KUNALAI
บริษัท วิลล่า คุณาลัย จำกัด (มหาชน)
819 หมู่ 7 ถนนบ้านกล้วย-ไทรน้อย ตำบลพิมลราช
อำเภอบางบัวทอง จังหวัดนนทบุรี 11110

KUN 156/2026

November 4, 2026

Subject Notification of details regarding the exercise of the right to purchase ordinary shares of Villa Kunalai Public Company Limited under the Warrants KUN-W4 (the 1st Exercise)

To The Director and Manager
The Stock Exchange of Thailand

Ref Terms and Conditions on the Rights and Duties of the Issuer and Holders of Warrants to Purchase Ordinary Shares of Villa Kunalai Public Company Limited No. 4 ("KUN-W4")

Whereas Villa Kunalai Public Company Limited (the "**Company**") has issued and offered for sale warrants to purchase ordinary shares of Villa Kunalai Public Company Limited No. 4 ("**KUN-W4**") in a total amount of 204,845,184 units to the existing shareholders of the Company who are entitled to the allocation in proportion to their shareholding (Right Offering), free of charge (zero baht), on May 12, 2026;

The Company would like to notify the details regarding the notification of intention to exercise the right to purchase the Company's ordinary shares as follows:

1.	**The 1st Exercise Date**	:	November 11, 2026
2.	**Exercise Ratio**	:	1 unit of warrant per 1 ordinary share of the Company
3.	**Exercise Price**	:	0.80 baht
4.	**Period for Notification of Intention to Exercise Rights**	:	November 4 – 10, 2026 from 9:00 a.m. to 3:00 p.m.
5.	**Contact Location for Exercising Rights**	:	Villa Kunalai Public Company Limited 819 Moo 7, Ban Kluay-Sai Noi Road, Phimon Rat, Bang Bua Thong, Nonthaburi 11110 Tel : 0-2834-4938-40 Website : https://www.kunalai.co.th/ In addition to exercising the right to purchase ordinary shares at the Company's head office as described above, each warrant holder may exercise the right to purchase ordinary shares through the online system https://warrant.investors-

Kunalai.co.th
โทร. 02 834 4938-40 แฟกซ์ 02 834 4954

insight.com/user/kun in accordance with the procedures and methods specified in the Warrant Exercise System Guidebook for Investors

6. Method of 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 period for notification of intention to exercise rights.

In the case that the warrant is in the scripless system, the warrant holder who wishes to exercise their rights must notify their intention and complete the application form to withdraw the warrant or to issue a warrant or substitute warrant as prescribed by the Stock Exchange, by submitting it to the securities company acting as their broker, and such securities company shall notify the Securities Depository Center to withdraw the warrant or to issue a warrant or substitute warrant to be used as evidence for exercising the right to purchase ordinary shares to be submitted to the Company, in order to proceed with the exercise of 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 intention to exercise rights. The warrant holder must also comply with the applicable regulations or laws relating to the exercise of the right to subscribe for ordinary shares. The warrant holder shall carry out and submit the following documents to the Company at the contact location above, or through the online system on the website https://warrant.investors-insight.com/user/kun

(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 together with the affixation of 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 ordinary shares, and a power of attorney authorizing another person to receive the new warrant for the warrant that has not yet been exercised (if any) (for warrant holders who have exercised only part of their 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 evidence need not be submitted)

d) Foreign juristic persons

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

e) Custodian

A copy of the registration documents, together with the custodian appointment letter, and supporting documents of the authorized signatory under (a) or (b), with a signature certifying the true copy, and certified by a Notary Public of the country issuing such documents no more than 6 months before the exercise date

In this regard, if the warrant holder does not deliver the evidence for exercising rights as mentioned above, the Company shall deem that the warrant holder does not wish to exercise the rights under the warrant. However, the Company may exercise its discretion to allow the warrant holder to exercise the rights under the warrant as appropriate.

7. Payment documents / Evidence of payment : The warrant holder shall pay the amount for the exercise of rights as specified in the form of intention to exercise the right to purchase ordinary shares within the prescribed period, not exceeding the exercise date, by any one of the following methods:

a) Transfer money to a savings account named "**Villa Kunalai Public Company Limited**", Kiatnakin Phatra Bank, Central Plaza Westgate Branch, 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**". In this regard, the exercise of the right to purchase such ordinary shares shall be complete only when the Company is able to collect such amount. If the amount cannot be collected for any reason not caused by the Company, the warrant holder shall be deemed to have expressed the intention to cancel

such exercise of rights, and the Company agrees to deem that the right to purchase ordinary shares under such warrant has further expired.

Remark: The warrant holder who wishes to exercise the right to purchase ordinary shares shall bear all tax and/or stamp duty expenses (if any) in accordance with the provisions of the Revenue Code regarding stamp duty, or other relevant or applicable regulations or laws relating to the exercise of the right to purchase ordinary shares under the warrant (if any).

In this regard, if the Company receives incomplete evidence of warrants in the amount specified in the form of intention to exercise the right to purchase ordinary shares, or the Company verifies that the information filled in by the warrant holder in the form of intention to exercise the right to purchase ordinary shares is incomplete or incorrect, or the stamp duty is not completely and correctly affixed in accordance with the applicable regulations or laws, the warrant holder shall make corrections to comply with the conditions before the exercise date; otherwise, the Company shall deem that the notification of intention to exercise rights on that occasion has lapsed without any exercise of rights.

For details and other conditions beyond those mentioned above, please refer to the Terms and Conditions on the Rights of the Warrants to Purchase Ordinary Shares of Villa Kunalai Public Company Limited No. 4 ("**KUN-W4**").

Please be informed accordingly.

Yours sincerely,

Villa Kunalai Public Company Limited

-Mr. Khuna Dheva-Aksorn-

(Mr. Khuna Dheva-Aksorn)

Director and Chief Executive Officer

Or Add Line ID: **@kun-insight**

Or Link : **https://lin.ee/QHy7bM9**