

Ref. Thor Bor 26/2568

September 12, 2025

Subject The TNLX Co., Ltd. (subsidiary) purchased of properties from Thanulak Plc.

Attention: Director and Manager of the Stock Exchange of Thailand

I.C.C. International Public Company Limited would like to report the resolutions of the Board of Directors' Meeting # 6/2568 on 12 September 2025, a resolution was passed to allow TNLX Co., Ltd., as a subsidiary of the company purchase from Thanulak Plc., amounting to a total of 74,500,000.- baht, which is considered a related transaction as per the following details:

1. Date of transaction : within December 2025
2. Related parties :
 - Buyer : TNLX Co., Ltd. (subsidiary).
 - Seller : Thanulak Plc.
 - Relationship : TNLX Co., Ltd. as a subsidiary of the I.C.C. International Plc.
I.C.C. International Plc. and Thanulak Plc. both having Saha Pathana Inter-Holding Plc. as the major Shareowner, owning 24.26 % shares of I.C.C. International Plc. and 42.09 % shares of Thanulak Plc. respectively.
3. General characteristics of the transaction
 - Transaction class : Acquisition of asset from a related party
In the scope of connected transactions under the Notification of the Capital Market Supervisory Board Re: Rules for Connected Transactions under the class of transaction related to assets or services with a value greater than THB 1 million but less than THB 20 million, or more than 0.03% but less than 3% of NTA, whichever is higher..
It is noted that 3% of NTA as at 30 June 2025 is approximately THB 884 million. As such, said transactions are required to be approved by the Company's Board of Directors and subsequently disclosed to the SET, with no required approval from the Shareowners' Meeting.

- Transaction volume : Applicable to the regulation regarding the disposition of a listed company's assets when considering the transaction size based on total value of consideration criteria, with the transaction volume being equal to 0.21 percent of the Company's total assets (calculated from the consolidated financial statements for the second quarter ended June 30, 2025) which, when taking into account the transactions for the past 6 months, the size of the transaction is not more than 15 percent of the total assets of the listed company and, therefore, not required to be disclosed to the Stock Exchange of Thailand in accordance with the criteria for making significant transactions that are considered to be the acquisition or disposition of assets of the listed company.

4. Details of the purchased assets :

The TNLX Co., Ltd. as a subsidiary of the Company, will purchase 1 plot of land, 10 buildings, and condominium 5 units from Thanulak Plc., as detailed below.

1. 1 plot of land with 10 buildings located at 4/2 Moo 8, Soi Wat Sriwaree Noi, Bangna-Trad Km 18 Road, Bang Chalong, Bang Phli, Samut Prakan, total area 3 rais 79 square wa

2. Condominium 5 units.

Name	Amount (Room)	Unit No.	Land area (Sq.wa)	Location
The Rice Condo	2	99/556	26.53	7 th Floor, Building No. 1, The Rice Condominium, Mae Sot, Tak
		99/559	26.02	
Park Beach Condo	2	592/293	55.06	20 th Floor, Building 1, Park Beach Condominium, Soi Naklua 16, Pattaya-Naklua Road, Naklua, Bang Lamung, Chonburi
		592/294	55.06	
Baan Thew Talay	1	779/233	97.68	12 th Floor, Building C, Baan Thew Talay Aquamarine Condominium, Phetkasem Road, Cha-am, Phetchaburi

5. Total value of the consideration :

The 1 plot of land, 10 buildings, and condominium 5 units, totaling 74,500,000 baht.

- Criteria used to determine the total value of the consideration :

The negotiated price which is comparable to the appraised value of independent appraisers approved by the Securities and Exchange Commission and the Thai Independent Appraisers Association.

6. Objective of the transaction :

This is an investment in assets located in locations with potential for future development, to generate commercial benefits and returns at appropriate rates. Furthermore, they can be utilized for business operations.

7. Directors with interests or being connected persons who neither attended the meeting nor voted on this matter

: 1. Mr. Thamarat Chokwatana. 2. Miss. Suthida Jongjenkit

8. Opinions of the Board of Directors and the Audit Committee :

The approved the purchase of land, buildings and condominiums by TNLX Co., Ltd., as a subsidiary of the Company, as detailed above. The transaction is reasonable in terms of price and other related conditions. It represents an investment in assets with potential for commercial benefit and reasonable returns. Furthermore, it can be utilized for business operations.

Please kindly be informed accordingly.

Yours sincerely,



(Mr. Thamarat Chokwatana)

President and Executive Chairman