



Ref: SNC022/2024

23 August 2024

Subject: Notification of Warehouse and Office Building Sale Agreement

To: The Director and Manager of the Stock Exchange of Thailand

Board of Directors Meeting No. 6/2024 held on July 27, 2024, SNC Former Public Company Limited (the "Company") has resolved to approve SNC Creativity Anthology Company Limited ("Subsidiary No. 1") and SNC Serenity Company Limited ("Subsidiary No. 2"), in which the Company holds 99.99 percent of the shares in both subsidiaries, to enter into a warehouse and office building sale agreement (collectively referred to as property) with Montri Transport Corporation Public Company Limited and/or Racha Route Company Limited. The details are as follows.

Transaction date	On July 12, 2024, entered into warehouse and office building sale agreement with a total value of Baht 1,000 million. On August 23, 2024, a 10% deposit of Baht 100 million was received. On October 30, 2024, the remaining 90% or the Baht 900 million payment is due, and the ownership of the property will be transferred on the same day.
Transaction parties involved	Seller: SNC Creativity Anthology Company Limited is the seller of the warehouse and office building. SNC Serenity Company Limited is the seller of the land. Buyer: Montri Transport Corporation Public Company Limited and/or Racha Route Company Limited
Relationship between the Parties	The abovementioned transaction is not regarded as a connected transaction of a listed company under the Notification of the Capital Market Supervisory Board No. TorJor. 21/2551 Re: Rules on Connected Transactions, dated August 31, 2008 (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546 (2003), dated November 19, 2003 (as amended).
General information of transaction	The land area is 76.5 Rai. The buildings (warehouse and office building) area is 68,995 square meters, which located in Makhamkoo Sub-district, Nikompattana District, Rayong Province.



Propose of transaction	<p>In 2023, the warehouse and office building were not in use.</p> <p>In 2024, the company decided that selling the property would be beneficial.</p>
Total value of consideration	<p>The total value of consideration is Baht 1,000 million, representing only 8.08% of the total asset value. This transaction does not meet the materiality threshold for disclosure as required by SET and SEC.</p> <p>The transaction size calculated according to the disposition of assets listed company rule, based on financial statement as of June 30, 2024, transaction value is Baht 1,000 million / total assets Baht 12,383 million x100. Total consideration equivalent to 8.08% and the company has no disposition transaction during the past 6 months, Therefore, the Company has no obligation to disclose the information on its entry into the transactions under the Notification of the Capital Market Supervisory Board No. TorJor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets dated August 31, 2008 (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposition of Assets B. E. 2547 (2004) dated October 29, 2004 (as amended) (collectively, the "Notifications on Acquisition or Disposition of Assets").</p>
Basis use to determine the value of consideration	<p>The selling price was based on the independent negotiation between seller and buyer that both parties would gain from the transaction. The selling price was set up higher than the net book value and the appraisal value and was also compared with other selling price of building and land in surrounding area.</p>
Opinions of the Audit Committee	<p>The Audit Committee has resolved to dispose of the property.</p>
Opinions of Board of Directors	<p>The Board of Directors has resolved to dispose of the property.</p>

The Company hereby certifies that the information provided in this report is true and complete in all respects.

Yours sincerely,

Mr. Rattapoom Nuntapatawee

Chief Financial Officer

SNC Former Public Company Limited