

## ( “TRANSLATION” )

No. TG 133/65

December 29, 2022

Subject: Real Estate Rental Transactions for a period not longer than 3 years  
Attention: The President  
The Stock Exchange of Thailand  
Enclosure: Information on disposition of assets and making connected transaction

Takuni Group Public Company Limited and its subsidiaries ("the Group") would like to inform the connected transaction which is approved by the Executive Committee meeting no. 13/2565 on 29 December 2022 as follows:

**1. Date to enter into the transaction**

The Executive Committee meeting no. 13/2565 on 29 December 2022 has resolution to approve office and warehouse rental contract, which located at Takuni Building, Soi Navy Charoen Sap, Kanchanapisek Road, Bang Khae District, Bangkok, total rental area of 2,182.30 sq. meter with rental period of 1 January 2023 -31 December 2023.

**2. The parties involved and the nature of relationship with registered companies**

**Lessee:** Takuni Group Public Company Limited, Takuni (Thailand) Co., Ltd.,  
G Gas Logistics Co., Ltd., Rajchapleuk Engineering Co., Ltd.

**Lessor:** Baboon Base Co., Ltd.

Shareholders of Baboon Base Co., Ltd. are as follow;

Name	Number of shares	Proportion
Mr. Takool Treeweeranuwat	9,998	99.98
Ms. Kanchan Rimpanichayakij	1	0.01
Mr. Vichien Rimpanichayakij	1	0.01
	<b>10,000</b>	<b>100.00</b>

**Relationship with the Company:**

Mr. Takool Treeweeranuwat is a son of Mr. Prasert Treeweeranuwat and a brother of Ms. Nita Treeweeranuwat, who are the Company's Directors

Ms. Kanchana Rimpanichayakij is a wife of Mr. Prasert Treeweeranuwat and a mother of Ms. Nita Treeweeranuwat, who are the Company's Directors

### 3. General characteristics of the transaction

The Group has engaged in office and warehouse rental contract, which located at Takuni Building, Soi Navy Charoen Sap, Kanchanapisek Road, Bang Khae District, Bangkok, total rental area of 2,182.30 sq. meter with rental rate 25% discount from market rate according to the condition in Land and Building Sell and Purchase Agreement date 9 December 2022 between Takuni (Thailand) Co., Ltd, (seller) and Baboon Base Co., Ltd. (buyer). The rental period per this contract is 1 January 2023 -31 December 2023.

### 4. Payment

The Group will make office and warehouse rental to Baboon Base Co., Ltd. on monthly basis.

### 5. Calculation of transaction dimension

<b>TAKUNI Consolidated Financial Information as of 30 September 2022</b>	<b>Million Baht</b>
Total Assets	2,734.96
Intangible Assets	39.83
Total liabilities	1,262.12
Non-controlling interests	501.45
<b>Net Tangible Assets</b>	<b>931.55</b>
The value of 0.03% of the net tangible assets:	0.28
The value of 3.00% of the net tangible assets.	27.95
<b>The bottom frame of the calculation of the connected transaction dimension (Use values between 0.03% of NTA or 1.00 million Baht)</b>	<b>1.00</b>
<b>Upper frame of the calculation of the connected transaction dimension (Use values between 0.03% of NTA or 20.00 million Baht)</b>	<b>27.95</b>
<b>Value of the connected transaction</b>	
Value of the connected transaction office and warehouse rental	2.49 Million Baht, or 0.27% of net tangible asset value of the Company as of 30 September 2022
<b>Size of the connected transaction</b>	<b>Medium transaction (0.27% &lt; 3.00% of NTA)</b>

The above transaction is into the scope of a connected transaction, is a transaction relating to real estate rental transactions for a period not longer than 3 years with value of transaction total 2.49 Million Baht, or about the dimension of a transaction total 0.27% of net tangible asset which is lower than the determined transaction dimension of 27.95 Million Baht (3.00%.of net tangible assets) it is deemed to be a medium connected transaction, therefore, the company must operate under the Announcement of the Capital Market Supervisory Board No. ThorJor. 21/2551 regarding the criteria for making the connected transaction and the Stock Exchange of Thailand No. BorJor/Por 22-01 regarding the disclosure of information and operation of making connected transaction of the registered company B.E.2546 (2003) and the amendments, the Company has the duty to prepare and disclose information to the Stock Exchange of Thailand.

## **6. The approval from related party**

- No -

## **7. Opinion of the Board of Directors on a decision to enter into a connected transaction**

The Executive Committee, excluded those that has interest, considered and had opinion that the aforesaid office and warehouse rental which is connected transaction is appropriate, reasonable and for the benefit of the Company because the Group can pay rental expense lower than market price.

Please be informed accordingly.

Yours Sincerely,

Ms. Nita Treeweeranuwat  
Chief Executive Office/ President