



บริษัท วี.แอล. เอ็นเตอร์ไพรส์ จำกัด (มหาชน) / V.L. Enterprise Public Company Limited

41 ถนนอโศก-ดินแดง แขวงมักกะสัน เขตราชเทวี กรุงเทพฯ 10400 โทร. 0-2254-6604-5, โทรสาร 0-2254-8749

41 Asoke-Dindaeng Road, Makkasan Bangkok 10400 Thailand TEL. (662) 254-6604-5, FAX (662) 254-8749

No. 3/2024

January 26, 2024

-Translation -

Subject: Reporting of the Connected Transaction in the Company (Revised)

To: The President

The Stock Exchange of Thailand

Due to the meeting of the Executive Committee V.L. Enterprise Public Company Limited (“The Company”) no. 1/2024 held on January 24, 2024. There was a resolution to approve the connected transaction. Allow the Company to renew the commercial building rental agreement for used as the Company's place of business (Bangkok Province area and Chonburi Province area) with Mrs. Chutipa Klinsuwan which Major shareholder, Director and an Executive Director of the Company. After the original contract ended on December 31, 2022, with a 3 Years rental period starting from January 1, 2023 to December 31, 2025, by the year 2024-2025, the rental rate will increase by 20 percent from the year 2023 (as detailed below)

In order to comply with the Announcement Tor.Jor. 21/2008 as prescribed in the Securities and Exchange Commission (SEC) and issued in regarding the Connected Transactions of the Real Estate Rental with the following details:

1. Date of Transaction	January 1, 2023
2. Related Parties	
2.1 Tenant	The Company
2.2 Lessor	Ms. Chutipa Klinsuwan
2.3 กรรมการที่เป็นบุคคลที่เกี่ยวข้องกัน	Ms. Chutipa Klinsuwan (A Director of the Company, An Executive Director of the Company and A major shareholder (42.15%) of the Company
3. Transaction Details	
3.1 Type of Service	- Three of commercial building, 5 floors total area about 848 SQ.M. Located at 41,43,49 Soi Petchburi 45, Petchburi Road, Makkasan Sub-District, Ratchathewi District, Bangkok



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	<ul style="list-style-type: none">- Two of commercial building, 3 floors total area about 390 SQ.M. Located at 2/34 Soi Ao-Udom 4, Ao-Udom Road, Su-Khla Sub-District, Sriracha District, Chonburi
3.2 Rental rate	<ul style="list-style-type: none">- The total rent is 6,324,000 Baht- January 1, 2023 - December 31, 2023<ul style="list-style-type: none">● Address No. 41,43 เลขที่ 41, 43 Soi Petchburi 45, Petchburi Road, Makkasan Sub-District, Ratchathewi District, Bangkok (2 Units, total area is 580 SQ.M.) Monthly rent is 100,000 Baht (Monthly Market Approach 130,000 Baht)● Address No. 49 Soi Petchburi 45, Petchburi Road, Makkasan Sub-District, Ratchathewi District, Bangkok (1 Unit, total area is 258 SQ.M.) Monthly rent is 40,000 Baht (Monthly Market Approach 50,000 Baht)● Address No. 2/34 Soi Ao-Udom 4, Ao-Udom Road, Su-Khla Sub-District, Sriracha District, Chonburi (2 Units, total area is 390 SQ.M.) Monthly rent is 15,000 Baht (Monthly Market Approach 30,000 Baht)- January 1, 2024 - December 31, 2025 (increasing the rental rate by 20% from last year's rent.)<ul style="list-style-type: none">● Address No. 41,43 เลขที่ 41, 43 Soi Petchburi 45, Petchburi Road, Makkasan Sub-District, Ratchathewi District, Bangkok (2 Units, total area is 580 SQ.M.) Monthly rent is 120,000 Baht (Monthly Market Approach 130,000 Baht)● Address No. 49 Soi Petchburi 45, Petchburi Road, Makkasan Sub-District, Ratchathewi



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3.3 Contract Period	District, Bangkok (1 Unit, total area is 258 SQ.M.) Monthly rent is 48,000 Baht (Monthly Market Approach 50,000 Baht) <ul style="list-style-type: none">Address No. 2/34 Soi Ao-Udom 4, Ao-Udom Road, Su-Khla Sub-District, Sriracha District, Chonburi (2 Units, total area is 390 SQ.M.) Monthly rent is 18,000 Baht (Monthly Market Approach 30,000 Baht) - 3 Years (36 Months) from January 1, 2023 - December 31, 2025
4. Term of Payment	Quarterly (The 1st quarter is paid within March, the 2nd quarter is paid within June, the 3rd quarter is paid within September, and the 4th quarter is paid within December of every year.)
<p>5. Transaction Value</p> <p><u>As of December 2022: which is the month in which the transaction is considered and using information the Financial Statement of Quarter 3/2022 (The end of September 30, 2022) as audited by the auditors.</u></p> <p>NTA = Total Assets – Total Liabilities – Intangible assets – Minority Equity NTA = 1,897,537,208.54 – 969,411,796.19 – 3,872,058.22 = 924,253,354.13 0.03% ของ NTA = 277,276.01 3% ของ NTA = 27,727,600.62</p>	
<p>In conclusion, the value of this transaction 6,324,000 is more than 1 Million Baht or 0.03% of the NTA (277,276.01) but less than 20 Million Baht or less than 3% of the NTA (27,727,600.62), which is classified as a medium-sized transaction of The short-term real estate rental not over from 3 years. The transaction could approve by the management (as per the Company's table of authority state that base on the Executive Committee's approve) and has to be disclosed the information to the Stock Exchange of Thailand. It is in compliance with the Stock Exchange of Thailand Act. B.C. 1992 Amendment effective August 31, 2008 (No.89/12) and <u>Notification of the Capital Market Supervisory Board Re: Rules on Connected Transactions B.C. 2003</u></p>	



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6. Opinion of the Executive Committee	The transaction is a normal commercial rental transaction and the monthly rental rate is lower than nearby areas Therefore agreement to approve the transaction as above.
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Yours sincerely,

Ms. Chutipa Klinsuwan

Chairman of the Executive Committee /

Chief Executive Officer