



บริษัท ยูเนียนไฟโอเนียร์ จำกัด (มหาชน)  
UNION PIONEER PUBLIC COMPANY LIMITED

คุณธรรม คุณภาพ คุณประโยชน์  
กลุ่มสหยูเนียน

1 ซอยเสรีไทย 62 แขวงมีนบุรี เขตมีนบุรี กรุงเทพฯ 10510 โทรศัพท์ 02-517-0105-8, 02-517-9052-5 โทรสาร 02-517-0345  
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( Translation )

19<sup>th</sup> May 2021

Subject: Notification of the resolutions of the Board of Directors' Meeting No. 5 /2021  
(Related Party Transaction)

Attn.: President,  
The Stock Exchange of Thailand (SET)

The Board of Directors' Meeting of Union Pioneer Public Company Limited (UPF) No. 5/2021 on 19<sup>th</sup> May 2021 time 2.00 p.m at the Meeting room, 8<sup>th</sup> floor of Head-Office Buidling of Saha-Union Public Company Limited (SUC) at no.1828 Sukhumvit Road, Prakhnong Tai, Prakhnong, Bangkok, approved the related party transaction, by leasing some area of the factory building with Union Zojirushi Company Limited (UZ), detailing as follows :

1. The date/month/year on the transaction date : within June 2021
2. Both parties :  
Lessee : Union Pioneer Public Company Limited (UPF)  
Lessor : Union Zojirushi Company Limited (UZ)
3. The nature of asset and the lease agreement :  
Leasing on some area of factory building, total area 6,964 square meters, with the lease agreement period for 14 months from 15<sup>th</sup> June 2021 to 14<sup>th</sup> August 2022, with the monthly rent rate is Baht 54.- per squire meter as Baht 376,056.-per month with location at no. 11/3, Soi Bangchan Intdustrial Estate, Serithai Road, Kwaeng Minburi, Khet.Minburi, Bangkok 10510
4. Object and Benefit for making the transaction :  
To be as the production plant of the elastic braiding which is the mutual benefit to the Company.
5. Lease Pricing Determination and Total value of remuneration :
  - The pricing is calculated by considering the rate of the near areas with concerned expenses, fair benefits and acceptability to both parties.

- Total rental price for the leasing life equal to Baht 5,264,784.-or 1.31% of the net tangible asset of the Company as on 31<sup>st</sup> March 2021 which the total amount is Baht 401,844,098.80-, as financial statement already audited by the auditor.

6. The details of the related persons :

Connected Person	Union Pioneer Public Co., Ltd (UPF)		Union Zojirushi Co, Ltd (UZ)	
	Position	% of Shareholding	Position	% of Shareholding
1. Saha Union Public Co., Ltd (SUC)	Major Shareholder	48.96	Major Shareholder	51
2. Miss Dalad Saphthavichaikul	Chairman	-	Chairman	-
3. Mr Chutindhon Darakananda	Director	0.05	Director	-
4. Mrs. Chantornree Darakananda (included the related persons)	Director	0.27	Director	-
5. Mr. Vacharaphong Darakananda	Director	-	Managing Director	-

7 Union Pioneer Public Company Limited (UPF) and Union Zojirushi Company Limited (UZ) have the related major shareholder and directors.

8 Characteristics of the related parties transaction and its size :

- This transaction is in Type 3, i.e. is the leasing transaction on short-term fix asset for a period of no longer than 3 years. The value of transaction is Baht 5,264,784.- or 1.31% of NTA.
- For the last 6 months, the Company has entered into Type 3 of relate parties transaction, which the value of transaction is Baht 3,300,000.- or 0.85% of NTA, then when combined with this related parties transaction, the total transaction value is Baht 8,564,784.-, or 2.16% of NTA.
- Its transaction value is more than Baht 1 million but less than Baht 20 million or more than 0.03% but less than 3% of the net tangible asset value, as the medium transaction, which is the significant transaction that has to be disclosed to the SET.

9. Opinion of the Audit Committee and the Board of Directors :

This transaction is appropriatly done on fairly and acceptable to both parties to the benefits of the business operation of the Company.

10. Consideration on in this agenda: the related persons as namelist at topic no.6 have no right to vote and did not attend the meeting.

Please be informed accordingly.

Yours faithfully,

- Signature -

(Mr. Komon lamwatcharin)

Managing Director

