

(Translation)

No. Gor Mor 37/2564

2 November 2021

Subject: Approval for the sale of land

To: The Director and Manager
The Stock Exchange of Thailand

The Board of Directors' Meeting of O.C.C. Public Company Limited No. 5/2564, held on 2 November 2021, has considered and passed resolution to approve the Company to legalize the sale of 1 plot of land, which its size is about 2-1-18.8 Rai (918.8 Square Wa), locating on Tambon Bang Klo, Amphoe Bang Kho Laem, Bangkok. Land price is 300,000 Baht per Square Wa and its total amount is 275,640,000 Baht with detail as follows:

1. **Transaction Date** : within December 2021

2. **Party Concerned and Relationship**

- Seller : O.C.C. Public Company Limited
- Purchasers : PRVK Public Company Limited
: 918 Land Company Limited

These 2 companies are unrelated parties and have no relationship with the directors and/or the executives, and/or the major shareholders including the concerned persons of above mentioned parties.

3. **General Characteristic of Transaction**

Transaction type: Disposition of Assets Transaction Type No. 2, according to the announcement of the Board of Directors of the Stock Exchange of Thailand

Determining of transaction value: The Company's price comparison was taken from 3 sources as criteria for comparative evaluations as follows: net book value of land recorded at the cost as at 1 November 2021 amounted to Baht 221,103,986.29, Land Department's estimated value as at 1 November 2021 was approximately Baht 142,414,000 and actual trading price of land nearby is approximately Baht 174,572,000 – 275,640,000. The Company takes the highest price, which is the actual trading price of the land nearby, as its transaction value and to calculate transaction size

Transaction size: Equivalent to 21.68 % of the Company's total assets as at 30 September 2021, conforming to the criteria "Acquisition and Disposition of Assets of the Listed Company", which must inform to the Stock Exchange of Thailand and issue the circular letter to inform the shareholders to acknowledge within 21 days after the date of informing to the Stock Exchange of Thailand.

Transaction count in last 6 months : None of similar transaction type has occur during the last 6 months.

4. Detail of Disposition of Assets

- Land of the title deed no. 5450, map sheet no. 5136 III 6412-6, land no. 278, dealing file no. 5234. Land is located on Tambon Bang Klo, Amphoe Bang Kho Laem, Bangkok. Land size is about 2-1-18.8 Rai
- Empty land with no construction, which the Company has acquired it since December 2020, at a price of THB 220,512,000.

5. **Selling Land Price per Wa²** : 300,000 Baht / Wa²

6. **Total Proposed Land Price for Selling** : 275,640,000 Baht

7. **Obligation** : -NIL-

8. **Payment** : Cash payment by determining to pay the deposit amount of Baht 40,000,000 on the date to sign on Sale and Purchase Contract for Land. Balance amount of Baht 235,640,000 shall be paid on the date of Land Trading Registration and Land Ownership Transfer at the Land Office, where the land is located, within December 2021.

9. **Benefits from the Sale of Land** : To increase financial liquidity to be utilized as business working capital in further

10. Company's Board of Directors' Opinion :

The Company's Board of Directors agreed to approve the sale of land as above contents. The Company's has determined that the price at which the land is being sold, has appropriation. The Company has determined to take the value basing on net book value of land, appraisal price of the Land Department and actual trading price of the land nearby area to be a criterion for evaluating comparison and found that the price offered by the Company is higher than net book value of land and appraisal price of the Land Department but it close to the actual trading price of the land in the same location on vicinity. Therefore, it is reasonable and be considered as the Company's benefit.

11. **Opinion of Audit Committee and/or the Company's Directors which is different from the Board of Directors' Opinion** : -NIL-

Please kindly be informed accordingly.

Sincerely yours,

Mrs. Teerada Ambhanwong
Managing Director & CEO