At S&J 12/2026

November 12, 2026

Subject Approval of a connected transaction regarding the amendment of loan repayment terms.

To President

The Stock Exchange of Thailand

S & J International Enterprises Public Company Limited ("S&J") would like to inform you to the resolution of the Board of Directors' Meeting No. 5/2024 held on December 19, 2024, the Company approved the provision of financial assistance to Issara United Company Limited ("IU"), a connected company, with a loan previously repayment term of within 2 years, maturing in December 2026. However, due to the current economic slowdown, IU's cash inflows have not met expectations, resulting in an inability to repay the loan within the specified timeframe. Consequently, IU has requested to amend the loan repayment terms. The Board of Directors' Meeting No. 5/2026 held on November 12, 2026, has resolved to approve the amendment of the aforementioned loan repayment terms, with details as follows:

1. **The date on which the transaction occurred** :

IU Company requests an extension of the loan repayment period for the amount of 35 million Baht, from previously due in December 2026 to repayment by installment until fully paid in September 2027.

2. **Related Parties and Relationship with the Listed Company.** :

Lender : S & J International Enterprises Public Company Limited.

Borrower : Issara United Co.,Ltd. (IU),
a related company operates the real estate development and sale condominium.

Connected persons and relationship :

Name	Position / Relationship	
	S&J	IU
1. Mr.Boonkiet Chokwatana	Chairman	Chairman
2. Mrs.Tipaporn Chokwatana	Vice Chairman	Director
3. I.C.C. International Plc. (ICC)	Major shareholder of S&J at 14.61% of shareholding	Major shareholder of IU at 25% of shareholding

Shareholders of Issara United Co.,Ltd. (IU) are as follows :

Item	Shareholders	Percentage of shareholding
1.	Chan Issara Development Plc.	50.00%
2.	Saha Pathanapibul Plc.	25.00%
3.	I.C.C International Plc.	25.00%
Total		100.00%

3. Type of transaction : The financial assistance

4. Details of transaction

Transaction	Original term	New term
Amount of Loan	Baht 70 Million	Baht 35 Million (original loan of Baht 70 Million, with Baht 35 Million repaid, leaving a remaining balance of Baht 35 Million). The Company has not provided any additional financial assistance beyond this loan facility.
Loan interest rate	5.68% per year with interest shall be paid monthly.	5.68% per year, unchanged with interest shall be paid monthly.
Schedule of principle repayment	Repayment of principal within 2026 as follows: Item / Year / Month / Amount (Million baht) 1 / 2026 / Dec. / 35 2 / 2027 / Dec. / 35 Total / 70	Repayment of principal within September 2027 as follows: Item / Year / Month / Amount (Million baht) 1 / 2026 / Dec. / 5 2 / 2027 / Jun. / 15 3 / 2027 / Sep. / 15 Total / 35
The value of transactions (principal plus interest)	Baht 76 Million (principal of Baht 70 Million and interest approximately Baht 6 Million)	Baht 36.4 Million (principal of Baht 35 Million and interest approximately Baht 1.4 Million)
Collateral	7 rai of vacant land pledged as collateral (Title Deed No. 19619, Plot No. 65, located in Cha-am Subdistrict, Cha-am District, Phetchaburi Province) with an appraised value of Baht 138.69 Million.	7 rai of vacant land pledged as collateral (Title Deed No. 19619, Plot No. 65, located in Cha-am Subdistrict, Cha-am District, Phetchaburi Province) with an appraised value of Baht 138.69 Million.

Transaction	Original term	New term
Other borrowing terms	None	None
Conditions that may affect the rights of shareholders.	None	None

5. Type and Size of the Transaction :

The transaction size of the Financial Assistance Transaction under the Material Transaction Notification and the Related Party Transaction Notification, based on the Company's latest reviewed consolidated financial statements as of 30 September 2026, is as follows :

5.1 Size of the Material Transaction

1. Net Assets Criteria	
This criterion is not applicable, as the transaction involves the Financial Assistance Transaction.	
2. Net Profit Criteria	
This criterion is not applicable, as the transaction involves the Financial Assistance Transaction.	
3. Total Value of Consideration Criteria	Transaction Size (%)
$\frac{\text{Total Value of Consideration x 100}}{\text{Total Assets of the Company}} = \frac{\text{36.4 MB x 100}}{\text{7,584.4 MB}} =$	0.48
4. Value of Shares Issued Criteria.	
This Criteria is not applicable, as no securities were issued as payment.	

The maximum transaction size is equal to 0.48%, calculated based on the total value of consideration criteria. Furthermore, the Company has not entered into any material transactions or transactions under the same project during the 12 months period. Accordingly, the Financial Assistance Transaction is classified as a small sized material transaction, and the Company is not required to comply with the requirements prescribed under the Material Transaction Notification.

5.2 Size of the Related Party Transaction

Criteria				Transaction Size (%)
Total Value of Consideration x 100 / Net Assets of the Company	=	36.4 MB x 100 / 5,006.8 MB	=	0.73

The Related Party Transaction size is equal to 0.73%, which exceeds 0.03% of the Company's net assets but does not exceed 3% of the Company's net assets. Furthermore, neither the Company nor its subsidiaries have entered into any other related party transactions with IU or its related person during the 6 months period preceding this transaction that are required to be aggregated as a single transaction. Accordingly, the transaction is classified as a medium sized related party transaction, and the Company is required to comply with the requirements prescribed under the Related Party Transaction Notification.

6. Interested directors not attend the meeting and not vote :

Name	Position / Relationship	
	S&J	IU
1. Mr.Boonkiet Chokwatana	Chairman	Chairman
2. Mrs.Tipaporn Chokwatana	Vice Chairman	Director

7. Opinion of the Board of Directors related to transaction :

The Board of Directors has considered and is of the opinion that the extension of the loan repayment period to IU is intended to align the repayment schedule with the projected cash inflows according to the business plan under current economic conditions. However, IU has provided land as collateral for the said debt.

8. Opinion of the Audit Committee and/or the Board of Directors' :

None

Please kindly be informed accordingly.

Sincerely yours,

Mr.Thirasak Vikitset

(Mr.Thirasak Vikitset)

Managing Director