January 2024, and ending on 31 December 2026. The leased area is 33,688.85 square meters, with a monthly rental rate of Baht 3,536,901.50.

4) Total value and rule for fixing of total value of the transaction

The total rental payment over the lease period is Baht 127,328,454.

The size of the above transaction is 6.45% of the net tangible assets of the Company, based on the Company's consolidated financial statements as of 30 June 2024.

5) Conditions of entry into the transaction

This transaction is considered a related party transaction involving short-term property leases with a term not exceeding 3 years. The transaction value exceeds Baht 20 million or 3% of the Company's net tangible assets, whichever is higher. As a result, the Company is required to obtain approval from the Board of Directors' meeting and disclose the transaction to the Stock Exchange of Thailand.

6) Conditions which may affect the rights of shareholders

None

7) Directors who have conflict of interest

Mr. Pongchai Amatanon and Ms. Pichamon Amatanon, directors who have conflict of interest, did not vote for this agenda and left the meeting room before the voting process.

8) Opinions of the Board of Directors

The Board of Directors has considered the transaction and concluded that the rental price is reasonable and justifiable, referencing market rental rates assessed by an independent appraiser. In this regard, the opinion of the Audit Committee is not different from the opinion of the Board of Directors.

Please be informed accordingly.

Yours faithfully,

Mr. Arin Jamnaree

VP of Finance and Accounting