



(Translation)

WIN.BO. 011/03/2025

March 19, 2025

Re: Report information and action plans in the case of WIN being marked with "CB" through Public Presentation

To: Board of Directors and Managers
Stock Exchange of Thailand

Wyncoast Industrial Park Public Company Limited (the "Company") would like to inform that the Company has arranged a meeting to provide information to investors and related persons (Public Presentation) via electronic media on March 19, 2025 at 9:30 a.m., as the Stock Exchange of Thailand has placed the "CB" on the Company's securities due to the annual operating income being less than baht 100 million (SET) for the financial statements year ending December 31, 2024. The summary of causes and solutions are as follows:

Solutions

1. Increase rental and service income (Company)
 - 1.1 Accelerate area repairs The Company plans to accelerate the repair of rental and service areas of more than 10,000 square meters, including accelerating the improvement of other areas according to the needs of tenants (build to suit).
 - 1.2 Expand rental areas The Company will proceed with the construction of new warehouse buildings W15 and W16 (in addition to the original (W1-W14) in the WIN1 area, including plans to expand the new Wyncoast Industrial Park WIN2 to increase rental and service areas, which will result in increased rental and service income.
 - 1.3 Find new tenants to replace The Company plans to find tenants to replace in order to maintain the rental rate back to the original level that does not affect rental and service income.
2. Increase revenue from sales and revenue from construction contracts, with a production capacity is more than 10 MW (the Company and subsidiaries)
 - 2.1 Recognize revenue from backlog construction work (EPC) The Company has construction contracts (EPC) for solar power generation systems that will recognize revenue in 2025, approximately value of Baht 120 million, construction contracts in several projects.
 - 2.2 Recognize revenue from electricity sales (PPA) The Company has a solar power generation system project (PPA) that will recognize revenue in accordance with TFRS16 standards in 2025, a project value of approximately Baht 344 million, and a sales period of 20 years, including several electricity sales projects (PPA).

Conclusion and Future Plans

- The Company expects to be able to solve the problem of operating income < 100 million baht by 2025 from the reported problem-solving approach.
- The Company will expand the rental and service area by building additional warehouses and expanding the new rental area WIN2 to increase rental and service income. For revenue from sales and revenue from construction contracts, the Company will maintain the backlog of work to recognize revenue as scheduled, including other projects that can be expanded in the future.

Please be informed accordingly.



Sincerely yours,

A handwritten signature in blue ink, appearing to read "K. Sukonritikorn".

(Ms. Koranun Sukonritikorn)
Deputy Chief Executive Officer