

14 November 2024

Subject: An Acquisition and a Disposition of Assets by a Subsidiary

To: President

The Stock Exchange of Thailand

Please be informed that on 8 November 2024, the Board of Directors meeting of LH Mall & Hotel Company Limited (“**LHMH**”), which is a subsidiary in which Land and Houses Public Company Limited (the “**Company**”) holds 99.99 per cent of its total issued and paid-up shares, has the resolutions as follows:

LHMH, which holds the land leasehold rights and is the owner of Terminal21 Pattaya shopping center building and its component parts including building systems (the “**Shopping Center**”), will lease the immovable assets and sell the movable assets of the Shopping Center to LH Shopping Centers Leasehold Real Estate Investment Trust (the “**REIT**”) in the amount of Baht 5,680 million (exclusive of VAT) on 19 November 2024. The Company has acknowledged the resolutions mentioned above.

Furthermore, the offering of additional trust units of the REIT had a high demand from both retail and institutional investors, LHMH has invested approximately Baht 181.88 million in additional trust units of the REIT. This results in a change of LHMH’s shareholding in the REIT decreasing from 9.0 per cent to 7.8 per cent after the transaction.

The above transactions, total approximately Baht 5,861.88 million, are considered as an acquisition and a disposition of assets pursuant to the Major Transaction Rules. However, when considering the size of the transactions pursuant to each calculation method prescribed under the Major Transaction Rules and based on the reviewed financial statements of the Company as of 30 June 2024, the transaction size equals 4.11 per cent of the total assets which is calculated based on the total consideration paid. And when also considering all acquisition and disposition transactions by the Company and its subsidiaries during the past six months prior to the date of these transactions, the total size of all such acquisition and disposition transactions are lower than 15 per cent. Therefore, the Company is not required to prepare and disclose the information memorandum regarding the acquisition and disposition of the assets to the SET.

Please be informed accordingly.

Yours sincerely

(Wit Tantiworawong)

Mr. Wit Tantiworawong

Managing Director