

CENTRALPATTANA

(Translation)

28 June 2024

Purchasing of Land from the connected person

No. 51/2024/023

To President
The Stock Exchange of Thailand

Enclosure

Information concerning the Connected Transaction: Purchasing of land for residential development project

Central Pattana Public Company Limited (the “**Company**”) would like to inform that the Board of Director Meeting No. 6/2024 held on 28 June 2024 has passed a resolution to approve Central Pattana Residence Co., Ltd., a subsidiary which the Company directly holds 100% of the total shares, to purchase 2 Rai 3 Ngan and 62 Square Wah of the land located on Phaholyothin Road, Anusawari, Bang Khen, Bangkok from Project Pattana Co., Ltd., the connected person, for the Company’s residential development project at amount not exceeding Baht 290.5 million. The transaction shall be deemed to the connected transaction having details in the enclosure.

In addition, the size of such transaction does not fall within the meaning of an acquisition of assets under the Notification of the Capital Market Supervisory Board No. ThorChor 20/2008 Re: Rules for Entering into Significant Transactions deemed as Acquisition or Disposal of Assets, dated 31 August 2008 (as amended) and the Notification of the Board of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets, B.E. 2547 (2004), dated 29 October 2004 (as amended).

Please be informed accordingly.

Sincerely,

-Ampawee Chompoopongkasem-

(Ms. Ampawee Chompoopongkasem)

Company Secretary

Information concerning the Connected Transaction

Re: Purchasing of land for residential development project

1. Transaction date

It has been expected that the land sale and purchase contract will take place by July 2024.

2. Contract parties and relationship

Land Seller: Project Pattana Co., Ltd. ("Project Pattana" or the "Seller")

Land Purchaser: Central Pattana Residence Co., Ltd. ("Central Pattana Residence" or the "Purchaser"), the subsidiary which the Company directly holds 100% of its total shares

Relationship: The Land Seller and the Land Purchaser have the same indirect major shareholder which is Central Holding Co., Ltd. ("Central Holding")

3. Details of Transaction:

Central Pattana Residence has a desirous to purchase the land for the residential development project from Project Pattana having the details as follows:

3.1) Asset Types:

2 Rai 3 Ngan and 62 Square Wah of the land located on Phaholyothin Road, Anusawari, Bang Khen, Bangkok

3.2) Price Criteria:

The negotiation between the Seller and the Purchaser have mutually agreed on the land price at Baht 290.50 million (excluding of transferring and registration fee and other connected expenses) which is lower than the appraisal value estimated by 15 Business Advisory Limited (the "Appraiser"), an independent appraiser approved by the Securities and Exchange Commission Office, Thailand. The Appraiser, through the sales comparison approach, has evaluated the land value at Baht 348.60 million.

3.2) Source of Fund:

The working capital from Central Pattana Residence

4. Transaction Size

Base on the appraisal land value of the Appraisal at Baht 348.6 million which is higher than the actual value agreed by the parties, the transaction size is equal 0.38% of the net tangible assets value of the Company in accordance with the last consolidated financial statement dated on 31 March 2024, which is Baht 91,752.23 million. The Company has never had any connected transactions within 6 consecutive months prior to this resolution has been approved by the Board of Directors.

(Translation)

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Besides, the land purchasing is deemed as the connected transaction in the category of asset and service with a medium sized transaction which require the Company to follow the requirements concerning the connected transaction and disclose such transaction information to the Stock Exchange of Thailand.

5. Interested Directors

Mr. Sudhitham Chirathivat and Mr. Prin Chirathivat are the interested directors and not entitled to attend and vote on the connected agenda.

6. Opinions of the Board of Directors and the Audit and Corporate Governance Committee

The Board of Directors, excluding the interested directors, as well as the Audit and Corporate Governance Committee have considered and opined that the land purchasing transaction is suitable and beneficial to the Company. The Board of directors, therefore, has passed a resolution to approve the transaction.

7. Opposing opinions of the Board of Directors and the Audit and Corporate Governance Committee

-None-