

NO. ZIGA 010/2021

5 May 2021

Subject: Notification of connected transaction of the real estate rental (Amendment)

To: The President

The Stock Exchange of Thailand

Ziga Innovation Public Company Limited (“the Company”) would like to inform the Stock Exchange of Thailand that The Executive Committee Meeting No. 17 on December 21, 2020 passed a resolution approving the Company to lease office buildings from the ZUPAKITPROP Company Limited, which is an agreement to enter a transaction with a connected person. The details are as following:

The date of transaction: January 1, 2021

Parties Involved:

Lessee: Ziga Innovation Public Company Limited

Lessor: ZUPAKITPROP Company Limited

Relationship of connected persons: ZUPAKITPROP Company Limited has the same director as Ziga Innovation Public Company Limited, namely Mr. Suppakit Ngamchitcharoen. The details are as following:

ZUPAKITPROP Company Limited	ZIGA
Authorized Director	Authorized Director
shareholding of 45%	shareholding of 31.72% (Shareholding proportion as at closing date for the rights to attend the Annual General Meeting of Shareholders for the year 2021)

General characteristics of the transaction: The company makes a short-term transaction of real estate in the type of office building for 3 years with ZUPAKITPROP Company Limited which is a connected person.

Rental location: 196 Suk Sawat Road, Khwaeng Rat Burana, Khet Rat Burana, Bangkok

The term of lease: 3 years from January 1, 2021 to December 31, 2023

Rental space size: 1,406 Sq.m²

Service fees: 450,000 baht per month (average 320.06 baht / Sq.m²)

Rental fees: Payment due on the 5th of every month.

Purpose for rental: To be used as an office for retail business and branch expansion as a franchise.

Criteria for determining the rental fee: Compared with the rental of nearby buildings in the same area.

Total value of the transaction: 16,200,000 baht (throughout the lease term of 3 years)

Type and size of the transaction: The above transaction is transaction category 3 rental real estate in the type of office building for not longer than 3-year period, and under no general commercial conditions in accordance with the Notification of Capital Market Supervisory Board No. Tor.Jor. 21/2551 Re: Rules of Entering into Connected Transactions 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 Transaction B.E. 2546. In such a case, a transaction size has been considered as a medium size with the value more than 0.03% but less than 3% of Net Tangible Assets of the Company (Approximately 2.01 percent of the Company's Net Tangible Assets on the financial statement ended 31 December 2020 is 805.91 million Baht) and in the past 6 months, there is no transactions with connected person. Therefore, the Company shall disclose the connected transaction to the Stock Exchange of Thailand.

Source of fund

Internal cash flow

Names of directors having the interest and/or directors who are connected persons

Mr. Suppakit Ngamchitcharoen was not present in the meeting and had no right to vote in this agenda.

Expected Benefits to the Company from the Transaction

Entering into the transaction above, the Company could fix problems in the office part Samut Prakan Province, unable to find suitable personnel in terms of retail business and branch expansion of franchises, including of management personnel driving business group in the future.

Please be informed accordingly.

Yours Sincerely,

Miss Valarlak Ngamchitcharoen

Managing Director