

Ref. ever/list 015/2022

November 11, 2022

To: Director and Manager

The Stock Exchange of Thailand

Subject: Report of information on connected transaction in the short-term lease of real estate

According to the resolution of the Board of Directors' Meeting No. 5/2022 of Everland Public Company Limited ("EVER" or "The Company") held on November 11, 2022 has considered and approved the company to enter into the office lease contract and renew the office lease contract with Bangna Asset Co., Ltd. The transaction is considered to be related transaction types of the rental property. The value of transaction is worth over 0.03% but less than 3% of net tangible assets (NTA). The Company would like to report the related transaction on the office rental as the detail below;

1. Date of transaction

On November 11, 2022, which is the date approved by the board of directors meeting no. 5/2022

The contract will be signed by November 15, 2020. ("the rental contract date") with a rental period of 3 years

From December 1, 2022 - November 30, 2025

2. Parties involved

Lease contract No.1- Lease contract No.3

Lessee : Bangna Asset Co., Ltd. "Lessee"

Lessor : Everland PCL. "Lessor"

Lease contract No.4

Lessee : Bangna Asset Co., Ltd. "Lessee"

Lessor : Evercity Development Co.,Ltd. "Lessor"

3. General Characteristics of Transaction

The space rental building for use as offices of the Company and its subsidiaries which is located at Country Complex Building A , Sanpawut Road, Bang-Na, Bangkok

No.	Period	Months	Area (Sqm.)	Rental Rate (Baht/Sq.)	Monthly Rental (Baht/Month)	Rental fee (Baht)
Rental contract No.1	1 Dec 2022 - 31 Nov 2025	36	430.10	362	155,696.20	5,605,063.20
Rental contract No.2	1 Dec 2022 - 31 Nov 2025	36	250.00	362	90,500.00	3,258,000.00
Rental contract No.3	1 Dec 2022 - 31 Nov 2025	36	283.17	362	102,507.54	3,690,271.44
Rental contract No.4	1 Dec 2022 - 31 Nov 2025	36	173.53	362	62,817.86	2,261,442.96
Total					411,521.60	14,814,777.60

4. Total Value of transaction

The total value will amount of Baht 14.81 million throughout the rental contract, as of September 30, 2022 audited by the auditor , the company's NTA is amount of Baht 2,596.83 million, the transaction size equal to 0.57% of NTA.

The transaction is considered to be related transaction types of the rental property under the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning Connected Transactions, 2003. 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 0.03% but less than 3% of net tangible assets (NTA). The Company is required to get approval from the Board of Directors and has to disclose the information to The Stock Exchange of Thailand.

5. Particulars of related person

The company, which owns the office space for rent as specified in the rental contract above has M.R. Sasijutapa Varavarn holds 99.17% of the authorized capital and paid-up company. M.R. Sasijutapa Varavarn is the mother of Mr.Swechak Lochaya, the chairman of the Company.

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 Board of Director's opinion

The Board of Directors' Meeting No. 5/2022 held on 11 November 2022, in which there were no interested directors or connected persons to attend the meeting and vote considered that the transaction shall be a beneficial for the company and reasonable and the rental rates are comparable to the market rental rates. The Board of Directors has therefore adopted a resolution approving the entry into the said transaction.

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

None

Please be informed accordingly.

Yours Sincerely,

(Mr.Swechak Lochaya)

Chairman of the board