

– Bondholders Alert –

18 February 2026

Alert to bondholders of A's 14 bond series on the exercise of rights at the Bondholders' Meeting on 20 February 2026

Areeya Property Public Company Limited (A), as the issuer of **14** bond series - A24NA, A251A, A255A, A257A, A258B, A258A, A25OA, A261A, A265A, A268A, A269A, A271B, A271A, and A275A – convened the Bondholders' Meeting No. 1/2026 via electronic means (E-Meeting) on 11 February 2026 at 14.00 hrs. As the meeting did not meet the quorum requirements as stipulated under the terms and conditions, the company will reconvene the meeting via electronic means (E-Meeting) on 20 February 2026 at 14.00 hrs. Key matters proposed for consideration and approval include:

- (1) Granting waivers for certain events, which shall not constitute events of default under the terms and conditions;
- (2) Revocation of the call for immediate repayment of the bonds (Call Default) and the related actions of the bondholders' representative;
- (3) Extension of the bond maturity and amendment of the interest payment terms;
- (4) Granting the issuer the right to partially redeem or repay the bonds prior to maturity;
- (5) Removal of the obligation to maintain financial covenants; and
- (6) Removal of certain events that constitute events of default under the terms and conditions.

The Securities and Exchange Commission (SEC) requires the bondholders' representative to provide a clear analysis of the advantages, disadvantages, benefits, and potential impacts on bondholders for both approval and disapproval of the proposed matters, including comprehensive supporting reasons and the opinion of the bondholders' representative. Accordingly, the SEC urges bondholders to carefully review all information and exercise their rights to safeguard their interests. Bondholders should also seek clarification from the bondholders' representative to ensure they have complete and sufficient information before making a voting decision at the bondholders' meeting.