

November 13, 2023

Subject: Connected transaction (Land leasing and goods storage services)
 To : President
 The Stock Exchange of Thailand

The Board of Directors of Eason & Co Public Company Limited (“Company”) No. 4/2023 held on November 13, 2023 has passed resolution to enter the connected transaction with Koi The (Thailand) Co., Ltd. (“KOI”), which the company has to disclosed information to the Stock Exchange of Thailand, the details as follows;

- 1) Date of transaction January 1, 2024

- 2) Parties involved
 - Services provider : Eason & Co PLC (“Company”)
 - Services recipient : Koi The (Thailand) Co., Ltd. (“KOI”), Connected person

- 3) Particulars of connected person

| Connected person | Eason & Co PLC | | E & K Ventures Co., Ltd. | | Koi The (Thailand) Co., Ltd. | |
|---------------------------|-------------------|---------|--------------------------|---------|------------------------------|---------|
| | Relation | Percent | Relation | Percent | Relation | Percent |
| Eksang Holdings Co., Ltd. | Major shareholder | 36.97 | Major shareholder | 58.82 | - | - |
| E & K Ventures Co., Ltd. | - | - | - | - | Major shareholder | 51.00 |

- Eksang Holdings Co., Ltd. is a major shareholder of the company, with holding 209,531,925 shares or 36.97% of the authorized paid-up capital which the Eksangkul group holds 100% of shareholders. The company and Eksang Holdings Co., Ltd. have 5 co-directors are as follows;

- (1) Mr. Sanan Eksangkul
- (2) Ms. Petcharat Eksangkul
- (3) Mr. Sanit Eksangkul
- (4) Mr. Wichai Eksangkul
- (5) Ms. Sirinun Eksangkul

Eksang Holdings Co., Ltd. is also the major shareholder of E & K Ventures Co., Ltd. with holding 58.82%

- E & K Ventures Co., Ltd. is the major shareholder of KOI with holding 51%

4) General Characteristics of Transaction

The company agreed to engage 5 contracts of land leasing and goods storage services follows;

| | Location | Type of service | Duration | Period | Baht/Month | Baht/2Years |
|----|----------------------------------------------------------------------------------|-------------------------------------------|----------|----------------------------|---------------------|-------------------|
| 1. | Eason & Co Plc. 7/1-2 Moo 1, Panthong Panthong, Chonburi | Goods storage services Space 400 Sq.M. | 2 years | Jan 1, 2024 – Dec 31, 2025 | 106,800 | 2,563,200 |
| 2. | Eason & Co Plc. 312, 402/3-6 Phaholyothin 32 Chankasem, Chatuchak, Bangkok | Goods storage services Space 913 Sq.M. | 2 years | Jan 1, 2024 – Dec 31, 2025 | 220,946 | 5,302,704 |
| 3. | Eason & Co Plc. 312, 402/3-6 Phaholyothin 32 Chankasem, Chatuchak, Bangkok | Land leasing Space 64 Sq.M. | 2 years | Jan 1, 2024 – Dec 31, 2025 | 13,440 | 322,560 |
| 4. | 240/44 Ayothaya Tower Ratchadapisek Road, Huakwang, Bangkok | Land leasing Space 300 Sq.M. | 2 years | Jan 1, 2024 – Dec 31, 2025 | 110,400 | 2,649,600 |
| 5. | 240/46 Ayothaya Tower Ratchadapisek Road, Huakwang, Bangkok | Land leasing Space 150 Sq.M. | 2 years | Jan 1, 2024 – Dec 31, 2025 | 55,200 | 1,324,800 |
| | | | | | Total amount | 12,162,864 |

The appraised services fee is made by GPV Global Properties Valuation Co., Ltd. (an independent appraiser which is listed in the Property Appraisers Companies List and is a principal appraiser approved by the Securities and Exchange Commission) in February 2022.

5) Total value of transaction

The total value of 5 contracts will amount of 12,162,864 baht for 2 years period. The transaction is considered to be a connected transaction to the notification of the Stock Exchange of Thailand. The transaction size is considered according to the middle size of connected transaction of listed company rule, which is worth over 1 million baht but less than 20 million baht or over 0.3% but less than 3% of net tangible asset (NTA) as of September 30, 2023 which is amount of 981.15 million baht. The transaction size is 1.24% of NTA, which the company is obligated to get approval from the Board of Directors, and disclose the information to the Stock Exchange of Thailand.

6) Interested Directors

The company has taken action to ensure that the interested directors are not participating in the meeting and not entitled to vote on the adoption of resolution in the meeting on the agenda to approve the entry into this connected transaction.

7) The Audit Committee 's opinion

The Audit Committee considered that the transaction shall be a beneficial for the company and reasonable. The services fee is related to the market price in the same area. The Audit Committee has therefore adopted a resolution approving the entry into the said transaction.

8) The Board of Directors' opinion which is difference from the Audit Committee's opinion

-None-

Please be informed accordingly

Mr. Nathapol Eksangkul

Deputy Managing Director