

No. IM1-LE-CS-23-02-01

1 February 2023

Subject: Connected transaction, transaction regarding rental of immovable property not exceeding 3 years

Attention: The President
The Stock Exchange of Thailand

Masterkool International Public Company Limited (“the Company”) and its subsidiaries have decided to enter into rental of immovable property transaction. It will rent the area of Capital Link Building to be used as the office of the group of companies from Capital Link North Sathorn Company Limited which is a connected person according to the notification of Capital Market Supervisory Board No. TorChor 21/2551 Re: Rules on Connected Transactions type of transaction regarding short-term rental or lease of immovable property of not exceeding 3 years and the Notification of the Board of Governors of the Stock Exchange of Thailand (Bor Jor/Por 22-01) Re: Disclosure of Information and Act of Listed Companies Concerning the Connected Transactions B.E. 2546 with details as follows:

1. Date, month, year when a decision to enter into a transaction is made and relevant parties

Transaction date 1 February 2023

Tenant Masterkool International Public Company Limited (“the Company”) and its subsidiaries include Capital Link Advisory Limited (“CLA”), Capital Link Land Public Company Limited (“CLL”), Thanatawee Asset Management Company Limited (“TTAMC”) and Remedys Enterprise Company Limited (“RED”)

Lessor Capital Link North Sathorn Company Limited (“CLN”)

2. Nature of transaction

The Company and its subsidiaries will lease space in Capital Link Building No. 88/8, Sathon Nuea Road, Si Lom, Bang Rak, Bangkok to be used as the office of the group of companies for a period of 3 years, the leased area does not exceed 239 square meters.

3. A total value and criteria used in determining mode and mode of payment

Compensation throughout the rental period not exceeding 7,366,400 baht which is more than 1,000,000 baht but less than 3% of the net tangible asset value which the company has a duty to disclose information to the Stock Exchange of Thailand. The rental rate is based on the market price of the rental rate in the same location. The rent will be paid on a monthly basis at the beginning of the following month.

4. Name of connected persons, who are contractual parties

Mr.Kriangkrai Siravanichkan has a tenure and shareholding in the Company and parties as follows:

	KOOL	CLN
Position	<u>Director</u>	<u>Chairman of the Board</u>
Shareholding	<u>24.99%</u> <u>(Including persons</u> <u>under section 258)</u>	<u>28.53%</u> <u>(Including close relatives)</u>

5. Characteristics and scope of interests of connected persons when agreeing to enter into transaction

Mr.Kriangkrai Siravanichkan, Mrs.Romrudee Siravanichkan, Miss.Piyathida Siravanichkan are directors of the tenant company having interests, therefore did not vote on the decision to enter into the transaction.

	Directorship of the Company				
	KOOL	CLA	CLL	TTAMC	CLN
Mr.Kriangkrai Siravanichkan	/	/			/
Mrs.Romrudee Siravanichkan		/	/	/	/
Miss.Piyathida Siravanichkan			/		

Please be informed accordingly,

Yours sincerely,

-Noppachai Veeraman-

(Mr.Noppachai Veeraman)

Managing Director

Company Secretary Office

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