

NO. GTB 002 / 2567

March 29, 2024

Subject: Entering transactions with connected parties (to purchase land and office building)

To : President

The Stock Exchange of Thailand

Getabec Public Company Limited would like to inform the resolution of the Board of Directors' meeting No. 3/2024 held on March 29, 2024 as follows; approved to purchase the land of office building from Khun Nalin Thaitanasak, major company shareholder (at present, the company rents the building as the company head office). According to the rent contract, the rental period will end by 31 December, 2024. The transaction is considered as an acquisition of assets according to the Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets, dated 31 August 2008 (including the revised Additional). Moreover, the transaction is considered as a connected transaction according to the Notification of the Capital Market Supervisory Board No. Tor Chor. 21/2551 Re: Rules on the Connected Transaction dated 31 August 2008 (including (As amended) and the announcement of the Stock Exchange of Thailand regarding the disclosure of information and operations of listed companies on the connected transaction B.E. 2546 dated November 19, 2003 (including the revised Additional). The company would like to inform the transaction detail as follow:

1. Transaction Date: scheduled to make a contract and to register the transfer of ownership within May 10, 2024
2. The parties involved/ details of related persons
The purchaser: Getabec Public Company Limited
The seller: Ms. Nalin Thaitanasak, a major shareholder (owns 142,822,500 shares or 14.877% of total company shares), a cousin (sister)of Khun Hansa Bodipat, director
3. Details of assets to be acquired
Type: One 7 story office building, 67.0 square wa, total of usual space equals to 1,008 square meters, medium building condition, the building is 32 years

Land Rights Document: Land Title Deed

Assets Location: the building No.335/7 Prime Estate Project, Soi Srinakarin 65, Srinakarin Road, Nongbon, Pravej, Bangkok.

Landlord: Ms. Nalin Thaitanasak, owns the land and building

4. Asset Valuation

The company has hired Agency for Real Estate Affairs Company Limited, an independent appraisal firm, rewarded by SEC, to estimate the above-mentioned building in order to know the asset value at present as a transaction information. On November 15, 2023, assessor has sent the asset valuation report No. AREA.GEN 10/124/66 to specify the market value valuation to be 22,220,000 Baht (Twenty-two million two hundred and twenty thousand Baht)

5. Transaction characteristics and size

The company decided to purchase the land and above-mentioned building from Khun Nalin Thaitanasak for the amount of 22,000,000 Baht (Twenty-two million Baht) with the installment plan at the end of year 2024. For the transfer of land ownership fee, the parties agreed to pay together half each (the company will be responsible the fee of no more than 220,000 Baht)

Remarks: When the ownership transfer has been done, the rent contract will be terminated.

The transaction is considered as an acquisition of assets according to the Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets, dated 31 August 2008 (including the revised Additional). Moreover, the transaction is considered as a connected transaction according to the Notification of the Capital Market Supervisory Board No. Tor Chor. 21/2551 Re: Rules on the Connected Transaction dated 31 August 2008 (including (As amended) and the announcement of the Stock Exchange of Thailand regarding the disclosure of information and operations of listed companies on the connected transaction B.E. 2546 dated November 19, 2003 (including the revised Additional). The company would like to inform the transaction detail as follow:

- Calculation of size of the asset acquisition transaction (the company has total assets of 1,132,478,659.9 Baht as of December 2023)

Criteria	Size of Transaction
1. Value of assets with net cost	Unable to calculate as this is not the case of investment in other company
2. Net Operating Profit	Unable to calculate as this is not the case of investment in other company
3. Total Value of rewards	1.94%
4. Value of Capital Shares Issued for Payment of Assets	Unable to calculate as there is no share issuance for the payment

Remarks: In case, included transfer of land ownership fee (under the company' responsibility which not more than 220,000 Baht). it's approximately 1.96 %

- The transaction is considered as a connected transaction The company decided to make a contract to purchase the land of office building from Khun Nalin Thaitanasak, for the amount of 22,000,000 Baht (Twenty-two million Baht) the transaction values more than 0.03% but less than 3% of the company' s net tangible assets (NTA) (approximately 2.786%. In case, included transfer of land ownership fee (under the company' responsibility which not more than 220,000 Baht). it's approximately 2.814 %) of the company' s net tangible assets (the company' s net tangible assets as of 31 December 2023 equals 789,707,329.49 Baht) The transaction is considered as a medium-size connected transaction which can be approved by the Board of Director, and disclose information to SET.
6. Source of funds: Cash from the operating activities which will not interrupt financial liquidity
 7. Principles and reasons: this is the transaction for the purpose of company office of which will facilitate the operation smoothly. Moreover, it will reduce the building rent expense for 1.86 million Baht per year. This will also lessen the increasing rental fee each year, and to avoid the risk of rental contract terminate or disagree to continue

the rental contract. In summary, it will force the company to find the new office building.

- 8 The Board of Directors' opinion: the Board of Directors' meeting No. 3/2024 held on March 29, 2024, excluding the directors who have conflict of interest, this transaction is for the company and shareholder benefit. The transaction is under reasonable condition, the asset valuation has been made a comparison by an independent appraisal firm, moreover, the Audit Committee has no different opinion. The Board of Directors then approved.
- 9 The Audit Committee has no different opinion.

Please be informed accordingly.

Yours Sincerely,

(Mr. Suchat Mongkhonaripong)
Chief Executive Officer and Managing Director
Getabec Public Company Limited