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REF. KorThor. No. 0188/2566

October 19th, 2023

Subject : Approval to acquire common shares of King Square Co., Ltd. from a connected person

To : President
The Stock Exchange of Thailand

According to the Board of Directors Meeting No.6 (Board#30) of Saha Pathana Inter-Holding Public Company Limited held on October 19th, 2023, had a resolution to approve the acquisition of King Square Co., Ltd.'s common shares from Sahapat Real Estate Co., Ltd., a connected person, the details are as follows;

1. Date of Transaction : Within October 2023
2. Contact Parties
 - Buyer : Saha Pathana Inter-Holding Public Company Limited
 - Seller : Sahapat Real Estate Co., Ltd.
 - Connected Person : Mr. Vichai Kulsomphob, the Company's Director and as the Managing Director of Sahapat Real Estate Co., Ltd.
3. General Transaction : Acquiring common shares of King Square Co., Ltd.
4. Details of Property Acquisition
 - Company's Name : King Square Co., Ltd.
 - Business Type : Real Estate Development for sale or rent
 - Registered Capital and Paid up Capital : Baht 80,000,000.- divided into 800,000 common shares @ Baht 100.- per share
5. Investment Proportion
 - Shareholding Proportion before Buying : 144,000 common shares or to be 18% of registered capital
 - Shareholding Proportion after Buying : 344,000 common shares or to be 43% of registered capital
6. Totalling Return : 200,000 common shares or to be 25% of registered capital of King Square Co., Ltd. @ Baht 103.12 per share, amounting to Baht 20,624,000.- which is the negotiated price and the price is close to the fair price @ Baht 105.79 per share (Discounted Cash Flow Method).



7. Transaction Objective : To increase shareholding proportion of existing investment.
8. Source of Fund : Working capital from the Company's operations
9. Director who is the vested interests : Cast no vote
10. Opinion by the Board of Directors : To increase shareholding proportion of existing investment of the Company. King Square Co., Ltd. has been developing a land rental commercial project which is expected to generate good returns in the long term after the completion of the development. Therefore, the Board of Directors agrees to approve the acquisition of King Square Co., Ltd.'s common shares from Sahapat Real Estate Co., Ltd., a connected person, as detailed above.
11. Opinion by the Audit Committee and/or Director significantly different from those by the Board of Directors : - None -
12. Transaction Size : The transaction is considered to be a connected transaction of a listed company prescribed in the Notification of the Capital Market Supervisory Board, regarding rules on connected transactions provided as transaction. This transaction has a value more than Baht 1 Million but less than Baht 20 Million or more than 0.03% but less than 3% of NTA (as of June 30th, 2023, 0.03% of NTA = Baht 13,251,334.- and 3% of NTA = Baht 1,325,133,420.-) whichever is higher. This transaction must be approved by the Board of Directors and disclosed to the Stock Exchange of Thailand but not to be approved by the Meeting of Shareholders and is acquisition of assets transaction, when calculating the transaction size during the past 6 months, is not more than 15% of the Company's total assets and is not in line with the regulation on significant transaction subjecting to be an acquisition or disposition of assets of a listed company.

Please be informed accordingly,

Yours sincerely,

(Mr. Vichai Kulsomphob)

President & CEO