

23 November 2021

Subject : The acquisition of assets (Vacant Land no buildings)

To : President

The Stock Exchange of Thailand

Enclosure Information Memorandum on Acquisition of Assets (Schedule (2))

S.Kijchai Enterprise Public Company Limited (the “Company”) would like to notify to the Stock Exchange of Thailand that the Board of Directors’ Meeting No. 7/2021 held on 23 November 2021 has resolved to approve the Company to purchase land which located next to the Company (No buildings) in the amount of 5 plots to use for any other operations related to the Company's business in the future. The details are as follows.

Transaction	Approximate cost
1. Purchase lands (amount of 5 plots)	37,300,000 Baht
Total	37,300,000 Baht

The transaction as above, constitutes an asset acquisition transaction. The transaction size is equal to 0.97 percent when calculated on the total value of consideration paid or received with the latest consolidated financial statements as at 30 September 2021 which have been reviewed by the auditor. Combining with the acquisition of assets in the past six months will be the maximum total transaction size calculated based on the total value of consideration paid or received as 40.70 percent, which is considered a type 2 asset acquisition transaction according to the Notification of the Capital Market Supervisory Board No. TorJor. 20/2551 Re: Rules for Entering into Significant Transactions deemed as Acquisition or Disposition of Assets dated 31 August 2008 (including any amendments) 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 Acquisition and Disposition of Assets, 2004 dated 29 October 2004 (as amended) (“The Notifications on Asset Acquisition or Disposal”). Which is equal to or higher than 15 percent but less than 50 percent. Therefore, the Company has the duty to disclose the information of such transaction to the Stock Exchange of Thailand and send a notice to shareholders within 21 days from the date of disclosure to the Stock Exchange of Thailand.

Therefore, in order to comply with the Notification of Entering into Significant Transactions deemed as Acquisition or Disposition of Assets. The Company would like to submit information the Investment in the establishment of a subsidiary company to shareholders as names listed the Record Date on 15 October 2021.

Please be informed accordingly.

Sincerely yours,

(Mr. Vichai Sangwongkit)

Director

## Information Memorandum on Acquisition of Assets (Schedule (2))

### S.Kijchai Enterprise Public Company Limited

1. Date of transaction : Within the 4<sup>th</sup> quarter of 2021
2. Related Parties and Relationship with the Company
  - Purchaser : S.Kijchai Enterprise Public Company Limited
  - Sellers : 1. Mrs. Chirawadee Ngamsangiam  
2. Mr. Prachuab Huangdee
  - Relationship : The Purchaser and Seller have no relationships between each other, and are not connected persons against each other pursuant to Notification of Capital Market Supervisory Board No.TorChor 2 1 / 2 5 5 1 Re: Rules on Connected Transactions and 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, 2003.

### 3. General Characteristics of the Transactions

The Company will purchase land which located next to the Company (No buildings) in the amount of 5 plots to use for any other operations related to the Company's business in the future. The total land area of 30-2-23 rai, located at Huay-Yang Subdistrict, Klaeng District, Rayong Province. The value of the transaction is 36,669,000 Baht and the total transaction value when including land transfer registration fees and other taxes related, which will be responsible by the purchaser with the total value of not more than 37,300,000 baht. In payment terms, the Company will pay all when registering the transfer of land ownership.

#### Calculation of the Transaction Size

The value price of Land is 37,300,000 Baht or equals to 0.97 pursuant to the total value of consideration basis and the calculation based on the Company's consolidated financial statements of the period ended 30 September 2021, which have been audited by the certified public accountant of the Company.

#### The details of calculation of the Transaction size

- The value of net tangible assets : Unable to calculate as the invested assets have no net tangible assets (NTA)
- The net operating profit : Unable to calculate as the invested assets have no net profit
- The total value of consideration paid or received : 0.97%
- The value of equity shares issued for the payment of assets : There are no shares issued for payment of assets.

However, when calculating combined with the acquisition of assets in the past six months will be the maximum total transaction size calculated based on the total value of consideration paid or received as 40.70 percent, which is considered a type 2 asset acquisition transaction according to the Notification of the Capital Market Supervisory Board No. TorJor. 20/2551 Re: Rules for Entering into Significant Transactions deemed as Acquisition or Disposition of Assets dated 31 August 2008 (including any amendments) 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 Acquisition and Disposition of Assets, 2004 dated 29 October 2004 (as amended) ("The Notifications on Asset Acquisition or Disposal"). Which is equal to or higher than 15 percent but less than 50 percent. Therefore, the Company has the duty to disclose the information of such transaction to the Stock Exchange of Thailand and send a notice to shareholders within 21 days from the date of disclosure to the Stock Exchange of Thailand.

#### The calculation of cumulative transaction size over 6-month period

Date	Details	Transaction size (%)			
		NTA	Net profit	Total Value of Consideration	Value of Securities
30 September 2021	Purchase Land	-	-	0.54	-
19 October 2021	Investment in the establishment of the SKN Kraft and Paper Company Limited	-	-	39.19	-
23 November 2564	Purchase lands (No buildings) amount of 5 plots	-	-	0.97	-
Total Transaction Size		-	-	40.70	-

#### 4. Summary of Details of Acquired Assets

Purchase of lands from Mrs. Chirawadee Ngamsangiam and Mr. Prachuab Huangdee is 37,300,000 Baht with a total land area of 30-2-23 rai. Located at Huay-Yang Subdistrict, Klaeng District, Rayong Province.

Document of Land Title	Land No.	Survey Page	Area (rai-ngan-wa)
1. Land Title Deed No. 46574	60	86	7-0-0
2. Land Title Deed No. 46575	61	87	7-0-0
3. Land Title Deed No. 31336	1	298	7-2-23
4. Land Title Deed No. 46572	16	84	5-0-0
5. Land Title Deed No. 46573	1	85	4-0-0

5. **Total Value of Consideration** : The total value of the consideration of the acquisition of assets consists of the total value of the purchase of lands budget is 37,300,000 Baht.

6. **Value of Acquired Assets** : Expected to use the purchase of lands approximately 37,300,000 Baht, equal to the total value of the return.

7. Basis for Determination of the Value of Consideration : The value of the return is due to the purchase price of the land specified Mrs. Chirawadee Ngamsangiam and Mr. Prachuab Huangdee or the sellers who owns the lands. Which is the market price with reference to the price of nearby land in the said land.
8. Anticipated Benefits from the Transactions : Can benefit the Company's business in the future and will be able to enhance the Company's business potential in long term.
9. Source of Fund : The Company's working capital
10. Opinion of the Board to enter into the transaction : The Board of Directors has considered the acquisition of assets and opined that the purchasing of said land, it is a suitable, can benefit the Company's business in the future and will be able to enhance the Company's business potential in long term.
11. Opinion of the Board of Audit Committee and/or the Director which is different : None
12. The Responsibility of the Directors with Respect to the Information in Documents Sent to the Shareholders : The Board of Directors of the Company are responsible for the information disclosed in this Information Memorandum, and hereby certifies that to the best of the Board of Directors' knowledge and ability, the information contained in this Information Memorandum is correct, complete, and not misleading in any material respect.
13. Pending material lawsuits or claims : There are no material lawsuits or claims.
14. Benefits or connected transaction between the Company and its directors, executives or the shareholders of the Company holding 10 percent of the shares or more (whether direct or indirect) : None