

November 13, 2019

Subject: Connected transaction - Land and building leasing

To: President

The Stock Exchange of Thailand

The Board of Directors of Eason Paint Public Company Limited No. 5/2019 held on November 12, 2019 at 13.00 hr. has passed resolution to engage the 3 years period of land and building leasing agreement for branch office in Bangkok from Eksang Holdings Co., Ltd., who is the major shareholder of the company, with total amount of 11.63 million baht. The transaction size is considered according to the middle size of connected transaction of listed company rule, which is a middle size of worth over 1 million baht but less than 20 million baht, which the company is obligated to get approval from the Board of Directors and disclose the information to the Stock Exchange of Thailand as follows;

1. Date of transaction March 1, 2020

2. Parties involved Lessee: Eason Paint PCL ("The company")

Lessor: Eksang Holdings Co., Ltd. ("EKH", Connected person)

3. General Characteristics of Transaction

The company agreed to engage the land and building leasing agreement for serving the company's business as branch office in Bangkok at 312, 402/3-4 Phaholyothin 32, Chankasem, Chatuchak, Bangkok. The land size is 1,924 square meter with 3-year leased period (March 1, 2020 – February 28, 2023. The Lessee is entitled to renew the lease for further 3 years of each lease period. The leased price is 168 baht per square meter per month, which is appraised leased price by GPV Global Properties Valuation Co., Ltd. (an independent appraiser which is listed in the Property Appraisers Companies List and is a principal appraiser approved by the Securities and Exchange Commission) dated on February 26, 2019. Due date for rental payment is to be made on every 5 day of the month.

4. Total Value of transaction

The total value will amount of 11,636,352 baht for 3 years leased. The transaction is considered to be a related transaction to the notification of the Stock Exchange of Thailand. The transaction size is considered according to the middle size of connected transaction of listed company rule, which is worth over 1 million baht but less than 20 million baht or over 0.3% but less than 3% of net tangible asset (NTA) as of September 31, 2019 which is amount of 1,130.47 million baht. The transaction size is 1.03% of NTA, and the company is obligated to get approval from the Board of Directors, and disclose the information to the Stock Exchange of Thailand.



5. Particulars of related person

As of October 31, 2019, EKH is a major share holder of the company, with holding 182,838,931 shares or 32.26% of the authorized paid-up capital. The Eksangkul shareholders group is the shareholder in the company, and they also hold 100% of shareholders and directors in EKH, which is considered to be related persons. The same director names are as follows;

1) Mr. Sanan Eksangkul

2) Ms. Petcharat Eksangkul

3) Mr. Sanit Eksangkul

4) Mr. Wichai Eksangkul

5) Ms. Sirinun Eksangkul

6. Interested Directors

The Company has taken action to ensure that the interested directors are not participating in the meeting and not entitled to vote on the adoption of resolution in the meeting on the agenda to approve the entry into this related transaction.

7. The Board of Director's opinion

The Board of Directors considered that the transaction shall be a beneficial for the company and reasonable. The leased price is related to the market price in the same area. The Board of Directors has therefore adopted a resolution approving the entry into the said transaction.

8. The Audit Committee' opinion which is difference from the Board of Director's opinion

None

Please be informed accordingly

Mr. Nathapol Eksangkul

Vice President