

18 July 2024

No. 097-ARY/2567

Subject: Notification on entering into a connected transaction

Dear: Directors and Managers

Stock Exchange of Thailand

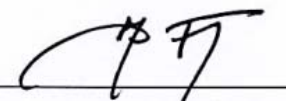
Areya Property Public Company Limited (the "Company") held a meeting of the Board of Directors No. 4/2024 on 18 July 2024, where the meeting resolved to approve entering into a connected transaction. Type of transaction receiving financial assistance.

Since the said transaction is a medium connected transaction that must be disclosed to the Stock Exchange of Thailand

Hence, the Company disclose of such transaction, the details appear in the annexure.

Please be informed accordingly.

Your sincerely,



Mr. Wisit Laohapoonrungsee
Chairman and Chief Executive Officer

Information regarding to the connected transaction
defined as receipt of financial assistance

1. Transaction date

The Company shall borrow Baht 50 million (loan facility), non-collateral, with interest at rate 9.00% per year from the lender with loan repayment period of 1 year from the date of loan drawdown.

2. Related Parties and Relations between parties

Lender: Mr. Viwat Lauhapoonrungsi

Borrower: Areeya property public company limited

Relation between both parties: The Lender is an executive director and major shareholder of the borrowing Company, whereby Areeya property public company limited holds 16.76% of the Company authorized and issued ordinary shares.

3. General characteristics of the transaction

This transaction represents a connected transaction according to the Notification of Capital Market Supervisory Board Tor. Chor. 21/2551 Re: Rules on Connected Transactions and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Act of Listed Companies Concerning the Connected Transactions, 2003 and is categorized as receipt of financial assistance. The value used to calculate the size of transaction is the value of the interest or benefits to be repaid to the connected person throughout the period of financial assistance

Such transaction considered as medium transaction with transaction size over 1 million but not exceeding 20 million Baht or more than 0.03% but no more than 3% of the Company's net tangible assets, whichever is higher. This must be approved by the Company's board and information must be disclosed to the Stock Exchange of Thailand.

The Company's Net Tangible Assets as of 31 March 2024	2,808.57 million
Transaction size of this financial assistance from connected person	4.50 million
Transaction size as % to NTA	0.16% of NTA

*Transaction size is calculated based on maximum interest amount shall be incurred from this financial assistance transaction (Baht 50 billion at interest of 9.00% per year)

4. Details of the transaction

Nature of financial assistance:	Financial borrowing from related person
Value of loan facility:	Baht 50 million
Purpose of loan:	Used of fund to support as the Company's working capital
Interest rate:	9.00 % per year
Borrowing period:	The period is one year from the date of loan drawdown
Basis for calculation of transaction size:	Value of interest that the Company shall be repaid to the lender throughout the assistance period 1 year, with interest amount of Baht 4.50 million.
Proof of loan:	The Company shall sign a loan agreement with the lender as proof of loan facility.
Collateral:	None
Other conditions:	None

5. Benefits from entering the transaction

The Company will use the said loan to support as the Company's working capital.

6. Stake holding director who is also the connected person

Mr. Viwat Lauhapoonrunsi is an executive director and major shareholder.

7. Opinions of the Board of Directors

The Board of Directors resolved that entering such transaction is in line with general trading conditions, without complicated procedures, with no collateral is required, allowing the Company utilizing this source of fund as working capital, as well as future investment transaction. This makes the Company more flexible and enhances the Company's operating business with appropriate interest rate's source of fund, which will directly benefit the Company and therefore deemed expedient to approve the transaction.

8. Opinions of the Audit Committee

There is no opinion that differs from the Board of Directors' Opinion.