

(Translation)

CS-02/2021/013

26 October 2022

Subject Disposal of asset transaction
To President
The Stock Exchange of Thailand

S Hotels and Resorts Public Company Limited (the “Company”) would like to report that in 2022 since 1 January – 25 October 2022, Jupiter Hotels Limited (“Jupiter”), a 100%-owned subsidiary of the Company entered into 2 asset disposal transactions with the following information.

Transaction No. 1

Transaction date: 27 May 2022
Buyer: Raky Hotels Ltd (“Raky”)
Seller: Jupiter Hotels Limited (“Jupiter”)
Transaction details: Entering into the agreement for Sale and Purchase with vacant possession of Mercure Burton Upon Trent, Newton Park, United Kingdom (“disposal of asset transaction”)
Total consideration: GBP 2,000,000.00 (equivalent to THB 87,236,400.00 approximately), the book value of disposal of asset transaction is GBP 1,944,000.00 (equivalent to THB 84,793,780.80 approximately), exchange rate used in the calculation is GBP/THB 43.62, source from Bank of Thailand, as of 27 May 2022)
Objective: To effectively manage the hotels in UK portfolio to be consistent with the direction and vision of the Company.

Transaction No. 2

Transaction date: 7 October 2022
Buyer: Regen Properties LLP (“Regan”)
Seller: Jupiter Hotels Limited (“Jupiter”)
Transaction details: Entering into the agreement for Sale and Purchase with vacant possession of Mercure London Watford, United Kingdom (“disposal of asset transaction”)
Total consideration: GBP 17,000,000.00 (equivalent to THB 717,658,400.00 approximately), the book value of disposal of asset transaction is GBP 16,960,000.00 (equivalent to THB

715,969,792.00 approximately), exchange rate used in the calculation is GBP/THB 42.22, source from Bank of Thailand, as of 7 October 2022)

Objective: To effectively manage the hotels in UK portfolio to be consistent with the direction and vision of the Company.

The transaction shall be considered as the disposal of assets by a listed company under Notification of the Capital Market Supervisory Board No. Tor Chor. 20/2551 re: Rules Concerning Material Transactions in the Acquisition or Disposal of Assets (as amended), and the Notification of the Board of Governors of the SET re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposal of Assets, 2004 (collectively referred to as the "Notifications on Assets Acquisition or Disposal"). Transaction size calculation based upon the Company's financial statements as at 31 March 2022 and 30 June 2022 respectively, the detail are as follows:

Calculation Method	Transaction Size
1. Net Tangible Asset Criteria (NTA)	Not applicable
2. Net Operating Profit Criteria	Not applicable
3. Total Value of Consideration Criteria	0.24 percent and 1.94 percent respectively
4. Value of Securities Criteria	Not applicable

From the table above, the highest value of this transaction calculated based on total value of consideration criteria, the Transaction No. 1 is 0.24 percent and the Transaction No. 2 is 1.94 percent. The total value of this transaction combined with the disposal of assets by the Company during the past six months calculated according to the total value of consideration criteria is 2.18 percent. The transactions with a total value of less than 15 percent, the size of the transaction is not considered a material transaction in which the Company must provide an information disclosure pursuant to the Notification of the Capital Market Supervisory Board and related notifications of the Stock Exchange of Thailand.

In addition, Raky and Regan are not a major shareholder, director, or controlling person or a connected person of the Company. Neither of them will be considered as a connected transaction pursuant to the Notification of the Capital Market Supervisory Board and related notifications of the Stock Exchange of Thailand.



Please be informed accordingly.

Yours sincerely,

S Hotels and Resorts Public Company Limited

(Ms. Samitta Tinnam)

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