

March 1, 2022

Subject: Connected Transaction (Land Leasing Agreement)

To : President
The Stock Exchange of Thailand

The Board of Directors of Eason & Co Public Company Limited (“The company”) no. 1/2022 held on February 28, 2022 has passed the resolution to engage the 3 years period of land leasing agreement for branch office in Bangkok from Eksang Holdings Co., Ltd. (“EKH”), who is the major shareholder of the company, with total amount of 4,218,480 baht. The transaction size is considered according to the middle size of connected transaction of listed company rule, which is worth over 1 million baht but less than 20 million baht, which the company is obligated to get approval from the Board of Directors and disclose the information to the Stock Exchange of Thailand, the details of transaction as follows;

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| 1. Date of transaction | May 1, 2022 |
| 2. Parties involved | Lessee: Eason & Co Public Company Limited
Lessor: Eksang Holdings Co., Ltd. (Connected person) |

3. General Characteristics of Transaction

The company agreed to engage the land leasing agreement for serving the company’s business as branch office in Bangkok at 312, 402/3-6 Phaholyothin 32, Chankasem, Chatuchak, Bangkok. The land size is 465 square wa with 3-year leased period (May 1, 2022 – April 30, 2025). The Lessee is entitled to renew the lease for further 3 years of each lease period. The leased price is 252 baht per square wa per month), which is appraised leased price by GPV Global Properties Valuation Co., Ltd. (an independent appraiser which is listed in the Property Appraisers Companies List and is a principal appraiser approved by the Securities and Exchange Commission) dated on February 23, 2022. Due date for rental payment is to be made on every 5 day of the month.

4. Total Value of transaction

The total value will amount of 4,218,480 baht for 3 years leased (exclusive of service charge for building and property taxes). The transaction is considered to be a connected transaction to the Notification of the Stock Exchange of Thailand. The transaction size is considered according to the middle size of connected transaction of listed company rule, which is worth over 1 million

baht but less than 20 million baht or 0.48% of net tangible assets (NTA), as of December 31, 2021, the company's NTA is amount of 879.97 million baht, which the company is obligated to get approval from the Board of Directors and disclose the information to the Stock Exchange of Thailand.

5. Particulars of related person

As of December 31, 2021, EKH is a major shareholder of the company, with holding 186,531,631 shares or 32.9 % of the authorized paid-up capital. The Eksangkul shareholders group is the shareholder in the company, and they also hold 100% of shareholders and directors in EKH, which is considered to be related persons. The same director names are as follows;

- 1) Mr. Sanan Eksangkul
- 2) Ms. Petcharat Eksangkul
- 3) Mr. Sanit Eksangkul
- 4) Mr. Wichai Eksangkul
- 5) Ms. Sirinun Eksangkul

6. Interested Directors

The Company has taken action to ensure that the interested directors are not participating in the meeting and not entitled to vote on the adoption of resolution in the meeting on the agenda to approve the entry into this related transaction.

7. The Audit Committee's opinion

The Audit Committee considered that the transaction shall be a beneficial for the company and reasonable. The leased price is related to the market price in the same area. The Audit Committee has therefore adopted a resolution approving the entry into the said transaction.

8. The Board of Director's opinion which is difference from the Audit Committee's opinion

None

Yours sincerely,

(Mr. Nathapol Eksangkul)

Deputy Managing Director