



บริษัท เจเคเอ็น โกลบอล มีเดีย จำกัด (มหาชน)
JKN GLOBAL MEDIA PUBLIC COMPANY LIMITED
อาคารเจเคเอ็น แกลเลอรี ศาลา
เลขที่ 45/14 หมู่ 1 ตำบลทรงคนอง อำเภอสามพราน จังหวัดนครปฐม 73210
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(Translation)

No. JKNGB-001-05/2020

May 13, 2020

Re: Execution of Connected Transaction between JKN Global Media Public Company Limited

Attn.: President

The Stock Exchange of Thailand

Enclosure: Information Memorandum on Connected Transaction regarding Assets and Services of JKN Global Media Public Company Limited

The Board of Directors' Meeting of JKN Global Media Public Company Limited (the "Company") No. 4/2020, which was held on May 13, 2020 at 15.00 hours, has considered and resolved to acknowledge the renewal of the Building Lease Agreements with JKN Landmark Co., Ltd., who is considered as the Company's connected person, for use as the Company's office and business premises, which will expire on July 31, 2020.

In this regard, the Board of Directors deemed it appropriate to authorize the Executive Committee or any other person entrusted by the Executive Committee to set out details, revise or take any arrangements necessary for and in connection with such matter on behalf of the Company until completion, including but not limited to negotiations, amendment of the contents in the draft agreements, and signing of the agreements or any other related documents.

The execution of such transaction between the Company and JKN Landmark Co., Ltd., which is a connected person, is regarded as a connected transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 21/2551 Re: Rules on Connected Transactions dated August 31, 2008 and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions dated November 19, 2003 in the category of assets or services, with the transaction size exceeding 0.03 percent, but not exceeding 3 percent of the net tangible assets of the Company. Therefore, the Company is required to obtain approval from the Board of Directors prior to executing such transaction, and disclose the relevant information to the Stock Exchange of Thailand. In this regard, the Company hereby notifies the information on the execution of such transaction to the Stock Exchange of Thailand with the details as described in the Information Memorandum on Connected Transaction regarding Assets and Services of JKN Global Media Public Company Limited (Enclosure 1).

Please be informed accordingly.

Very truly yours,

(Mr. Jakkaphong Jakrajutatip)

Chief Executive Officer and Managing Director

Enclosure 1

Information Memorandum on Connected Transaction regarding Assets and Services of JKN Global Media Public Company Limited (Lease or Grant of Lease of Real Property for Not Over 3 Years)

Renewal of the Building Lease Agreements for Use as the Company's Office and Business Premises (2 Agreements)

Transaction Date	:	August 1, 2020
Related Parties	:	Lessee is JKN Global Media Public Company Limited (the "Company") Lessor is JKN Landmark Co., Ltd. (the "Lessor")
Relationships	:	1) Mr. Jakkaphong Jakrajutatip 1.1) is a major shareholder and a director, and an executive of the Company; 1.2) is a major shareholder and a director of the Lessor, holding 70 percent of its shares. 2) Ms. Pimauma Jakrajutatip (younger sister of Mr. Jakkaphong Jakrajutatip) 2.1) is a major shareholder and a director, and an executive of the Company; 2.2) is a major shareholder and a director of the Lessor, holding 30 percent of its shares.
Nature of Transaction	:	The Company takes on short-term lease of real property and receives services, as follows: 1) Real property lease for not over 3 years 2) Location : Office building at No. 45/14, Moo 1, JKN Gallery Salaya (Building 2), Tambon Song Khanong, Amphoe Sam Phran, Nakhon Pathom Province 73210 3) Leased : Agreement No. 1 448.15 square meters Agreement No. 2 218 square meters Total areas 666.15 square meters For use as the Company's office and business premises

	<p>4) Monthly : Rent Baht 400/sq.m.</p> <p>Rates of Common and public utility fees Baht 277/sq.m.</p> <p>Rent and Total Baht 677/sq.m.</p> <p>Common (Common and public utility fees include water supply, power supply, security system, parking, passenger lifts in the building.)</p> <p>Fees</p> <p>These rates are the same as those under the existing Lease Agreements and the rates of rent and common fees are reasonable as compared to market rates in nearby areas.</p> <p>5) Lease Term : 3 years from August 1, 2020 to July 31, 2023, and may be renewed 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 for and in connection with the execution of the agreements in order to execute such transaction as it deems appropriate, and to take arrangements necessary for and in connection with such matter on behalf of the Company until completion, including but not limited to negotiations, amendment of the contents in the draft agreements and signing arrangements.</p>
<p>Type and Total Value of Transaction</p>	<p>: This is a real property lease for not over 3 years. Upon calculation of the value of the connected transaction throughout the term of the agreements, which the Company shall pay for the lease to the Lessor which amounts to Baht 16,235,359, the value of this connected transaction combined with the value of the connected transactions between the Company and the Lessor over the past 6 months represents a total of Baht 22,606,135. The total value of such transactions exceed 0.03 percent, but not exceeding 3 percent of the Company's net tangible assets, and as such, it is regarded as a medium-sized transaction in the category of short-term lease or grant of short-term lease of real property, in which case, the Company is obliged to disclose such information to the Stock Exchange of Thailand.</p>

Reasons and Justifications for the Transaction	:	The Lease Agreements shall be renewed for use as the Company's office
Interested Directors	:	Mr. Jakkaphong Jakrajutatip and Ms. Pimauma Jakrajutatip neither were present nor offered any opinion on this agenda item.
Opinion of the Board of Directors	:	The renewal of such Lease Agreements is essential for the Company's business operations to continue, and the rental fee and common fees are the same as those of the existing Lease Agreements, which are reasonable when considering the rental fee of Baht 400 per square meter, it is considered as market rates. The common and utility fee of Baht 277 per square meter each month include water supply, power supply, security system, parking, passenger lifts in the building.
Opinion of the Audit Committee and/or its members which differs from the Board of Directors	:	Same as the Board of Directors.