



Dusit Thani

PUBLIC COMPANY LIMITED
REG.NO. 0107536000617

(Translation)

CSO/EL013/2022

September 19, 2022

Subject : Connected transaction on providing financial assistance

To : President of the Stock Exchange of Thailand

At the Board of Directors' Meeting No.8/2022 of Dusit Thani Public Company Limited (the "Company" or "DUSIT") held on September 16, 2022, the Meeting resolved to approve providing financial assistance to Suanlum Property Co., Ltd. ("SLP") in which DUSIT holds 15% shares and Central Pattana Public Company Limited ("CPN") holds 85% shares of the registered and paid-up share capital of SLP to develop the retail shopping center project which is a part of Dusit Central Park ("DCP") project. SLP has received the financial assistance from DUSIT at the amount of THB 186 million and from CPN at the amount of THB 1,054 million. Details of which are the following:

1. Date of the Transaction

The Board of Directors resolved to approve the connected transaction on September 16, 2022.

2. Involved parties

Borrower: SLP

Lender: DUSIT and CPN which are major shareholders of SLP.

3. General description of the transaction

Connected transaction on providing financial assistance	DUSIT lends THB 186 million to SLP.
Interest rate	MLR of -2.95% which is general commercial term for the mega project.
Loan period	SLP will gradually withdraw the loan from October 2022 onwards and SLP will gradually repay loan to the shareholders according to the cash flow of SLP by 2036.
Purpose of Financing	To develop the retail shopping center project which is a part of DCP project at the corner of Silom Road (the existing location of Dusit Thani Bangkok Hotel)

4. Total value of consideration and criteria for determining the consideration

Total value of transaction is the principal that DUSIT lends to SLP plus interest to be received from SLP throughout the loan agreement period which is approximately THB 269 million in total. Due to the transaction is the loan as per proportion of shareholding, when

comparing the size of transaction with the net tangible assets based on the reviewed consolidated financial statements of the Company and its subsidiaries by certified auditors as of June 30, 2022, it is exempted from requesting for an approval from the Shareholders' Meeting but is required for approval from the Board of Directors and for disclosure of the transaction to the Stock Exchange of Thailand pursuant to 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 Transactions (No. 2), 2004 dated on July 21, 2004.

5. Detail of connected person

DUSIT is SLP's shareholder holding 15% stake and CPN holding 85% stake. Besides, CPN is DUSIT's shareholder holding 17.09% stake.

6. Opinion of the Board of Directors

The Board of Directors considered that the entry into the Loan Agreement between SLP and shareholders, namely DUSIT and CPN is deemed reasonable due to proportionately offering financial assistance.

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

-None-

8. Benefits for the listed company

To develop the retail shopping center project, a part of DCP project, which will generate the return to the Company's shareholders in a long term.

Please be informed accordingly.

Sincerely yours,

Mantane Surakarnkul

(Ms. Mantane Surakarnkul)

Company Secretary

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