

November 11, 2022

Subject: Connected transaction
 To : President
 The Stock Exchange of Thailand

The Board of Directors of Eason & Co Public Company Limited (“Company”) No. 4/2022 held on November 10, 2022 has passed resolution to enter the connected transaction which the company has to disclosed information to the Stock Exchange of Thailand, the details as follows;

1. Land leasing and goods storage service to Koi The (Thailand) Co., Ltd.

- 1) Date of transaction January 1, 2022
- 2) Parties involved
 - Services provider : Eason & Co PLC (“Company”)
 - Services recipient : Koi The (Thailand) Co., Ltd. (“KOI”), Connected person
- 3) Particulars of connected person

Connected person	Eason & Co PLC		E & K Ventures Co., Ltd.		Koi The (Thailand) Co., Ltd.	
	Relation	Percent	Relation	Percent	Relation	Percent
Eksang Holdings Co., Ltd.	Major shareholder	33.06	Major shareholder	58.82	-	-
E & K Ventures Co., Ltd.	-	-	-	-	Major shareholder	51.00

- Eksang Holdings Co., Ltd. is a major shareholder of the company, with holding 206,904,825 shares or 36.5% of the authorized paid-up capital which the Eksangkul group holds 100% of shareholders. The company and Eksang Holdings Co., Ltd. have 5 co-directors are as follows;
 - (1) Mr. Sanan Eksangkul
 - (2) Ms. Petcharat Eksangkul
 - (3) Mr. Sanit Eksangkul
 - (4) Mr. Wichai Eksangkul
 - (5) Ms. Sirinun Eksangkul
 Eksang Holdings Co., Ltd. is also the major shareholder of E & K Ventures Co., Ltd. with holding 58.82%
- E & K Ventures Co., Ltd. is the major shareholder of KOI with holding 51%

4) General Characteristics of Transaction

The company agreed to engage 4 contracts of land leasing and goods storage services follows;

	Location	Type of service	Duration	Period	Baht/Month	Baht/Year
1.	Eason & Co Plc. 7/1-2 Moo 1, Panthong Panthong, Chonburi	Goods storage services	1 year	Jan 1 – Dec 31, 2023	101,600	1,219,200
2.	Eason & Co Plc. 312, 402/3-6 Phaholyothin 32 Chankasem, Chatuchak, Bangkok	Goods storage services	1 year	Jan 1 – Dec 31, 2023	60,000	720,000
3.	Eason & Co Plc. 312, 402/3-6 Phaholyothin 32 Chankasem, Chatuchak, Bangkok	Land leasing, 64 Sq.M.	1 year	Jan 1 – Dec 31, 2023	13,440	161,280
4.	240/46 Ayothaya Tower Ratchadapisek Road, Huakwang, Bangkok	Land leasing, 150 Sq.M.	1 year	Jan 1 – Dec 31, 2023	52,500	630,000

The appraised services fee is made 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) in February 2022.

5) Total value of transaction

The total value will amount of 2,730,480 baht for 1 year period. 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 over 0.3% but less than 3% of net tangible asset (NTA) as of September 30, 2022 which is amount of 894.93 million baht. The transaction size is 0.31% of NTA, which the company is obligated to get approval from the Board of Directors, and disclose the information to the Stock Exchange of Thailand.

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 connected transaction.

7) The Audit Committee 's opinion

The Audit Committee considered that the transaction shall be a beneficial for the company and reasonable. The services fee 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 Directors' opinion which is difference from the Audit Committee's opinion

-None-

2. The land leasing to Bright Blue Water Corporation Co., Ltd.

1) Date of transaction January 1, 2023

2) Parties involved

Lessor : Eason & Co PLC (“Company”)

Lessee : Bright Blue Water Corporation Co., Ltd. (“BBW”), Connected person

3) Particulars of related person

The Nijsiripat group is major shareholder of the company with holding 118,782,424 shares or 20.96% of the authorized paid-up capital. The Nijsiripat group is also the directors and major shareholders of BBW with holding 17.64%.

4) General Characteristics of Transaction

The company agreed to engage 2 contracts of land leasing service follows;

	Location	Type of service	Duration	Period	Baht/Month	Baht/Year
1.	Eason & Co Plc. 312, 402/3-6 Phaholyothin 32 Chankasem, Chatuchak, Bangkok	Land leasing, 128 Sq.M.	1 year	Jan 1 – Dec 31, 2023	26,880	322,560
2.	240/44 Ayothaya Tower Ratchadapisek Road, Huakwang, Bangkok	Land leasing, 300.11 Sq.M.	1 year	Jan 1 – Dec 31, 2023	105,038.50	1,260,462

The company has 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) in February 2022.

5) Total Value of transaction

The total value will amount of 1,583,022 baht for 1 year period. 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 over 0.3% but less than 3% of net tangible asset (NTA) as of September 30, 2022 which is amount of 894.93 million baht. The transaction size is 0.18% of NTA, which the company is obligated to get approval from the Board of Directors, and disclose the information to the Stock Exchange of Thailand.

6) Interested Directors

-None-

7) The Audit Committee 's opinion

The Audit Committee considered that the transaction shall be a beneficial for the company and reasonable. The services fee 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 Directors' opinion which is difference from the Audit Committee's opinion

-None-

Please be informed accordingly

Mr. Nathapol Eksangkul

Deputy Managing Director