



GEL.CS.001/2565

6 January 2022

Subject: Disclosure of Connected Transaction Information Regarding Lease of Land (Additional)

To: Director and Manager  
The Stock Exchange of Thailand

According to the Board of Directors' Meeting No.1/2565 of General Engineering Public Company Limited ("the Company") No. 1/2022 held on January 6<sup>th</sup>, 2022, the Board has the resolution and approve the Company to lease land located at Tambon Chiangraknoi, Ampoe Samkok, Pathumthani from the connected person.

Such transaction which shall be defined as a connected transaction according to the Notification of Capital Market Supervisory Board No. Tor. Jor. 21/2551 Re: Rules of Entering into Connected Transactions 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 Transaction B.E. 2546. The details and conditions are as follows;

1. Transaction Date

After the Board of Directors has passed the resolution

2. The Connected Parties

**Lessee** General Engineering Public Company Limited which is manufacturing and selling of construction material, prestressed concrete piles, girder, precast concrete and providing the construction and installation services for such products.

**Lessor** Mr. Pisak Nipanpaisan, the land owner

3. Transaction Type

The period of the leasing of the land is three (3) years and the Company shall pay the land lease not exceed Baht 3,369,053.10 for the lease term

4. Objective of the Leasing of the Land

The objective of leasing of the land from connected person is for the benefit and necessity of expanding the storage space for the storage of precast concrete products for the infrastructure to support the expansion of the Company's production capacity.



5. Details of Land Involved

Located on the title deed no. 3962, land no. 119 Tambon Chiangraknoi, Ampoe Samkok, Pathumthani which total area 16-2-72 Rais

6. Period of Leasing the Land

3 years

7. Details of Total Connected Transaction (the value of the consideration)

The Company shall pay the land lease on a yearly basis. The total payment for the land lease for three (3) years must not exceed Baht 3,369,053.10

8. The Criteria for Determination of Leasing the Land

It is a consideration and agreement between the Company and the lessor. However, the Company cannot reveal that there are general trading conditions.

9. The Details of the Connected Transaction

Mr. Pisak Nipanpaisan is a father of Mr. Kanit Nipanpaisan the Company's Acting-Executive Vice President

10. Directors who have a conflict of Interest

None

11. The Board of Directors' Opinions

The Board of Directors has considered that the rental price of the connected transaction is a suitability and reasonability when compared the rental price to similar land which is 5,000 – 15,000 Baht/rai/month which the rental price of the Company in between the said rental price. As well as being beneficial to the Company.

12. Opinion of Audit Committee and/or directors which are different from the opinion of the Board of Directors

There is no different opinion from the Audit Committee and/or the Board of Directors.

13. The Type of Connected Transaction

**GENERAL ENGINEERING PLC**

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**บริษัท เจเนอรัล เอนจิเนียริ่ง จำกัด (มหาชน)**

44/2 หมู่ 2 ถนนติวานนท์ ต. บางกะดี อ. เมือง จ. ปทุมธานี 12000  
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โทรสาร. 66(0)2501-2134, 2501-2468

The transaction of the Company shall be constituted as the Connected Transaction according to the Notification of Capital Market Supervisory Board No. Tor. Jor. 21/2551 Re: Rules of Entering into Connected Transactions 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 Transaction B.E. 2546. The transaction shall be constituted of the property lease for a period no longer than three (3) years with no general business condition, where the calculated size would represent the medium sized with a value of 0.08 percent that is more than 0.03 percent but less than 3 percent of the Company's net tangible assets as of 30 September 2021 which was audited by the auditors (The net tangible assets 4,201.96 Million baht). Therefore, the company has to disclose this transaction to the Stock Exchange of Thailand.

Please be informed accordingly.

Your sincerely,

General Engineering Public Company Limited

*-Signed-*

(Mr. Wuttichai Sresthabutra)

Director