

ที่ GTB011/ 2022

November 10, 2022

Re: Report on Connected Transactions in Respect of Office Building Lease

Attn: President of the Stock Exchange of Thailand

Getabec Public Company Limited (the “Company”) hereby notifies that the Board of Directors’ meeting No.7/2022, held on November 10, 2022, resolved to grant approval for the Company to make an agreement to lease the office space and services with F7 Rent Co., Ltd., whose shares are held by the Company’ s major shareholder in respect of execution of the office building space lease agreements, which are deemed connected transactions in the category of short-term rent/ lease of real property in accordance with the Stock Exchange of Thailand Notification, Re: Disclosure and Acts of Listed Companies on Connected Transactions B.E. 2546 (2003), as per the following details:

1. Transaction Date (Agreement Execution Date)

January 1, 2023 (Contract Date)

2. Related Parties

Lessor: Getabec Public Company Limited

Lessees: F 7 Rent Co., Ltd.

3. General Characteristics and Details of Connected Transactions

The Company has agreed to execute the following agreements with F 7 Rent Co., Ltd.

1. An office building (partial) space lease agreement (located at 335/39 Srinakarin Road, Nongbon Subdistrict, Pravej District, Bangkok, covering a total area of 661 square meters, at the rental rate of Baht 200 per square meters (total of 132,200 Baht per month) and

2. A service agreement (for facilities and Public Utilities in the building such as cleaning services, maintenance , elevator) covering a total area of 661 square meters at the rate of Baht 40 per square meters per month (total of 26,440 Baht per month).

The total value of the space lease and service agreements of both contracts is 158,640 Baht per month. The contract lasts for 3 years and the amount is 5,711,040 Baht.

Getabec Public Company Limited has hired Agency for Real Estate Affairs Company Limited, an independent appraisal firm, rewarded by SEC, to estimate the rental rate which is reasonable and to be a fair price.

4. Total Value of the Transaction

The total value of the space lease and service agreements of F 7 Rent Co.,Ltd. amounts to 158,640 Baht per month. Both contract lasts for 3 years and the accumulated amount is 5,711,040 Baht. In this regard, such transactions are deemed medium-sized transactions with the value of more than 0.03 percent but less than 3 percent of the Company's net tangible assets (or representing 0.91 percent of the Company's net tangible assets, (the Company's net tangible assets as of September 30, 2022 amounted to 625,234,456.07 Baht).

5. Details of Related Parties

F 7 Rent Co.,Ltd., whose shares are held by the Company's major shareholder, the Company and F 7 Rent Co.,Ltd. have the same directors as following details

Shareholder	Getabec Public Company Limited		F 7 Rent Co.,Ltd.,	
	Shareholding proportion	Director	Shareholding proportion	Director
Mr.Suchat Mongkhonaripong	575,999,800 (60 %)	✓	60,000 หุ้น (50%)	✓

6. Reasons and Necessities of Execution of the Transactions

It is an agreement to lease the office space in order to serve the business expansion continuity.

7. The Board Opinion

The Board of Directors' meeting No.7/ 2022 , held on November 10, 2022 had considered that such connected transaction was reasonable because the rental fee has been appraised by an independent appraisal firm, rewarded by SEC and service fee was comparable to the market value. There is no sign of transfer benefit between related parties while there was the resolution from the Audit Committee. It appears to be most beneficial to the Company.

8. Audit Committee Disagreement with Board of Directors

No

Please be informed accordingly.

Very truly yours,

Mr. Suchat Mongkhonaripong
President and Chief Executive Officer