2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



GSC 0016/2023

July 19, 2023.

Subject: Resolution of the Board of Directors No. 3/2023 Acquisition of assets - land with buildings and

development improvements and disposal of assets - investments in subsidiaries and Cease of

Subsidiary Status

Attention : Directors and Managers

The Stock Exchange of Thailand

Enclosures: 1. Information on the acquisition of assets - land with buildings and improvements

2. Information on the disposal of assets - Investment in ordinary shares of Asset Agent and Real

Estate Co., Ltd. (Cease of Subsidiary Status)

The Board of Directors' Meeting of Global Service Center Public Company Limited (the "Company") No. 3/2023 held on July 19, 2023 resolved as follows:

1. Approval of the acquisition of assets by purchasing 2 plots of land (adjoining) with a total area of 5-0-07 rai or 2,007.0 square wah, including buildings and improvements which is located at 9/9 Rangsit-Pathum Thani Road Mueang Pathum Thani District Pathum Thani Province The total value of the transaction is 150,000,000 baht (-one hundred and fifty million baht-) to support the fulfillment business that supports the expansion of online trading business or E-Commerce business.

Entering into such transaction Not considered a connected transaction but classified as Asset Acquisition Transaction of the company according to the Notification of the Capital Market Supervisory Board No. Tor Jor. and the announcement of the Board of Governors of the Stock Exchange of Thailand 2547 (2004) and its amendments (collectively referred to as the "Acquisition or Disposition Notifications"), The total maximum transaction size is equal to 46.09 % according to the total value of consideration criteria according to the Company's consolidated financial statements. Period ended March 31, 2023 (the company has not acquired assets of the company in the past six months)

In this regard, the aforementioned transaction has a transaction size of more than 15 percent but not more than 50 percent, therefore, the Company has a duty to disclose information on the transaction to the Stock Exchange of Thailand ("SET") and prepare information to circulate to shareholders. Within 21 days from the date of notification of such transaction to the SET

(Information and calculation details appear in Enclosure 1: Information Memorandum on Asset Acquisition - Land with buildings and improvements)

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



2. Approve the transaction of disposition of assets. By disposing of all investments in ordinary shares held by the Company in Asset Agent and Real Estate Co., Ltd. ("A2R") in the amount of 75 percent of the registered and paid-up capital of A2R or equivalent to 525,000 shares (-five hundred and twenty-five thousand shares-) to Mr. Anucha Borabutr ("Mr. Anucha") in which Mr. Anucha is an existing shareholder of A2R in the proportion of 25 percent with the purchase price at Par value of 115.00 baht per share (-one hundred and fifteen baht-), totaling 60,375,000

baht (-sixty million three hundred and seventy-five thousand baht-).

Entering into the aforementioned transaction is not considered a connected transaction but classified as Asset Disposal of the company according to the Capital Market Supervisory Board No. Tor Jor. Re: Disclosure of Information and Practices of Listed Companies Concerning the Acquisition or Disposal of Assets, B.E. The total value of consideration is equal to 18.55% which is the highest transaction value based on the consolidated financial statements of the Company. Period ended March 31, 2023 (the company has no asset disposition in the past six months)

After the transaction, it resulted in Asset Agent and Real Estate Co., Ltd. ("A2R") and A2R's subsidiaries which are Synature Technology Co., Ltd. ("SYN") and Comanche Gogoji Co., Ltd. ("CG") ceases to be a subsidiary or associated company of the Company.

In this regard, the aforementioned transaction has a transaction size of more than 15 percent but not more than 50 percent and is a disposition of investment until it ceases to be a subsidiary or associated company. Thailand ("SET") and prepare the information memorandum to circulate to shareholders within 21 days from the date of notification of such transaction to the SET.

(Information and calculation details appear in Enclosure 2: Information Memorandum on Disposal of Assets -Investment in Ordinary Shares of Asset Agent and Real Estate Co., Ltd. (Cease of Subsidiary Status)

Please be informed accordingly

Yours faithfully, --Apirak Wattanapinya--(Mr. Apirak Wattanapinya) Authorized person to report information

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



Enclosure 1

# Information on the acquisition of assets - land with buildings and improvements Global Service Center Public Company Limited("GSC")

#### 1. <u>Date of the transaction</u>

The Company expects to sign the land purchase and sale agreement within the third quarter of 2023, which is the date after the Company Approved by the Board of Directors Meeting of the Company No. 3/2023

2. Related parties and their relationship with the listed company

Buyer: Global Service Center Public Company Limited ("GSC")

Seller: Digital P.V. Co., Ltd.

Relationship with the Company

: The Buyer and the Seller do not have a relationship that is considered a connected person under Notification of the Securities and Capital Market Supervisory Board No. TorJor. The Stock Exchange of Thailand on Disclosure of Information and Practices of listed companies in the Connected Transaction B.E. 2546, including other related announcements

# . 3. General characteristics of the transaction

Global Service Center Public Company Limited ("GSC") will enter into an asset acquisition transaction of the Company. by purchasing 2 adjoining plots of land with buildings and improvements (with a total area of 5-0-07 rai or 2,007.0 square wah) to support business expansion in industries with high growth prospects and businesses that are caught up in the world's changing trends, such as the fulfillment business that supports the expansion of online trading business or E-Commerce business which is popular and tends to grow continuously It is also a business that can be extended to the call center business that the company has expertise in. The total value of the transaction is 150,000,000 baht (-one hundred and fifty million baht-).

#### The details of the land are as follows:

- (1) Land title deed No. 16210, survey page 2630, land number 20, Muang Pathum Thani District Pathum Thani Province with building and office building located on land and
- (2) Land title deed No. 16211, survey page 2939, land number 21, Muang Pathum Thani District Pathum Thani Province with building and office building

Both plots of land are located on the property coordinates. Lat.10.029208 Long. 100.521350 on location No. 9/9 Rangsit-Pathum Thani Road Mueang Pathum Thani District Pathum Thani Province Total area: 5-0-7.0 Rai or 2,007.0 Square Wah

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 www.gsc-servicecenter.com



# Details of buildings and improvements are as follows:

no	house number	List of buildings and structures	total usable	The building is located on the land	
110	nouse number	List of buildings and structures	areasquare meter	title deed No.	
1	9/9	2-storey office building with factory	4,896.00	106898, 106899	
2	2 2 storey canteen building		570.00	106899	
3		Single storey building	636.00	10689 , 106899	
4		One-storey guardhouse building	5.00	106899	
Improvement	Improvement				
		concrete street	3,300.00	106898, 106899	
		leak and leak door	732.00	106898, 106899	

#### 4. <u>total value of the transaction</u>

Purchase price of land with buildings and improvements the total value of the transaction is 150,000,000 baht (-one hundred and fifty million baht-). The company will place a deposit of 60,000,000 baht (-sixty million baht-) and pay the remaining amount of 90,000,000 baht (-ninety million baht-) within 90 days from the date of this contract. By paying on the day of registration of the transfer of ownership of the land and buildings to be traded at the Pathum Thani Provincial Land Office. The branch where the land and buildings to be traded are located.

#### 5. Criteria used to determine the value of the transaction

It is a purchase price mutually agreed upon by the parties. The price agreed to buy-sell is lower than the appraisal price appraised by Advance Property and Consultant Co., Ltd., a property appraisal company in the capital market and the main appraiser that has been approved. Approved by the Office of the Securities and Exchange Commission (SEC) according to the announcement of the Office

Securities Commission No. SorChor. 24/2012 on the approval of property appraisers and main appraisers for transactions in the capital market. The appraised value of the property is 150,821,000 baht (-One Hundred Fifty Million Eight Hundred and Twenty-One Thousand Baht-).

The appraisal company has chosen a valuation method that is suitable for the nature of the property, which is land and buildings, which is the Cost Approach (as a criterion) to determine the value of the property. The parts that are buildings and various constructions based on the price of materials, construction labor costs and assembly techniques or construction at the present time to get the price or new replacement value (Replacement Cost New) and then deducted by depreciation according to condition and service life of the building and buildings The value obtained will be the value according to the current condition of the building and construction (Depreciated Replacement Cost). Combined with the value of land, the total value of all assets will be obtained, and the appraisers conducted a survey of comparable market data in the vicinity to analyze the selection of this property valuation method, and consider various factors related to the appraised assets, such as the nature of legal rights Characteristics of the property Appropriateness of utilization or development general market conditions with

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



conditions limitations and additional/special assumptions or special conditions for assessment To choose a valuation method that is appropriate and consistent with the purpose of being hired, which is an important condition that will lead to a systematic opinion and final conclusion of the property value of the appraisal to determine the market value.

#### Summary of the appraisal report

Advance Property and Consultant Co., Ltd. has considered the details of the office assets. The surveyor has chosen an appropriate method to assess the market value of the property. Under the assessment method with assumptions and terms and conditions as specified in this report. have an opinion

• As of the appraisal date on May 29, 2023, the market value of the assets is

		appraisal price	Total appraisal price	
price appraisal list	Amount	(baht/unit)	(Baht)	
Land: 2 plots, title deed no. 106898,106899				
Total area 5-0-7.0 Rai or 2,007.0 Square Wah	2,007.0	53,000.00	106,371,000.00	
Buildings: 4 buildings and improvements	-	-	44,449,571.25	
Total appraisal price (rounded) 150,821,000.				
(-One hundred and fifty million, eight hundred and twenty-one thousand baht)				

- 6. <u>Sources of funds used for the transaction</u> working capital of the company
- 7. Expected Benefits to support business expansion in industries with high growth prospects and businesses that are caught up in the world's changing trends, such as fulfillment business that supports the expansion of online trading business or E-Commerce business which is popular and tends to grow continuously It is also a business that can be extended to the call center business that the company has expertise in.

# 8. <u>Calculation of transaction size</u>

Entering into the aforementioned transactions Not considered a connected transaction but classified as Asset Acquisition Transaction of the company according to the announcement of the Board of Directors Capital Market Supervisory Board No. TorJor. and the announcement of the Board of Governors of the Stock Exchange of Thailand on information disclosure and practice Acquisition or Disposition of Assets, 2004 and its amendments (collectively referred to as the "Acquisition or Disposition Notifications"), with the total transaction size of 46.09 percent based on the total value criteria. of compensation according to the budget Total money of the company Period ended March 31, 2023 (the company has not acquired assets of the company in the past six months)

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



#### Details of the transaction are as follows:

Details of the transaction size calculation

(Unit: Million Baht)

Financial Information	GSC		
Financial information	As of March 31, 2023		
Total Assets	325.42		
Intangible Assets	(18.32)		
Total Liabilities	(65.74)		
Non-Controlling Interests	(26.54)		
Net Tangible Assets	214.82		

#### transaction size according to the Acquisition or Disposition Notifications according to all 4 calculation criteria is as follows:

Calculation Method	Calculation	Transaction size
1. Net tangible assets (NTA)	1. Net tangible assets (NTA) Shareholding proportion (increase/decrease) x NTA of the company transactionx100	
	Net Assets Value of the Company	is a purchase of land
2. Net Profit	Shareholding proportion (increase / decrease) x Net Profit of the Company Transaction x 100	can't calculate because
	Company's net profit	there is a loss
3. Total value of	Total value of paid 150 x100	46.09
consideration	Total assets of the Company 325.42	
4. Securities Number of shares issued to pay for assets x 100		N/A
value criteria	Number of issued and paid-up shares of the company	
Maximum	46.09	

# 9. Opinion of the Board of Directors about agreeing to enter into the transaction

Board of Directors It is of the opinion that this asset acquisition transaction of the Company is reasonable and beneficial to the business of the Company. To support business expansion in industries with high growth trends and fulfillment business that supports the expansion of online trading business or E-Commerce business which is popular and tends to grow continuously. and can also be extended to the call center business that the company has expertise in It is also an investment that is in line with the company's business plan. That helps strengthen and compete in business operations and will help increase revenue and profit for the company. cause benefit to shareholders

# 10. Opinion of the Audit Committee and/or the Board of Directors which is different from the opinion of the Board of Directors

There is no audit committee or company director. having opinions different from the opinions of the Board of Directors above

#### 11. Responsibilities of the Board of Directors for the information contained in this document

Board of Directors is considered to be responsible for the information contained in this document. It has used appropriate discretion in disclosing important information sufficiently, accurately, transparently and for the benefit of shareholders.

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>

Significant lawsuits or claims that are pending



	-None-
13.	Benefits or related transactions between listed companies and directors, executives and shareholders who

directly or indirectly hold shares of 10 percent or more

-None-

12.

The Company hereby certifies that the information contained in this information memorandum is true and correct in all respects. and has been prepared with prudence and caution, mainly taking into account the interests of the shareholders. And this information is made for the purpose of showing information only. It is not made as an invitation or an offer to acquire or subscribe for securities.

Please be informed accordingly.

Yours sincerely				
Apirak Wattanapinya				
( Mr. Apirak Wattanapinya )				
Authorized person to report information				

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



Enclosure 2

# Information on the disposal of the Company's assets Investment in Asset Agent and Real Estate Co., Ltd.("A2R")

\*

# 1. <u>Date of the transaction</u>

Board of Directors Meeting Approved the sale of investment in ordinary shares of Asset Agent and Real Estate Co., Ltd. (Subsidiary) ("A2R"). The Company expects to complete the transaction within the third quarter 2023. The transfer of shares will take place after the Company Received full payment for shares

# 2. Related parties and their relationship with the listed company

Buyer: Mr. Anucha Borabutr ("Mr. Anucha")

Seller: Global Service Center Public Company Limited ("GSC")

Relationship with the Company: Buyers and Sellers There is no related relationship categorized as

a connected person according to the announcement of the Board of

Directors. Securities and Capital Market Supervisory Board No. TorJor.

 $2\,1/2\,008$  on rules for connected transactions and the Notification of the

Board of Governors of the Stock Exchange of Thailand on the disclosure of information and practices of listed companies on connected

transactions B.E. 2546 including Other related announcements

#### 3. General characteristics and details of the disposed assets

Currently, GSC holds investments in ordinary shares of Asset Agents and Real Estate Co., Ltd. ("A2R") in the amount of 525,000 shares (-five hundred and twenty-five thousand shares-) or. Percentage 75 of the registered and paid-up capital of A2R, intends to dispose of all investments in ordinary shares to Mr. Anucha Borabutr ("Mr. Anucha") in which Mr. Anucha is an existing shareholder of A2R in the proportion of 25 percent by the purchase price is 115.00 baht per share (-one hundred and fifteen baht-), totaling 60,375,000 baht (-sixty million three hundred and seventy-five thousand baht-).

In this regard, after the aforementioned transaction, Asset Agent and Real Estate Co., Ltd. ("A2R") and A2R's subsidiaries which are Synature Technology Co., Ltd. ("SYN") and Comanche Gogoji Co., Ltd. ("CG") ceases to be a subsidiary or associated company of the Company

บริษัท โกลบอล เชอร์วิส เช็นเตอร์ จำกัด (มหาชน) 2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



# Details of disposed assets

company name	Asset Agent and Real Estate Co., Ltd. (Subsidiary) ("A2R")			
Disposed assets	Investment in common stock 75%			
location	2991/14-15 Visutthani Building, Ladprao Road, Klongchan Subdistrict, Bangkapi District,			
	Bangkok 10240			
Juristic person registration number	0105564092171			
company registration date	June 8, 2021			
Registered capital	70,000,000 baht (ordinary shares 700,000 shares @ 100 baht)			
business type	68102 Buying and selling non-residential real estate At present, A2R has not yet operated its business and has 2 subsidiaries as follows:  1. Synature Technology Company Limited ("SYN") Operates a business as a developer for distribution, installation and service of readymade programs for restaurant management. Retail & Spa & Shop  2. Comanche Gogoji Co., Ltd. ("CG") operates as a service provider relating to the development, sale, installation of the employer's program and assistance to the employer's customers  1. Synature ("CSC") 1. Synature ("Synature ("Synature ("Synature ("Synature ("CSC")") 1. TS% 1. Synature ("Synature ("Synature ("Synature ("CSC")") 1. Synature ("Synature ("Synature ("Synature ("CSC")") 1. Synature ("Synature ("			
director	1. Mr. Apirak Wattanapinya     2. Mr. Chalermpong Mahawanichwong			
	3. Mr. Chaktarn Mathaweechotikul/			
	Mr. Apirak Wattanapinya signed together with Mr. Chalermpong. Mahawanichwong or Mr.			
Director's authority	Chaktarn MathaweeChotikul /A total of two persons jointly sign and affix the Company's			
	seal.			

บริษัท โกลบอล เชอร์วิส เช็นเตอร์ จำกัด (มหาชน) 2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



# Shareholding structure before and after the Company entered into the transaction

			before the transaction		after the transaction	
No.	Shareholders	Shares	percent	Shares	percent	
1.	Global Service Center Public Company Limited ("GSC")	524,700	74.999	-	-	
2.	Ms. Puntharee Isarangkun Na Ayudhya	100	0.001	-	-	
3.	Mr. Chalermpong Mahavanitwong	100	0.001	-	-	
4.	Mr. Chaktarn Mathaveechotikul	100	0.001	-	-	
5.	Mr. Anucha Borabut	175,000	25.00	700,000	100.00	
	Total	700,000	100.00	700,000	100.00	

### Director structure before and after the transaction

No.	before transaction	No.	after transaction
1.	Mr. Apirak Wattanapinya	1.	Mr. Anucha Borabut
2.	Mr. Chalermpong Mahavanitwong	2.	
3.	Mr. Chaktarn Mathaveechotikul	3.	
with the authority of 2 out of 4 directors signing		with the	authority of directors to sign
Mr. Apirak Wattanapinya signed together with Mr. Chalermpong.		Mr. Anud	cha Borabut
Mahawanichwong or Mr. Chaktarn MathaweeChotikul /A total of two			
persons jointly sign and affix the Company's seal.			

#### Balance sheet

# Asset Agent and Real Estate Company Limited ("A2R")

# Financial year information 2021 - 2022

Unit: Baht	2021		2022	
	amount	%Chang	amount	%Chang
accounts receivable	33.00	0.00	0.00	-100.00
inventories	-	0.00	-	0.00
current assets	12,504,988.00	0.00	11,952,386.00	-4.41
Property, plant and equipment	-	0.00	-	0.00
non-current assets	0.00	0.00	57,899,910.00	0.00
total assets	12,504,988.00	0.00	69,852,296.00	458.59
current liabilities	115,282.00	0.00	8,000.00	-93.06
non-current liabilities	0.00	0.00	0.00	0.00
total liabilities	115,282.00	0.00	8,000.00	-93.06
Equity	12,389,706.00	0.00	69,844,296.00	463.72
Total Liabilities and Equity	12,504,988.00	0.00	69,852,296.00	458.59

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั๋น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



(Unit: Million Baht)

### Income statement

# Asset Agent and Real Estate Company Limited ("A2R")

# Financial year information 2021 - 2022

	2021		2022	
Unit: Baht	amount	%Chang	จำนวนเงิน	amount
income	0.00	0.00	0.00	0.00
gross income	3,288.00	0.00	10,334.00	214.29
cost of sales	0.00	0.00	0.00	0.00
Gross Profit (Loss)	-	0.00	-	0.00
Selling and service expenses	113,582.00	0.00	55,744.00	-50.92
total expenses	113,582.00	0.00	55,744.00	-50.92
interest expenses	-	0.00	-	0.00
Profit (loss) before tax	-110,294.00	0.00	-45,410.00	58.82
income tax	0.00	0.00	0.00	0.00
Net Profit (Loss)	-110,294.00	0.00	-45,410.00	58.82

#### Details of the transaction size calculation

Financial Information	GSC <sup>1</sup>	A2R <sup>2</sup>	
Financiai miormation	As of March 31, 2023	As of December 31, 2022	
Total Assets	325.42	69.85	
Intangible Assets	(18.32)	-	
Total Liabilities	(65.74)	(8.00)	
Non-Controlling Interests	(26.54)	-	
Net Tangible Assets	214.82	61.85	

Note:

<sup>2</sup> Financial statements of A2R as of December 31, 2022, audited version. by the Company's auditor

Calculation Method	Calculation	Transaction
		size
1. Net tangible assets	Shareholding proportion (increase/decrease) 75% x NTA of the company transaction 61.85 x100	0.22
(NTA)	Net Assets Value of the Company 214.82	
2. Net Profit	Shareholding proportion (increase / decrease) x Net Profit of the Company Transaction x 100	N/A
	Company's net profit	
3. Total value of	Total value of paid 60.37x100	18.55
consideration <sup>1</sup>	Total assets of the Company 325.42	
4. Securities	Number of shares issued to pay for assets x 100	N/A
value criteria	Number of issued and paid-up shares of the company	
	Maximum calculation criteria as of 19 July 2023 Asset Disposition - Investment in A2R	18.55

<sup>&</sup>lt;sup>1</sup>The company has no debts and obligations between them. The calculation of the transaction size, the Company uses the value of the paid-up shares. because it is higher than the face value (par price) and the book value (BV price) in the calculation

<sup>1</sup> The Company's consolidated financial statements as of March 31, 2023, reviewed version. by the Company's auditor

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 www.gsc-servicecenter.com



# 4. <u>Value of consideration (including loans guarantee obligation and other obligations)</u>

The Company will receive payment for ordinary shares of Asset Agent and Real Estate Co., Ltd. ("A2R") at the price of 115 baht per share (-one hundred and fifteen baht-), totaling the total amount of money is 60,375,000 baht (-sixty million, three hundred and seventy-five thousand baht-). It is expected that the transaction of disposition of investment will be completed within the third quarter of 2023 and the transfer of ownership of the traded ordinary shares will be made within 14 days from the date that Mr. Anucha Borabutr has completely transferred the payment for the purchased shares

(The Company has no loan guarantee obligations and other obligations between them)

#### 5. <u>Criteria Used in Price Determination</u>

The purchase price of A2 R's ordinary shares is the price mutually agreed upon by the parties. considering the current situation and economic conditions the purchase price is 115 baht per share (-one hundred and fifteen baht-), which is a higher price. Par value as of December 31, 2022. A2R ordinary shares have a par value (par price) of 100 baht per share (-one hundred baht-) and have a net book value (BV price) of 99.78 baht per share (-nine Nineteen-baht, seventy-eight satang-) The Board of Directors has carefully considered and found that it is appropriate to determine the said price criteria.

#### 6. <u>Value of disposed assets</u>

Ordinary shares of Asset Agent and Real Estate Co., Ltd. ("A2R") that GSC holds in full amount or 75 percent of the registered capital of A2R in the amount of 525,000 shares (-five hundred and twenty thousand Five thousand shares-) Par value (par price) 100 baht per share (-one hundred baht-). A2R has called for the full share payment at the par value.

# 7. Expected benefits that the Company will receive and plans for utilizing proceeds received from the sale of shares

Disposal of investment in ordinary shares of A2R will make the Company Reduce the risk of relying on personnel with specific expertise from the software business and make GSC liquidity from the cash received from the sale of investment in ordinary shares of A2R this time to bring to invest in creating business opportunities in industries with high growth prospects and businesses that are caught up in the world's changing trends, such as doing a fulfillment business that supports the expansion of online trading business or E-Commerce business which is popular and has a tendency to grow continuously It is also a business that can be extended to the call center business that the company has expertise in.

# 8. <u>Benefits or related transactions</u>

-None-

2991/14-15 อาคารวิสุทธานี ถนนลาดพร้าว แขวงคลองจั่น เขตบางกะปี กรุงเทพมหานคร 10240 โทร. (662) 793-3999 โทรสาร (662) 793-3944 <u>www.gsc-servicecenter.com</u>



# 9. Opinion of the Board of Directors

The Board of Directors has carefully considered and is in line with the direction to generate profits for shareholders in the future since A2R is still unable to operate as planned and there is a risk of impairment of investment, causing the Company to restructure to A2R. Invest in software business who is a service provider about the development, sale, installation of programs However, the company still has a risk from operating a software business that relies on personnel with specific expertise that may occur in the future.

The full amount of investment in ordinary shares of A2R will be disposed of this time, allowing the Company to use the proceeds to develop the Company's business. to achieve better efficiency fully This will result in the future of the company. There is an opportunity to increase operating profits, and/or used as a reserve fund for investment opportunities in other businesses according to the Company's investment policy, which can support the main business of the company or business that the company have expertise such as fulfillment business that supports the expansion of online trading business or E-Commerce business which is popular and tends to grow continuously It is also a business that can be extended to the call center business that the company has expertise in.

From the aforementioned reasons together with the determination of the share purchase price considering the current situation and economic conditions. By agreeing to the purchase price at a price higher than the par value (par price) and the book value price (BV price), which the Board of Directors Carefully considered that the return that the company will be appropriate based on the best interests of the Company to get a master Therefore, it is of the opinion that the Company It is advised to dispose of all investments in ordinary shares held in A2R as detailed above.

10. Opinions of the Board of Directors and/or the Audit Committee that are different from the opinions of the Board of Directors in Item 9.

The Audit Committee has no different opinion from the Board of Directors' opinion.

The Company hereby certifies that the information contained in this information memorandum is true and correct in all respects. and has been prepared with prudence and caution, mainly taking into account the interests of the shareholders. And this information is made for the purpose of showing information only. It is not made as an invitation or an offer to acquire or subscribe for securities.

Please be informed accordingly

Yours faithfully,

--Apirak Wattanapinya-
( Mr. Apirak Wattanapinya )

Authorized person to report information