

(Translation)

No. LEO 013 / 2021

May 7, 2021

-The amended contents are shown in red-

Subject Notification of the acquisition of assets of the company

To President,
The Stock Exchange of Thailand

Enclosures: Information on the acquisition of assets of YJC Depot Services Company Limited, which is
Subsidiary of Leo Global Logistics Public Company Limited.

The Board of Directors of Leo Global Logistics Public Company Limited (“**The Company**”) or (“**LEO**”) No. 4/2021 held on May 7, 2021 has approved the YJC Depot Services Company Limited (“**YJCD**”), a subsidiary of LEO entered into a long-term lease 7 plot of land, total area 31 Rai for use in the business yard storage containers (“**Container depot**”) 2 (“**YJCD #2**”), rental period 9 years total investment (include rental and project development) **170.6** million bath, by the Transaction is an acquisition of asset under the Notification of Capital Market Supervisory Board No. Tor Chor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets 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 and Disposition of Assets B.E. 2547 (2004) (“**the Acquisition and Disposition**”). The transaction size is 17.34 percent of total assets of the Company’s consolidated financial statements ended December 31, 2020 and the total size of which occurred during the six previous months is 18.43 percent as the total value of the consideration. The transaction size is higher than 15% but lower than 50 %. Therefore, the Company is required to disclose an information memorandum on such acquisition to the Stock Exchange of Thailand and send a circular notice to its shareholders within 21 days from the day that the Company has notified the Stock Exchange of Thailand. The Information memorandum on the asset Acquisition as Enclosures1.

The entering into a long-term lease agreement of land for 7 plots is not connected transaction between the Company and related Persons of the Company therefore it is not a connected transaction under the Notification of Capital Market Supervisory Board No. Tor Chor. 21/2551 Re: Rules for making 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 Acquisition and Disposition of Assets B.E. 2546 (2003) anyhow.

Please be informed accordingly.

Yours Sincerely,



(Mr. Kettivit Sittisoontornwong)

Chief Executive Officer

**Information about the acquisition of the assets of YJC Depot Services Company Limited,
which is Subsidiary of Leo Global Logistics Public Company Limited**

1) Date of Transaction

By June 2021

2) Relevant Parties and Relationship with the Company

Renter	:	YJC Depot Services Company Limited (“ YJCD ”) Subsidiary company
Lessor	:	Mr. Thongchai Charoenrachadej, who has no relationship or not connected person with Leo Global Logistics Public Company Limited (“ LEO ”) and YJC Depot Services Company Limited.
Relationship with the Company	:	Lessor is not connected person with the Company.

3) Nature of the transaction

Long-term lease agreement for 9 years, 7 plots of land, total area of 31 rai, located in Amphur Bangsaotong, Samutprakarn province. **The aforementioned land at present is empty, square-shaped land, which the Company has prepared additional investment plans by renovating the yard and an area with power plugs for temperature-controlled containers to develop a container yard project, Project 2 with the usage as a container yard for international shipping, both import and export including the storage of temperature-controlled containers (reefer containers) also provide maintenance services, container inspection and container PRE-COOL. There are no obligations for the land to be leased in the implementation of this project.**

After the expiration of the lease which does not have any conditions, the Board of Directors considered appropriate since there is no demolition fee or any operation fee at all.

4) Information

location: Moo 1, Tambon Sisajaraketyai, Amphur Bangsaotong, Samutprakarn province

Project characteristics: Area **31** rai in square with a width of 120 meters, easy to lay out a container yard as a first in/first out as well as maximize the utilization of the area.

Usable area: 48,000 sqm (storage capacity: 7,328 cabinets)

Good point: It is convenient area on Bangna-Trad Road, KM 21 and near U-turn point for both inbound and outbound

Target customers: YJCD#1's existing customers, LEO's liner alliance, and Container Box Operators

5) value issues of consideration. Rule used to determine the value of the transaction and payment methods.

5.1 Total value of consideration

- Long-term lease, 7 land plot, total area of 31 rai, total value of 100.2 million baht.
- Deposit Rental 1.86 million bahts.
- Investment in renovating the yard 63 million baht, other equipments 5.5 million baht total 68.5 million baht.
- Total value 170.6 million baht.

5.2 The Criteria used to determine the value of the lease transaction with the sum of remuneration and rental rates over the term of the lease. Including the cost of renovating the yard by the value used here determines the size of this transaction, calculated from rental and other compensation payable in accordance with the lease agreement, including the deposit. And the estimated value of investments in construction and purchase of equipment that will be used. For the rental rate, the Company has considered the proposed rental rate in the nearby area.

5.3 Payment Method

The Company will pay by cash: the maintenance fee will be paid after the lease agreement is made, and the payment will be made according to the term of the work. The monthly rental fee and other services fee of 846,359.25 baht (adjust rental fee every 3 years). Total payment is 100.2 million baht for a period of 9 years.

6) Transaction Size

■ **Acquisition of Asset as of the Company's consolidated financial statements**

The Company has land lease transaction value and investment in renovating the yard totaling 170.6 million baht, which can calculate the transaction size by various methods based on the information

from the audited consolidated financial statements of the Company as of December 31, 2020 as follows:

Calculation Criteria	Calculation	Transaction Size (%)
1. Net Tangible Assets (NTA)	Cannot calculate	N/A
2. Net Profit	Cannot calculate	N/A
3. Total Value of Consideration Method	$\frac{170,603,169 \times 100}{983,973,644}$	17.34%
4. Value of issued securities of the listed company in consideration of the acquisition of assets	Cannot calculate	N/A

the transaction size is 17.34 percent of total assets of the Company's consolidated financial statements and the total size of which occurred during the six previous months according to the value of criteria. The transaction size is 18.43 percent as the total value of the consideration. The transaction size is higher than 15 % but lower than 50 %. Therefore, the Company has a duty to disclose the report to the Stock Exchange of Thailand ("SET") and delivered information on the acquisition of such assets to the Company's shareholders within 21 days from the date of disclosure of the transaction to the SET.

7) Benefits that the Company will receive

Able to expand areas 2.5 times larger than before, with an area of 31 rai (YJCD#1's area is 12.5 rai) to have an economy of scale. Also expand the area of management area for temperature controlled containers (reefer containers) for fruit products during the fruit season as frozen goods are continued growing over the year. This new yard will make more income from repairing services, maintenance, inspection and pre-cool container cabinet before releasing to customers. In addition, there are more space for support new customers and liners, support future growth and achieve maximum utilization of the area.

8) Conditions of the transaction

Transaction is considered as type 2 transaction, using calculations based on total value of consideration method. According to the announcement on the acquisition or disposition of assets. The Company has a duty to disclose the report to SET and delivered information on the acquisition of such assets to the Company's shareholders within 21 days from the date of disclosure of the transaction to SET.

9) Source of funding

Investments for the deposit for the rental of the land, yard renovating and equipment procurement of 70.4 million baht, it is expected that the investment from shareholders' equity is 35.2 million baht or 50% of the

investment value which is part of the proceeds from the initial public offering of ordinary shares and the remaining 35.2 million baht will be the money expected to borrow from commercial banks.

Rental fee and other services fee payable under the agreement of approximately 100.2 million baht will be paid from the YJCD's working capital and the income that will be received from the project once it has opened.

10) Opinion of the Board of Directors on the entering into the transaction

The Board of Directors considered and agreed entering into this transaction is appropriate, reasons as follows :

1. The location on Bangna-Trad Road at KM 21 is appropriate and near the u-turn points.
2. This land rental price is lower than others when comparing with the 4 nearby areas.
3. The Board of Directors opines that the total investment value of this project is 170.6 million baht which is reasonable. The project internal rate of return (project IRR) is about 14.3 percent.
4. The Board of Directors is of the opinion that this project is appropriate in terms of investment because the project provides a high yield at a satisfactory level, able to generate returns and added value to the Company in the long run. This will benefit the Company and shareholders. And it is a business that the Company has experience in operating a profitable business continuously since YJCD # 1 project.
5. Project development to expand the container storage service area of YJCD which is consistent with the one of the objectives of using the capital increased received from the Initial Public Offering (IPO) as the Company has disclosed in the prospectus.

11) Opinion of the Audit Committee and / or directors which are different from the opinion of the Board of Directors.

All three audit committees have the same opinion as the Board of Directors. And no director has a different opinion from the opinion of the Board of Directors

Please be informed accordingly.

Yours sincerely,



(Mr. Kettivit Sittisoontornwong)

Chief Executive Officer