



บริษัท เจเคเอ็น โกลบอล กรุ๊ป จำกัด (มหาชน)
JKN GLOBAL GROUP PUBLIC COMPANY LIMITED

อาคารเจเคเอ็น เอ็มไพร์ เลขที่ 818 หมู่ที่ 2 ตำบลสำโรงเหนือ
อำเภอเมืองสมุทรปราการ จังหวัดสมุทรปราการ 10270
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(Translation)

No. JKNGB-004-05/2023

May 15, 2023

Re: Execution of Connected Transaction of JKN Global Group Public Company Limited

Attn.: President

The Stock Exchange of Thailand

Enclosure: Information Memorandum on Connected Transaction of JKN Global Group Public Company Limited (Real estate rental transactions for a period not longer than 3-year span)

The Board of Directors' Meeting of JKN Global Group Public Company Limited (the "**Company**") No. 5/2023, which was held on May 15, 2023 at 13.30 hours, has considered and resolved to acknowledge the renewal of the Building Lease Agreements with JKN Landmark Co., Ltd. ("**JKN Landmark**"), who is considered as the Company's connected person due to JKN Landmark is a juristic person with major shareholders and controlling persons are directors, executives and major shareholders of the Company. The lease agreement is for a period of 1 year for use as the Company's office and business premises, which will expire on June 30, 2023.

In this regard, the Board of Directors deemed it appropriate to authorize the Executive Committee or any other person entrusted by the Executive Committee to set out details, revise or take any arrangements necessary for and in connection with such matter on behalf of the Company until completion, including but not limited to negotiations, amendment of the contents in the draft agreements, and signing of the agreements or any other related documents.

The execution of such transaction between the Company and JKN Landmark Co., Ltd., which is a connected person, is regarded as a connected transaction under the Notification of the Capital Market Supervisory Board No. TorJor. 21/2551 Re: Rules on Connected Transactions dated August 31, 2008 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 Transactions dated November 19, 2003 in the category of Real estate rental transactions for a period not longer than 3-year, with the transaction size exceeding 0.03 percent, but not exceeding 3 percent of the net tangible assets of the Company. Therefore, the Company is required to disclose the relevant information to the Stock Exchange of Thailand. In this regard, the Company hereby notifies the information on the execution of such transaction to the Stock Exchange of Thailand with the details as described in the Information Memorandum on Connected Transaction of JKN Global Group Public Company Limited (**Enclosure**).



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Please be informed accordingly.

Very truly yours,

(Mr. Jakkaphong Jakrajutatip)

Chief Executive Officer and Managing Director

Enclosure

Information Memorandum on Connected Transaction of
JKN Global Group Public Company Limited
(Real estate rental transactions for a period not longer than 3-year)

Renewal of the Building Lease Agreements for Use as the Company's Office and Business Premises

Transaction Date	:	July 1, 2023
Related Parties	:	Lessee is JKN Global Group Public Company Limited (the " Company ") Lessor is JKN Landmark Co., Ltd. (the " Lessor ")
Relationships	:	1) Mr. Jakkaphong Jakrajutatip 1.1) is a major shareholder and a director, and an executive of the Company; 1.2) is a major shareholder and a director of the Lessor, holding 70 percent of the total shares of the Lessor. 2) Ms. Pimauma Jakrajutatip (younger sister of Mr. Jakkaphong Jakrajutatip) 2.1) is a shareholder and a director, and an executive of the Company; 2.2) is a shareholder of the Lessor, holding 30 of the total shares of the Lessor.
Nature of Transaction	:	The Company takes on short-term rent of real estate, as follows: 1) Real estate rental transactions for a period not longer than 3-year 2) Location : Office building at No. 45/14, Moo 1, JKN Gallery Salaya (Building 2), Tambon Song Khanong, Amphoe Sam Phran, Nakhon Pathom Province 73210 3) Leased area : 311 square meters (Decreased from the existing agreement, which had the size of 666.15 square meters, to the size that was actually used due to the relocation of the head office) For use as the Company's office and business premises. 4) Monthly Rates : Rent 400 Baht /sq.m. of Rent and Common fees 277 Baht /sq.m. Common Fees Total 677 Baht /sq.m.

	<p>(Common fees include water supply, electricity, security system, parking, building elevators, office furniture, security guard)</p> <p>These rates are the same as those under the existing Lease Agreements and the rates of rent and common fees are reasonable as compared to market rates in nearby areas.</p> <p>5) Lease Term : 1 year from July 1, 2023 to June 30, 2024, and may be renewed for 1 year each.</p> <p>The Executive Committee or any other person entrusted by the Executive Committee shall be authorized to take any arrangements necessary for and in connection with the execution of the agreements in order to execute such transaction as it deems appropriate, and to take arrangements necessary for and in connection with such matter on behalf of the Company until completion, including but not limited to negotiations, amendment of the contents in the draft agreements and signing arrangements.</p>
<p>Type and Total Value of Transaction</p>	<p>: This is a Real estate rental transactions for a period not longer than 3-year. Upon calculation of the value of the connected transaction throughout the term of the agreements, which the Company shall pay for the lease to the Lessor which amounts to Baht 2,526,564, the value of this connected transaction combined with the value of the connected transactions between the Company and the Lessor over the past 6 months represents a total of Baht 2,526,564 or is equivalent to 0.14 percent of the value of the Company's net tangible assets (NTA) which is calculated from the reviewed quarterly financial statements of the Company ending March 31, 2023. The total value of such transactions exceed 0.03 percent, but not exceeding 3 percent of the Company's net tangible assets, and as such, it is regarded as a medium-sized transaction in the category of short-term lease or grant of short-term lease of real property, in which case, the Company is obliged to disclose such information to the Stock Exchange of Thailand.</p>
<p>Reasons and Justifications for the Transaction</p>	<p>: The Lease Agreements shall be renewed for use as the Company's office</p>

Interested Directors	: Mr. Jakkaphong Jakrajutatip and Ms. Pimauma Jakrajutatip neither were present nor offered any opinion on this agenda item.
Opinion of the Board of Directors	: The renewal of such Lease Agreements is essential for the Company's business operations to continue, and it is more cost-effective than relocating due to the relocation require the investment cost in relocation, demolition, especially the dubbing room which is active all the time because it is the main business of the Company and the cost of investment in new construction is high. In addition, the Company's employees mostly have special expertise and knowledge in the organization due to working experiences with the Company for a while which is familiar with the area and current location of the Company. The renewal of the lease is to rent the area according to the size that is necessary for actual use, from the existing 7 agreements for 2,396 square meters, leaving only one agreement for 311 square meters. Pricing is considered and agreed between the Company and the leasers. The Company cannot show that there are general trading conditions. The leaser maintains the current contracted rental rate and the common fees which is 400 Baht / square meter per month which is considered a normal rental rate that is suitable for the location on the side of the road and the overall appearance and condition of the building. Regarding the common fees at the rate of 277 Baht / square meter per month, which is the rate that includes water supply, electricity, security system, parking, building elevators, office furniture, security guard. Therefore, this transaction is deemed justifiable.
Opinion of the Audit Committee and/or its members which differs from the Board of Directors	: Same as the Board of Directors.