

KUNALAI

บริษัท วิลล่า कुณาลัย จำกัด (มหาชน)

819 หมู่ 7 ถนนบ้านกล้วย-ไทรน้อย ตำบลพิมลราช
อำเภอบางบัวทอง จังหวัดนนทบุรี 11110

KUN 092/2025

September 9, 2025

Subject Notification of the Intention to Exercise the Warrant to purchase ordinary shares of Villa Kunalai Public Company Limited No. 3 (“KUN-W3”) (First exercise)

To Board of Directors
The Stock Exchange of Thailand

Refer to Terms and Conditions Governing the Rights and Obligations of the Issuer and the Holders of the Warrant of Villa Kunalai Public Company Limited No. 3 (“KUN-W3”)

According to Villa Kunalai Public Company Limited (the “Company”) issuance and offering of the Warrants to purchase newly issued ordinary shares of the Company No. 3 (“KUN-W3”) in an amount of 59,071,600 units, to the Company's existing shareholders who have subscribed and received the allocation of Convertible Bonds issued and offered to the existing shareholders in proportion to their shareholding (Right Offering), without any charge (zero baht), on March 24, 2025

The Company would like to notify the period for the exercise of the Warrant as follows:

1. The First Exercise Date : September 23, 2025
2. Exercise Ratio : 1 warrants unit for 1.04 ordinary share of the Company
3. Exercise Price : 1.25 baht per share
4. Period to notify the intention to exercise the rights : From September 16 – 22, 2025
Between 9.00 a.m. – 3.00 p.m.
5. Contact place for exercising rights : Company Secretary
Villa Kunalai Public Company Limited
819 Moo 7 Pimonrat Bangbuatong Nonthaburi 11110
Tel : 02-834-4938-40
Website : <https://www.kunalai.co.th/>

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6. Methods for exercising rights

: Warrant holders can contact the Company's office to request a form to exercise their rights to purchase ordinary shares or download it from the Company's website (<https://www.kunalai.co.th/>) during the notification period for exercising their rights.

In the case that the warrant is in the scripless system, the warrant holder who wishes to exercise his rights must notify his intention and complete the form to withdraw the warrant or to issue a warrant or a replacement warrant as specified by the Stock Exchange of Thailand by submitting it to the securities company acting as their broker. The said securities company will then notify the TSD to withdraw the warrant or to issue a warrant or a replacement warrant to be used as evidence for exercising the rights to purchase ordinary shares to be submitted to the Company in order to exercise the rights as specified above.

Warrant holders who wish to exercise their rights to purchase ordinary shares must comply with the conditions for the notification of their intention to exercise their rights. The warrant holder must comply with the regulations or laws applicable to the exercise of the right to subscribe for ordinary shares. By taking action and sending the following documents to the Company at the contact address above:

- (1) The form of intention to exercise the right to purchase ordinary shares which has been filled in correctly, clearly and completely in every item and signed by the warrant holder or, if the warrant holder is a juristic person, must be signed by the authorized signatory of that juristic person and affixed with the seal of the juristic person (if any).
- (2) The warrant or the substitute for warrant stating that the holder has the right to the warrant in the amount specified in the form of intention to exercise the right to purchase

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ordinary shares and the power of attorney for another person to receive a new warrant for the unexercised warrant (if any) (for the warrant holder who has exercised only some of the rights under the warrant).

(3) Evidence for exercising rights

(a) Thai nationals

A copy of an ID card that has not expired, with a certified true copy

(b) Non-Thai nationals

A copy of a passport that has not expired, with a certified true copy

(c) Domestic juristic persons

A copy of the company certificate issued by the Ministry of Commerce no more than 6 months before the exercise date, certified as a true copy, and supporting documents of the authorized signatory under (a) or (b) certified as true copies (except in cases where the TSD or the securities depositor is the transferor/transferee, such documents are not required).

(d) Foreign juristic persons

A copy of the company's incorporation certificate, memorandum and articles of association, and certificate issued no more than 6 months before the exercise date, certified by a Notary Public, certified as true copies, and supporting documents of the authorized signatory under (a) or (b), certified as true copies.

(e) Custodian

A copy of the registration document, together with the custodian appointment letter and supporting documents of the person authorized to sign according to (a) or (b), with a signature certifying that the copy is

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correct and certified by a Notary Public of the country where the document was issued no more than 6 months before the date of exercise of rights.

However, if the warrant holder does not submit supporting documents for the exercise of rights as mentioned above, The Company shall assume that the Warrant Holder does not wish to exercise the Warrant. However, the Company may, at its discretion, allow the Warrant Holder to exercise the Warrant as appropriate.

7. **Payment Method / Evidence of Payment** : The Warrant Holder pays the amount of the exercise of rights as specified in the form of the intention to exercise the rights to purchase ordinary shares within the specified period, but not exceeding the exercise date, by one of the following methods:
- (a) Transfer money to a savings account named “**Villa Kunalai Public Company Limited**”, Kiatnakin Phatra Bank, savings account, account number 20-0946245-4, with proof of transfer attached within the exercise date.
 - (b) Pay by check, cashier’s check, draft, bank bill of exchange, or bank payment order, whereby the check must be dated 2 days before the exercise date and can be collected in Bangkok within the exercise date, crossed and made payable to “**Villa Kunalai Public Company Limited**”. The exercise of the rights to purchase ordinary shares will be complete only when the Company is able to collect the said amount. If the amount cannot be collected for any reason not caused by the Company, it shall be deemed that the warrant holder has expressed his intention to cancel the exercise of such rights, and the Company agrees that the right to purchase ordinary shares under such warrants shall be deemed to be expired.

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Remark: The warrant holder who intends to exercise the right to purchase ordinary shares shall be responsible for all tax expenses and/or stamp duty (if any) in accordance with the provisions of the Revenue Code on stamp duty or other regulations or laws related to or applicable to the exercise of the right to purchase ordinary shares under such warrants (if any).

If the Company receives evidence of warrants that do not complete the amount specified in the form of intent to exercise the rights to purchase ordinary shares or the Company can verify that the information that the warrant holders fills in the Exercise Intention Form is incomplete or incorrect or incomplete stamp duty according to regulations or laws, warrant holders must make amendments to comply with the conditions prior to the exercise date. Otherwise, the Company will consider that the notification of intent to exercise the right is terminated without the exercise of the right.

For details and conditions other than those mentioned above. Please consider the terms and conditions of the warrants to purchase ordinary shares of Villa Kunalai Public Company Limited No. 3 (“KUN-W3”).

Please be informed accordingly.



Or Add Line ID : @kun-insight

Or Link : <https://lin.ee/QHy7bM9>

Yours sincerely,

- Mrs. Praweerat Dheva-Aksorn -

(Mrs.Praweerat Dheva-Aksorn)

Director and Chief Executive Officer