



21 December 2021

Re : Disclosure of Information Regarding Connected Transactions Short-Term Lease Contract of Immovable Property Not Longer Than 3 Years and List of Assets/Services and Acquisition or Disposition of Assets Transaction (Additional Information)

To : President  
The Stock Exchange of Thailand

According to the Board of Directors of BEC World Public Company Limited (the "Company") in the Meeting No.15/2021, which was held on 17 December 2021, the Board of Directors has approved for the BEC World Public Company Limited and its subsidiaries to enter into and to extend the Office Lease Agreement at the Maleenont Tower, extend the Lease Agreement of the Maleenont Rooftop Tower for the installation of signaling equipment, and to use the property to install signs and media. As the said lease extension and list of assets/services are deemed connected transactions of the Company under the category Short-Term Lease Contract of Immovable Property Not Longer Than 3 Years and List of Assets/Services, the Company hereby reports and discloses the information as follows:

#### 1. Contract No. 1: Three-year Lease Agreement

1.1 Date of Transaction : 9 April 2022 - 8 April 2025

1.2 Related Parties : Transaction Between Listed Company and Connected Person(s)

Consented Party : BEC World Public Company Limited

Consenting Party : Millionaire Property Fund (the "Property Fund")

1.3 General Characteristics of the Transaction:

The Company and its subsidiaries intend to lease the office space at the Maleenont Tower from the Property Fund as follows:

- Details of building : Maleenont Tower 1, 36 Storey Building ("M1")  
3199 Maleenont Tower, Rama IV Road, Klongton, Klongteoy, Bangkok, 10110
- Size of leased premises : M1 Floor 2,3,4,9,10,30-34 with a total area of 8,842.83 Sq.m.
- Term : 3 years
- Rental rate : 3,979,273.50 Baht /month
- Total size of the transaction : 143,253,846.00 Baht (excluding VAT)
- Other conditions : As stated in the agreement

1.4 Total Value of the Transaction : (excluding shared services fee, utilities (water and electricity), property taxes, other taxes, and other related expenses)

- Rental Fee : 270 Baht / sq.m. / month  
8,842.83 Sq.m. X 36 months X 270 Baht / sq.m. / month = 85,952,307.60 Baht
- Common service fee : 180 Baht / sq.m./month  
8,842.83 Sq.m. X 36 months X 180 Baht / sq.m. / month = 57,301,538.40 Baht



## 2. Contract No. 2 : Three-Month Extension of Lease Agreement

2.1 Date of Transaction : 9 April 2022 - 8 July 2022

2.2 Related Parties : Transaction between Listed Company and Connected Person(s)

Consented Party : BEC World Public Company Limited

Consenting Party : Millionaire Property Fund (the "Property Fund")

2.3 General Characteristics of the Transaction:

The Company and its subsidiaries wish to lease an office space at Maleenont Tower from the Property Fund with the details of the lease agreement as follows:

- Details of building : Maleenont Tower 1, 36 Storey Building ("M1")  
3199 Maleenont Tower, Rama IV Road, Klongton, Klongteoy, Bangkok, 10110
- Size of leased premises : M1 Floor 5,8 with a total area of 2,133.64 Sq.m.
- Term : 3 months
- Rental price: 960,138.00 Baht (Excluded VAT)
- Total size of the transaction: 2,880,414.00 Baht (excluding VAT)
- Other conditions : As stated in the agreement

2.4 Total value of the Transaction : (excluding shared services fee, utilities (water and electricity), property taxes, other taxes, and other related expenses)

- Rental Fee : 270 Baht / sq.m. / month  
2,133.64 Sq.m. X 3 months X 270 Baht / sq.m. / month = 1,728,248.40 Baht
- Common service fee : 180 Baht / sq.m./month  
2,133.64 Sq.m. X 3 months X 180 Baht / sq.m. / month = 1,152,165.60 Baht

## 3. Contract No. 3 : Three-year Lease Agreement

3.1 Date of Transaction : 9 April 2022 - 8 April 2025

3.2 Related Parties : Transaction between Listed Company and Connected Person(s)

Consented Party : BEC Multimedia Co.,Ltd.

Consenting Party : Millionaire Property Fund (the "Property Fund")

3.3 General Characteristics of the Transaction:

The Company and its subsidiaries wish to lease an office space at Maleenont Tower from the Property Fund with the details of the lease agreement as follows:

- Details of buildings : Maleenont Tower 1, 36 Storey Building ("M1") ,  
Maleenont Tower 2, 12 Storey Building ("MII")  
3199 Maleenont Tower, Rama IV Road, Klongton, Klongteoy, Bangkok, 10110
- Size of Leased Premises : M1 Floor 4, 10 with a total area of 853.46 Sq.m.  
MII Floor B2, 2-7, 9-12 with a total area of 11,038.72 Sq.m.



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- Term : 3 years
- Rental rate: 5,351,481.00 Baht (Excluded VAT)/month
- Total size of the transaction: 192,653,316.00 Baht (excluding VAT)

Other Conditions : As stated in the contract

3.4 Total value of the Transaction : (excluding shared service fee, utilities (water and electricity), property taxes, other taxes, and other related expenses)

- Rental Fee : 270 Baht / sq.m. / month  
11,892.18 Sq.m. X 36 months X 270 Baht / sq.m. / month = 115,591,989.60 Baht
- Common service fee : 180 Baht / sq.m./month  
11,892.18 Sq.m. X 36 months X 180 Baht / sq.m. / month = 77,061,326.40 Baht

#### 4. Contract No. 4 : Three-year Lease Agreement

4.1 Date of Transaction : 9 April 2022 - 8 April 2025

4.2 Related Parties : Transaction between Listed Company and Connected Person(s)

Consented Party : Bangkok Entertainment Co., Ltd

Consenting Party : Millionaire Property Fund (the "Property Fund")

4.3 General Characteristics of the Transaction:

The Company and its subsidiaries wish to lease an office at Maleenont Tower from the Property Fund with the details of the lease agreement as follows:

- Details of building : Maleenont Tower 1, 36 Storey Building ("M1")  
3199 Maleenont Tower, Rama IV Road, Klongton, Klongteoy, Bangkok, 10110
- Size of Leased Premises : M1 Floor 2 with a total area of 244.80 Sq.m.
- Term : 3 years
- Rental rate: 110,160.00 Baht/month (excluding VAT)
- Total size of the transaction: 3,965,760.00 Baht (excluding VAT)

- Other conditions: As stated in the contract.

4.4 Total value of the Transaction : (excluding shared service fee, utilities (water and electricity), property taxes, other taxes, and other related expenses)

- Rental Fee : 270 Baht / sq.m. / month  
244.80 Sq.m. X 36 months X 270 Baht / sq.m. / month = 2,379,456.00 Baht
- Common service fee : 180 Baht / sq.m./month  
244.80 Sq.m. X 36 months X 180 Baht / sq.m. / month = 1,586,304.00 Baht

#### 5. Contract No. 5 : Three-year Lease Agreement

5.1 Date of Transaction : 9 April 2022 - 8 April 2025

5.2 Related Parties : Transaction between Listed Company and Connected Person(s)

Consented Party : Rangsirojvanij Co.,Ltd.

Consenting Party : Millionaire Property Fund (the "Property Fund")

5.3 General Characteristics of the Transaction:



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The Company and its subsidiaries wish to lease an office at Maleenont Tower from the Property Fund with the details of the lease agreement as follows:

- Details of building : Maleenont Tower 1, 36 Storey Building ("M1")  
3199 Maleenont Tower, Rama IV Road, Klongton, Klongteoy, Bangkok, 10110
- Size of Leased Premises : M1 Floor 9 with a total area of 195 Sq.m.
- Term : 3 years
- Rental price : 87,750.00 Baht/month (excluding VAT)
- Total size of the transaction: 3,159,000.00 Baht (excluding VAT)
- Other conditions: As stated in the contract

5.4 Total value of the Transaction : (excluding shared service fee, utilities (water and electricity), property taxes, other taxes, and other related expenses)

- Rental Fee : 270 Baht / sq.m. / month  
195 Sq.m. X 36 months X 270 Baht / sq.m. / month = 1,895,400 Baht
- Common service fee : 180 Baht / sq.m./month  
195 Sq.m. X 36 months X 180 Baht / sq.m. / month = 1,263,600 Baht

## 6. Contract No. 6 : Three-year Lease Agreement

6.1 Date of Transaction : 9 April 2022- 8 April 2025

6.2 Related Parties : Transaction between Listed Company and Connected Person(s)

Consented Party : BECi Corporation Co.,Ltd.

Consenting Party : Millionaire Property Fund (the "Property Fund")

6.3 General Characteristics of the Transaction:

The Company and its subsidiaries wish to lease an office at Maleenont Tower from the Property Fund with the details of the lease agreement as follows:

- Details of building : Maleenont Tower 1, 36 Storey Building ("M1")  
3199 Maleenont Tower, Rama IV Road, Klongton, Klongteoy, Bangkok, 10110
- Size of Leased Premises : M1 Floor 3, 29 with a total area of 907.41 Sq.m.
- Term : 3 years
- Rental rate : 408,334.50 Baht/month (excluding VAT)
- Total size of the transaction: 14,700,042.00 Baht (excluding VAT)
- Other conditions: As stated in the contract

6.4 Total value of the Transaction : (excluding shared service fee, utilities (water and electricity), property taxes, other taxes, and other related expenses)

- Rental Fee : 270 Baht / sq.m. / month  
907.41 Sq.m. X 36 months X 270 Baht / sq.m. / month = 8,820,025.20 Baht
- Common service fee : 180 Baht / sq.m./month  
907.41 Sq.m. X 36 months X 180 Baht / sq.m. / month = 5,880,016.80 Baht

## 7. Contract No. 7 : Three-year Lease Agreement

7.1 Date of Transaction : 9 April 2022 - 8 April 2025

7.2 Related Parties : Transaction between Listed Company and Connected Person(s)

Consented Party : BEC Assets Co., Ltd.



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Consenting Party : Millionaire Property Fund (the "Property Fund")

### 7.3 General Characteristics of the Transaction:

The Company and its subsidiaries wish to rent the property from the Property Fund with the details of the lease as follows:

- Details of building : Maleenont Tower 1, 36 Storey Building ("M1")  
3199 Maleenont Tower, Rama IV Road, Klongton, Klongteoy, Bangkok, 10110
- Size of Leased Premises : M1 Floor 7 with a total area of 1,066.82 Sq.m.
- Term : 3 years
- Rental rate : 480,069.00 Baht/month (excluding VAT)
- Total size of the transaction: 17,282,484.00 Baht (excluding VAT)

### 7.4 Other Conditions : - Total value of the Transaction : (excluding utilities (water and electricity), property taxes, other taxes, and other related expenses)

- Rental Fee : 270 Baht / sq.m. / month  
1,066.82 Sq.m. X 36 months X 270 Baht / sq.m. / month = 10,369,490.40 Baht
- Common service fee : 180 Baht / sq.m./month  
1,066.82 Sq.m. X 36 months X 180 Baht / sq.m. / month = 6,912,993.60 Baht

## 8. Contract No. 8 : One-year Lease Agreement

Parties: Transaction between the Company and Connected Person  
Lessee: BEC-Multimedia Company Limited  
Lessor: Maleenont Tower Company Limited

Details of Transaction: The Company wishes to rent a space of Maleenont Tower Car Park Building on 10th floor In the area of 809.61 Sq.m. to be used as an office space and back-up studio.

Lease Term: 1 year from March 1, 2022 - February 28, 2023

Rental Rate: Baht 200 per Sq.m. per month

Total Value of the Transaction: Monthly rental fee is in the amount of Baht 161,922. The total rent for the whole one-year lease term is in the amount of Baht 1,943,064.

## 9. Contract No. 9 : Three Year Lease Agreement to Use Property to Install Signs and Media

9.1 Date of Transaction: 9 April 2022 - 8 April 2025

9.2 Related Parties: Transaction between Listed Company and Connected Person(s)

Consented Party : BEC World Public Company Limited  
Consenting Party : Millionaire Property Fund (the "Property Fund")

### 9.3 General Characteristics of the Transaction:

The Company and its subsidiaries wish to use the property to install signs, billboards and/or other similar media as follows:

- Term of Service : 3 years
- Service Fee : Monthly rent of 40,320.00 baht per month (excluding tax)
- Total Value of the Transaction : Total value 1,451,520.00 baht (excluding tax)
- Other Conditions : - As indicated in Agreement





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## 10. Contract No. 10 : Three Year Lease Agreement to Use Property to Install Signs and Media

10.1 Date of Transaction: 9 April 2022 - 8 April 2025

10.2 Related Parties: Transaction between Listed Company and Connected Person(s)

Consented Party : BEC Multimedia Co.,Ltd.

Consenting Party : Millionaire Property Fund (the "Property Fund")

10.3 General Characteristics of the Transaction:

The Company and its subsidiaries wish to use the property to install signs, billboards and/or other similar media as follows:

- Term of Service : 3 years
- Service Fee : Monthly rent of 289,680.00 baht per month (excluding tax)
- Total Value of the Transaction : Total value 10,428,480.00 baht (excluding tax)
- Other Conditions : - As stated in the contract

## 11. Contract No. 10 : Lease Agreement For the Installation of Signaling Equipment and Camera Tower

11.1 Date of Transaction : 9 April 2022- 8 April 2025

11.2 Related Parties : Transaction between Listed Company and Connected Person(s)

Consented Party : BEC Multimedia Corporation Co.,Ltd.

Consenting Party : Millionaire Property Fund (the "Property Fund")

11.3 General Characteristics of the Transaction:

The Company and its subsidiaries wish to rent the rooftop area of Maleenont Tower from the Property Fund with the details of the lease agreement as follows:

- Details of building : Maleenont Tower 1, 36 Storey Building ("M1")  
3199 Maleenont Tower, Rama IV Road, Klongton, Klongteoy, Bangkok, 10110
- Characteristics of Installation : Two sets of signaling equipment and one set of tower camera
- Term : 36 months
- Rental rate : 120,000.00 Baht/month (excluding VAT)
- Total size of the transaction: 4,320,000.00 Baht (excluding VAT)
- Other conditions: As stated in the contract

## 12. Details of the Connected Persons :

- Name of the Connected Person : Millionaire Property Fund ("the Property Fund")  
: Maleenont Tower Company Limited
- Relationship:

Maleenont group are the management and the majority shareholders of the Company as well as the shareholders and the management of the Maleenont Tower Co., Ltd. Maleenont Tower Co., Ltd. is the



investment unit holder of the Property Fund holding more than 10% of the total issued investment units. The Property Fund has appointed Maleenont Tower Co., Ltd. to manage the property under the Property Management Agreement.

**13. Directors who have Interests :**

The Company had arranged that the directors who have interests were not present at the Meeting and did not have the right to vote in the agenda for approval of this connected transaction.

**14. Opinion of the Board of Directors Concerning the Transaction :**

The Board of Directors considered and opined that the entering into the connected transaction is based on a reasonable ground and supportive reasons. When compared with the market rates of other buildings in the same area and when compared with the market rates offered by the Property Fund to other lessees, the proposed rental rates are more favorable. Thus, the Board of Directors has approved for the Company to enter into this transaction as this will be in the best interest of the Company.

In addition, there is no opinion of any other directors or audit committee members which is different from the opinion of the Board of Directors as stated above.

**15. Calculation of Acquisition or Disposition of Assets Transactions.**

Notification of the Capital Market Supervisory Board No. TorJor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets 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 or Disposition of Assets B.E. 2547 (2004) (as amended) (the "Notification on the Acquisition or Disposition of Assets". Based on the calculation of the Transaction using the total value of compensation criterion, the Transaction amount is equivalent to 2.44%, which is less than 15%. It is therefore not required to prepare and disclose in an information memorandum regarding the Transaction to the Stock Exchange of Thailand per the Notification on the Acquisition or Disposition of Assets.

Please be informed accordingly.

Sincerely yours

(Mr. Piriya-dit Choophungart)

Executive Vice President – Finance & Accounting