



บริษัท ไทยฟิล์มอินดัสตรี จำกัด (มหาชน)
THAI FILM INDUSTRIES PUBLIC COMPANY LIMITED
A CERTIFIED ISO 9001 / ISO 14001 COMPANY

Ref. No. TFIS 34/2022

December 28, 2022

Re: Report on Connected Transaction Regarding the Rental of Office Space for the Company

To: The President and Manger
The Stock Exchange of Thailand

The Board Directors' Meeting of Thai Film Industries Public Company Limited (the Company) No.12/2022, which was held on December 28, 2022, passed a resolution to enter into the lease agreement of the Company Building with Storm (Thailand) Company Limited, a connected person of the Company. This transaction is considered as connected transaction in the category of short-term rental of immovable property in accordance with the Notification of Capital Market Supervisory Board No. Tor Jor 21/2551 Re: Rules of Entering into Connected Transactions and 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 Transaction B.E. 2546. Details of the transaction are as follows:

1. Transaction Date

From January 1, 2023 till December 31, 2025

2. Related Parties

Lessee : Storm (Thailand) Company Limited.

Leassor : Thai Film Industries Public Company Limited

Relationship : V Ventures Technologies Co., Ltd. is a major shareholders of the Storm (Thailand) Co., Ltd. And has co-director with Thai Film Industries Public Company Limited

3. General Characteristics of the Transaction

The Company has agreed to enter the lease Agreement of the Company Building with Storm (Thailand) Company Limited details as follows:

Location : 73/3 Moo 4 Bangna-Trad Road. Km. 13 Bangchaloang, Bangplee, Samutprakarn,

Rental Space : 2,961.72 square meter

Rental Term : 3 Years

Rental Period : From January 1, 2023 to December 31, 2025



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Rental Fee : The average rental fee is Baht 110.71 per square meter per month

The total rent throughout the rental term is Baht 11,803,939.20

This transaction is considered as connected transaction in the category of short-term rental of immovable property in accordance with the Notification of Capital Market Supervisory Board No. Tor Jor 21/2551 Re: Rules of Entering into Connected Transactions and 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 Transaction B.E. 2546. The Transaction size is equivalent to 0.71% of the Company's net tangible assets based on the financial statement ended September 30, 2022. (NTA= Baht 2,480,699,962.86) This transaction is deemed as medium-sized transaction which is more than 0.03%, but less than 3% of the Company's net tangible assets, Therefore, in order to enter into this transaction, the Company must obtain the approval from the Board of Directors and is obligated to disclosed information memorandum to the Stock Exchange of Thailand

4. Total Consideration Value.

The total value of the lease agreement for the 3 years lease term is equal to Bath 11,803,939.20 Therefore, after calculation on connected transaction from last past 6 months, the interest of promissory note during July 1, 2022 – December 31, 2022 amounting Baht 5,863,972.65 will be total value of connected transaction totaling Baht 17,667,911.85 with details of the Calculation of this transaction are follows;

Unit: THB million

<u>Value of Consideration</u>	$\frac{17.67 \times 100}{2,480.70} = 0.71\%$
Net Tangible Assets of the Company	2,480.70
(Based on financial statement ended September 30, 2022)	

5. Details of the Connected Person

5.1 V Ventures Technologies Co., Ltd has co-directors with the company 2 persons are Mr. Chalerm Mahagitsiri and Mr. Kamolsut Dabbaransi.

5.2 V Ventures Technologies Co., Ltd holds share in Storm (Thailand) Company Limited 50%

6. Reasons and Necessities of Execution of the Transactions

To manage assets for the benefit and to generate income to the Company



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7. Attendance and Casting of Votes at the Board of Director's Meeting by the Director Having an Interest in the Transaction

In the agenda of the Board of Directors' meeting for entering into such transaction, those Director having interest did not attend the meeting, and did not vote on the agenda.

8. Opinion of the Board of Directors Regarding the Connected Transaction

The meeting of the Board of Directors has considered the information related to the connected transaction and had an opinion that the transaction is appropriate and benefit to the Company. The rental rate is a reasonable rate compared to the necessity and the market price.

9. Opinion of the Audit Committee and/or the Directors of the Company Differing from the Opinion of the Board of Directors

-None-

Please be informed accordingly,

Yours Sincerely,

Signed _____

(Mr. Chairak Jantharanijkorn)

Managing Director