

Summary of the preliminary details of the warrants to purchase ordinary shares of
AssetWise Public Company Limited No. 3 (ASW-W3)

to be allocated to the existing shareholders in proportion to their shareholding, excluding shareholders whose holding of such share would subject the Company to any obligations under the law of other jurisdictions (Preferential Public Offering: PPO) and the impact on shareholders

Issuer and offering of securities	AssetWise Public Company Limited ("the Company" or "ASW")
Name of the warrant	Warrants to purchase ordinary shares of AssetWise Public Company Limited No. 3 ("Warrant No. 3" or "ASW-W3")
Type of the warrant	Type of holder identification and transferable
Address of the warrant issuer	No. 9 Soi Ramintra 5 Intersection 23, Anusawari Sub-district, Bang Khen District, Bangkok 10220
Number of warrants issued and offered for sale	Not more than 89,974,455 units, the issuing and offering of Warrants No. 3 will be carried out upon approval from the Annual General Meeting of Shareholders 2025
Number of ordinary shares allocated to accommodate the exercise of warrants	<p>Not more than 89,974,455 shares with par value of 1.00 Baht per share (representing 10% of the total issued shares of the Company at the present) representing 10% of the number of paid-up shares of the Company as of the Board of Directors' Meeting No. 1/2025 on February 20, 2025, amounting to 899,744,550 shares.</p> <p>In this regard, the number of shares reserved for convertible bonds and the number of shares reserved for the Company's issuance of new ordinary shares, convertible bonds or warrants in the future are not more than 50% of all the Company issued shares.</p> <p>*Method for calculating the proportion of ordinary shares reserved for the exercise of the Warrants No. 3¹:</p> $ \begin{array}{r} \text{Number of ordinary shares reserved} \\ \text{for exercise of warrants ASW-W3} \\ \hline \text{Total number of outstanding shares of the Company} \\ = \frac{89,974,455}{899,744,550} \\ = 10\% \end{array} $
Offer method	Allocated to the existing shareholders of the Company in proportion to their shareholding, excluding shareholders whose holding of such share would subject the Company to any obligations under the law of other jurisdictions (Preferential Public Offering: PPO) free

¹ The calculation takes into consideration the Clause 10 of the Notification No. Tor Chor. 34/2551

	<p>of charge (zero baht) in the ratio of 10 existing ordinary shares to 1 unit of the Warrants No. 3 in case there is a fraction of the Warrant No. 3 remaining from the calculation according to the ratio The allocation of such warrants The whole number of such fractions shall be cut off. by specifying the names of shareholders who will be allocated warrants No. 3 (Record Date) on May 6, 2025</p> <p>However, those who exercise the right to purchase the Company's shares under the Warrant No. 3, it is not necessary to be existing shareholders of the Company.</p> <p>The Company reserves the right not to allocate the Warrants to the existing shareholders in proportion to their shareholding to any shareholder if the allocation of the Warrants to such shareholder will cause or may cause the Company to be subject to obligations under foreign laws. In this regard, the Company has considered not to allocate the Warrants to shareholders in the United States of America, Canada, the People's Republic of China, South Africa, and any other country as the Company may deem appropriate. If there are any additional countries, the Company will notify via the Stock Exchange system</p>
Offering price per unit	0 Baht per unit (zero Baht)
Term of the warrant	Age 3 years from the issuing date of the warrant
Date of issuing and offering of the warrant	Board of Directors and/or the Executive Committee and/or Chief Executive Officer or a person in the Board of Directors or the Executive Committee or Chief Executive Officer to be the person having the power to set the date of issuance and offering the Warrant No. 3 upon approval from the Annual General Meeting of Shareholders 2025.
Exercise ratio	1 unit of warrant per 1 ordinary share of the Company (may be changed after the adjustment conditions)
Exercise price	<p>9.00 Baht, except for the adjustment of the exercise price</p> <p>However, in the event of an adjustment of the exercise price, the exercise price of the Warrant No. 3 per unit after adjustment of the exercise price under any circumstances will not be lower than the par value of the Company's ordinary shares.</p>

Exercise period	The Warrant No. 3 holder can exercise the warrants every 6 months after the issuance and offering date of the Warrant No. 3 (ASW-W3)
First exercise date	It can be exercised after 6 months from the date of issuing and offering of the Warrant No. 3.
Last exercise date	The date of the Warrant No. 3 is 3 years from the date of issuing and offering of the Warrant No. 3. However, in case the last exercise date falls on the Company's business holiday, the last exercise date shall be postponed to the last working day prior to the last exercise date.
Period for notification of the intention to exercise the rights	The Warrant No. 3 holders who wish to exercise their rights to purchase the Company's ordinary shares must notify the intention to exercise the rights to purchase ordinary shares of the Company between 9.00-15.00 hours within the period of 5 business days prior to each exercise date (period for the notification of the intention to exercise the rights for the exercise of the rights) for the final exercise. There shall be a period for notification of the intention to exercise the rights at least 15 days prior to the last exercise date (period for the notification of the intention to exercise the last right). In the event that the notification date of intent to exercise rights falls on a Company holiday, the notification date of intent to exercise rights shall be postponed to the previous business day.
Inability to cancel the notification of the intention to exercise the rights	Once the warrant holder has notified the intention to exercise the rights to purchase shares under the Warrant No. 3, the warrant holder may not cancel the notification of the intention to exercise such warrant.
Offering period	The offering will be completed within 6 month from the date of the shareholders' annual general meeting approves the issuing and offering of Warrant No. 3 by the Board of Directors and/or the Executive Committee and/or Chief Executive Officer or a person that the Board of Directors or the Executive Committee or Chief Executive Officer assign to consider and set the conditions and further details.
Warrant registrar	Thailand Securities Depository Company Limited (TSD)
Secondary market of the warrant	The Company will list the Warrant No. 3 on the Stock Exchange of Thailand ("SET").

Secondary market of ordinary shares arising from the exercise of warrants	The Company will list the ordinary shares arising from the exercise of the Warrant No. 3 to be listed on the SET.
Other rights and benefits	Ordinary shares issued under the exercise of the Warrant No. 3 will have the same rights and conditions as the Company's ordinary shares, which issued earlier in all respects.
Reasons for issuing additional new shares to accommodate the rights adjustment	<p>To protect the interests of the holders of the Warrant No. 3 not to be inferior than the previous one, the Company will adjust the exercise price and the exercise ratio in accordance with any events set out in Article 11 (4) (b) in accordance with the Notification of the Capital Market Supervisory Board No. Tor Chor. 34/2551 Re: Application for and Permission to Offer for Sale of Warrants to Purchase Newly Issued Shares and Newly Issued Shares to Support the Warrants dated December 15, 2008 (amendment) including;</p> <ol style="list-style-type: none"> 1. When there is a change in the par value of the Company's ordinary shares as a result of a stock merger or a share split 2. When the Company offers new shares at a low price. 3. When the Company offers convertible bonds at a low price or offering warrants to purchase shares at a low price. 4. When the Company pays all or part of the dividends to newly issued shares to the Company's shareholders. 5. When the Company pays dividends in money which exceeds 90.00 (ninety) percent of the net profit according to the Company's separate financial statements after income tax for operations in any accounting period, whether it is dividend payments from operating results or retained earnings of the Company's financial statements throughout the life of the warrant. 6. When there is any other case similar to No. 1. - 5. that causes any benefits to the warrant holder will be received when the exercise of the warrants is inferior. <p>The definition of the formula for the right adjustment as well as other additional details will be as stated in the rights terms.</p> <p>The Company will assign the Board of Directors to and/or the Executive Committee and/or Chief Executive Officer or a person that the Board of Directors or the Executive Committee or the Chief</p>

	Executive Officer assign to determine the conditions and other details Involved in the adjustment or change of the exercise ratio and exercise price.
Objectives of issuing of warrants and the benefits that the Company will derive from the allocation of this newly issued ordinary shares	To be used as reserve capital for the Company's future business expansion, which is a business related to the Company's current core business, such as deposits for land development, etc., as well as to be used as working capital for the Company's operations and/or to repay loans of the Company and/or subsidiaries.
Benefits that the shareholders will receive from the capital increase	In the event that the warrant holders exercise their rights to purchase additional common shares of the Company under the 3rd Warrant, the Company's shareholders will receive benefits in connection with the Company being able to use the funds received for its future projects as appropriate and/or use the funds received to enhance liquidity and reduce debt burden in order to increase the Company's potential and strengthen its business operations and be consistent with the objectives of issuing and allocating the 3rd Warrant this time.
Other conditions	The Board of Directors and/or the Executive Committee and/or Chief Executive Officer or a person that the Board of Directors Executive Committee or the Chief Executive Officer assign to be the person who has the power to set and change the rules, conditions and various details in issuing and offering the Warrant No. 3 in all respects as it deems appropriate and under the jurisdiction stipulated by law such as the allocation and issuance date of the warrant No. 3, etc., including having the power to perform necessary and appropriate actions in connection with issuing of the warrant No. 3 in all respects. This includes, but is not limited to, contacting, preparing or delivering any necessary documents or relating to the issuance and offering of the Warrant No.3 and listing of the Warrant No.3 as listed securities on the SET, as well as requesting permission from other relevant agencies and the appointment of sub-power attorney etc.
Effects on shareholders	See the details in the attachment on the next page.

Notes: 1/ Low price based on the Notification of the Capital Market Supervisory Board No. Tor Chor. 34/2551 Re: Application for and Permission to Offer for Sale of Warrants to Purchase Newly Issued Shares and Newly Issued Shares to Support the Warrants dated December 15, 2008 (amendment)

Dilution Effects

Due to the issuance of warrants It is the issuance of warrants to existing shareholders in proportion to their shareholding, excluding shareholders whose holding of such share would subject the Company to any obligations under the law of other jurisdictions (Preferential Public Offering: PPO), therefore, there is no impact on the shareholders as of the warrant issuance date. Existing shareholders exercise their rights to purchase ordinary shares under the warrants in full. If the right to purchase shares under the Warrant No. 3 is exercised by a person other than the existing shareholder in full will affect the shareholders as follows:

1. Effects of control dilution and proportion of voting rights

In the event that the exercise of the Warrant No. 3 is not the original shareholders in full will have an impact on the profit sharing or voting rights of the existing shareholders (Control Dilution) from exercising such rights reduced, with details as follows.

$$= \frac{\text{Number of shares reserved for the number of Warrant No. 3}}{\text{Number of paid-up shares + Number of shares reserved for Warrant No.3}}$$

$$= \frac{89,974,455}{899,744,550 + 89,974,455}$$

$$= 9.09\%$$

2. EPS Dilution

In the event that the holders of the Warrant No. 3 who exercise all the warrants are the original shareholders, the Earning per share will decrease. Details are as follows:

$$\begin{aligned} \text{Net profit} &= 1,476,085,136 \text{ Baht (Consolidated at the end of year 2024)} \\ \text{EPS}_0 &= \text{Net profit before capital increase} \\ \text{EPS}_n &= \text{Net profit after capital increase} \\ Q_0 &= \text{Ordinary share before capital increase} \\ Q_{pp} &= \text{the number of newly issued ordinary shares under a general mandate for offering to a specific person (Private Placement)} \\ Q_{w1} &= \text{Ordinary shares reserved for the Warrant No.3} \\ \text{EPS}_0 &= \frac{\text{Net profit at the end of 2024}}{Q_0} \\ &= \frac{1,476,085,136}{899,774,550} \end{aligned}$$

=

1.64 Baht per share

EPSn

=

Net profit at the end of 2024

Q0+Qw1

1,476,085,136

899,774,550 + 89,974,455

=

1.49 Baht per share

EPS Dilution

=

EPSo-EPsn

EPSo

1.64 - 1.49

1.64

=

9.09%

3. Price Dilution

There is no effect on the share price because the exercise price of the warrants to purchase shares of the Company is 9.00 baht per share, which is higher than the market price, the market price is equal to 7.68 baht per share (between January 29, 2025 to February 19, 2025).