



บริษัท เจเคเอ็น โกลบอล มีเดีย จำกัด (มหาชน)  
JKN GLOBAL MEDIA PUBLIC COMPANY LIMITED  
อาคารเจเคเอ็น แกลเลอรี ศาลายา  
เลขที่ 45/14 หมู่ 1 ตำบลทรงคนอง อำเภอสามพราน จังหวัดนครปฐม 73210  
Tel.0-2482-2273-4 Fax.0-2482-2275

- Translation -

Ref : JKNGB-004-05/2018

May 11, 2018

Re: Information Memorandum on Connected Transaction on Office Space Lease

Attn.: President

The Stock Exchange of Thailand

Enclosure: Information Memorandum on Connected Transaction of JKN Global Media Public Company Limited

The Board of Directors' Meeting No. 3/2018 of JKN Global Media Public Company Limited, which was held on May 11, 2018 at 13.00 hours at the Company's head office at No. 45/14, Moo 1, JKN Gallery Salaya, Tambon Song Khanong, Amphoe Sam Phran, Nakhon Pathom Province 73210, has considered and acknowledged the office building lease from JKN Landmark Co., Ltd. for a term of 3 years from June 1, 2018 – May 31, 2021, which may be extended for 3 years each, whereby the Executive Committee or any other person entrusted by the Executive Committee shall be authorized to take any arrangements necessary and relating to the execution of the agreement in order to execute such transaction as it deems appropriate, and to take arrangements necessary and relating to such matter on behalf of the Company until completion, including but not limited to negotiations, amendment of the contents in the draft agreement and signing arrangements.

The Company's execution of such transaction represents a consideration payable by the Company in the amount of approximately Baht 13.20 Million, whereby the value of such connected transaction between the Company and JKN Landmark Co., Ltd. over the past six months represents approximately Baht 5.10 Million, thereby being the total value of Baht 18.31 Million. The value of such transaction is more than Baht 1 Million, but less than Baht 20 Million, and as such, it is regarded as a medium-sized transaction, in which case, the Company is obliged to disclose such information to the Stock Exchange of Thailand.

Please be informed accordingly.

Very truly yours,

(Mr. Jakkaphong Jakrajutatip)

Chief Executive Officer and Managing Director

Authorized Person to Disclose Information

**Information Memorandum on Connected Transaction**  
**Real Property Lease or Rental for Not Over 3 Years**  
**of JKN Global Media Public Company Limited**

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|-----------------------|---|--|
| Transaction Date      | : | June 1, 2018   |
| Related Parties       | : | Lessee : JKN Global Media Public Company Limited (the "Company")<br>Lessor : JKN Landmark Co., Ltd. (the "Lessor")   |
| Relationships         | : | <p>1) Mr. Jakkaphong Jakrajutatip</p> <p style="padding-left: 20px;">1.1) is a major shareholder and concurrently a shareholder of the Company.<br/>         As at May 3, 2018, he is holding 64.45 percent of shares<br/>         (when combined with the shareholding by MEDIA KING CAPITAL LTD, which is a company incorporated in the British Virgin Island on May 9, 2014, in which Mr. Jakkaphong Jakrajutatip is the true beneficial owner and the controller, which started to hold the Company's shares since March 10, 2015).</p> <p style="padding-left: 20px;">1.2) is a major shareholder and a director of the Lessor.</p> <p>2) Ms. Pimauma Jakrajutatip (younger sister of Mr. Jakkaphong Jakrajutatip)</p> <p style="padding-left: 20px;">2.1) is a major shareholder and a director of the Company.<br/>         As at May 3, 2018, she is holding 7.41 percent of shares.</p> <p style="padding-left: 20px;">2.2) is a major shareholder of the Lessor.</p>   |
| Nature of Transaction | : | <p>The Company takes on short-term lease of real property and receives services, as follows:</p> <p>1) Real property lease for not over 3 years</p> <p>2) Location : Office building at No. 45/14, Moo 1, JKN Gallery Salaya (Building 2),<br/>         Tambon Song Khanong, Amphoe Sam Phran, Nakhon Pathom<br/>         Province 73210</p> <p>3) Leased area : 541.78 sq.m.<br/>         For use as the Company's office and business premises.</p> <p>4) Rates of Rent : Rent Baht 400/sq.m./month<br/>         and Common Common and public utility fees Baht 277/sq.m./month<br/>         Fees เงิน Baht 677/sq.m./month<br/>         (Common and public utility fees include water supply, power supply, security system, parking, passenger lifts in the building.)</p> <p>5) Lease Term : 3 years from June 1, 2018 to May 31, 2021, which may be extended for 3 years each.</p> <p>The Executive Committee or any other person entrusted by the Executive Committee shall be authorized to take any arrangements necessary and relating to the execution of the agreement in order to execute such transaction as it deems appropriate, and to take arrangements necessary and relating to such matter on behalf of the Company until completion, including but not limited to negotiations, amendment of the contents in the draft agreement and signing arrangements.</p> |

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| Type and Total Value of Transaction   | : | This is a real property lease for not over 3 years. Upon calculation of the value of the connected transaction through the term of the agreement, which the Company shall pay for the lease to the Lessor which amounts to Baht 13,204,262.16, the value of the connected transaction between the Company and the Lessor over the past six months represents approximately Baht 5,102,373, thereby being the total value of Baht 18,306,635.16. The value of such transaction is more than Baht 1 Million, but less than Baht 20 Million, and as such, it is regarded as a medium-sized transaction, in which case, the Company is obliged to disclose such information to the Stock Exchange of Thailand.   |
| Reasons and Justifications for the Transaction  | : | This represents an additional lease of office space due to the fact that over the past period, the Company has expanded its business, and as such, it is necessary for the Company to utilize more space to accommodate the expansion of various departments, including more personnel.  |
| Interested Directors  | : | Mr. Jakkaphong Jakrajutatip and Ms. Pimauma Jakrajutatip who neither were present nor offered any opinion on this agenda item.   |
| Opinion of the Board of Directors   | : | The execution of such connected transaction with JKN Landmark Co., Ltd., as the owner of the office building No. 45/14, Moo 1, JKN Gallery Salaya (Building 2), Tambon Song Khanong, Amphoe Sam Phran, Nakhon Pathom Province 73210, for use as the Company's office and business premises, is justifiable because it is necessary to expand the Company's business and to accommodate the growing number of employees. The lease covers the space as necessary for actual utilization and it is located in the same area as the current office, which would be convenient and efficient in terms of management and work flows, and without incurring as substantial costs of relocation and renovation as the expansion to a remote area from the current location, and the majority of employees is familiar with this neighborhood, which is adjacent to the current office, not to mention the unavailability of sufficient space in other nearby office buildings. Furthermore, the characteristics of the building also serves to promote the Company's good image, and its location is convenient. The rent rate of Baht 400 per square meter per month is deemed to be the common rate in the ordinary course of business. The common and public utility fees at the rate of Baht 277 per square meter per month include water supply, power supply, security system, parking, passenger lifts in the building, which is the same rate as that applicable to such areas currently leased by the Company from JKN Landmark Co., Ltd., which was endorsed and acknowledged by the Board of Directors' Meeting No. 6/2017 on May 12, 2017, and as such, this transaction is deemed justifiable. |
| Opinion of the Audit Committee and/or its members which differs from the Company's Board of Directors | : | None.  |