



REF. KorThor. No. 0207/2564

December 16th, 2021

Subject : Approval of the transfer of ownership of the building at Bueng Subdistrict, Sriracha District, Chonburi Province from a connected person and approval to establishment of a subsidiary.

To : Director & General Manager
The Stock Exchange of Thailand

According to the Board of Directors Meeting No. 9 (Board #28) of Saha Pathana Inter-Holding Public Company Limited held on December 16th, 2021, the Board of Directors has resolutions as follows;

1. Approve of the transfer of ownership of the building at Bueng Subdistrict, Sriracha District, Chonburi Province from a connected person, the details are as follows;

1. Date of Transaction : Within December 2021
2. Contact Parties
 - Assignee : Saha Pathana Inter-Holding Public Company Limited
 - Transferor : First United Industry Co., Ltd.
 - Connected Person : Mr. Vichai Kulsomphob, Company's Director and Managing Director of First United Industry Co., Ltd.
3. General Transaction : Buildings at Bueng Subdistrict, Sriracha District, Chonburi Province, consisting of 11 warehouse building (1 floor), 1 office building (1 floor), 1 steel building (1 floor) and 3 structure car park.
4. Totaling Return : Valuation of Baht 140 Million based on the discounted cash flow that the company will receive (Income approach)
5. Director who is the vested interests : Abstention from voting.
6. Opinion by The Board of Directors : The Board of Directors view that the ownership transfer of the building at Bueng Subdistrict, Sriracha District, Chonburi Province from First United Industry Co., Ltd., as detailed above will increase the potential of the company to earn income from renting a building and can develop such building groups to support the Smart Industrial Park development plan in the Saha Group Industrial Park Sriracha, as well as complying with the lease agreement which is beneficial to both parties.
7. Opinion by The Audit Committee and/or Director significantly different from those by The Board of Directors : - None -



8. Transaction Size : The transaction is considered to be a connected transaction of listed company prescribed in the Notification of the Capital Market Supervisory Board, regarding rules on connected transactions provided as transactions and is disposition of assets transaction. This transaction has a value more than Baht 1 Million but less than Baht 20 Million or more than 0.03% but not less than 3% of NTA (as of September 30th, 2021, 0.03% of NTA = Baht 12,412,047.- and 3% of NTA = Baht 1,241,204,700.-) whichever is higher. This transaction must be approved by the Board of Directors and disclosed to the Stock Exchange of Thailand but not to be approved by the Meeting of Shareholders and is disposition of assets transaction, when calculating the transaction size during the past 6 months, is not more than 15% of the Company's total assets and is not in line with the regulation on significant transaction subjecting to be an acquisition or disposition of assets that listed company.

2. Approval to Establishment of a Subsidiary, the details are as follows;

1. Name of Company : In the process of applying for name of the newly subsidiary
2. Objective : To invest, jointly invest and engage in other services related to information technology, computers and etc.
3. Registered Capital : Baht 1,000,000.- divided into 10,000 common shares @ Baht 100.- per share
4. Shareholding Proportion : The Company's will hold 100% of the registered capital
5. Source of Fund : The Company's working Capital
6. Transaction Size : This transaction is not considered to be a connected transaction of listed company according to the Notification of the Capital Market Supervisory Board in category of connected transaction, when calculating the transaction size during the past 6 months, is not more than 15% of the Company's total assets and is not in line with the regulation on significant transaction subjecting to be an acquisition or disposition of assets that listed company.

If there is any progress the Company's will provide further details.

Please be informed accordingly.

Yours sincerely,

(Mr. Vichai Kulsomphob)

President & CEO