



No. RJH – SET 1/2022

7 February 2022

Subject : Notification of the acquisition of asset transaction.

To : The President
The Stock Exchange of Thailand

Attachment : Information Memorandum about the Acquisition of Assets (Schedule 2)

Rajthanee Hospital Public Company Limited (**“the Company”**) would like to inform that the meeting of the Board of Directors No.1/2022 held on 7 February 2022 has resolved to approve the entering into the acquisition of asset transaction. The company will purchase vacant land located in Bowin sub-district, Sriracha district, Cholburi province for the future hospital business expansion in Cholburi province. The transaction is an acquisition of asset transaction which will appear according to the information submitted.

Please be informed accordingly.

Yours Sincerely,

(Mr. Surin Prasithirun)

Managing Director



**Information Memorandum about the Acquisition of Assets (Schedule 2)
of Rajthanee Hospital Public Company Limited**

The Board of Directors' Meeting No. 1/2022 of Rajthanee Hospital Public Company Limited ("**the Company**") held on 7 February 2022 resolved to approve the purchase of vacant land located in Bowin sub-district, Sriracha district, Choburi province for the future hospital business expansion in Choburi province.

The transaction is considered as the acquisition of assets in accordance with the Notification of the Capital Market Advisory Board No. Tor Jor. 20/2551 regarding Rules for Entering into Substantial Transactions within the Definition of an Acquisition or Disposal of Assets dated 31 August 2008 and its amendments, and the Notification of the Board of Governors of the Stock Exchange of Thailand regarding Disclosure and Compliance by Listed Companies relating to Acquisition or Disposal of Assets B.E. 2547 dated 29 October 2004 ("Notification on Acquisition or Disposal").

The transaction value is THB 202.5 million, together with the other acquisitions for the past 6 months of THB 352.5 million, the total value is THB 555 million which equivalent to 19.45% of the Company's consolidated total assets (according to the reviewed consolidated financial statement ended on 30 September 2021). The transaction is greater than 15% but lower than 50% of the Company's total assets. Therefore, the Company's Board of Directors is eligible to approve the transaction and the Company is required to disclose the information to the Stock Exchange of Thailand as well as to submit the information memorandum to the shareholders of the Company within 21 days from the date Company's information memorandum is disclosed.

The investment in PTH can be described as follows.

1. Date of the Transaction

Within 31 August 2022

2. The Parties Involved and Relationship with the Listed Company

Seller : Individual persons

Buyer : Rajthanee Hospital Public Company Limited

Relationship with the Listed Company : None



3. General Characteristics of the Transaction

The Company will purchase vacant land with the area not exceeding than 13.5 Rai at the price not exceeding than THB 15 million per Rai. The total transaction value is THB 202,500,000.

4. Details of the Assets

Location : Located in Bowin sub-district, Sriracha district, Choburi province. The target location should be in distance not far from 15 km. radius with major industrial estates such as Amata industrial estates, WHA industrial estates.

Objective For the future hospital business expansion. The target clients will be cash or insurance patients together with Social Security Welfare patients.

5. Total Consideration Value, Payment Term & Conditions

The Company will pay deposit for 30% of the selling price approximately and settle the remaining amount by cash upon transfer of land ownership

Calculation of the Transaction Size The value of this transaction is THB 202.5 million and the other acquisitions for the past 6 months were THB 352.5 million. As such, the total value of acquisitions is THB 555 million equivalent to 19.45% of the Company's consolidated total assets (according to the reviewed consolidated financial statement ended on 30 September 2021).

6. Criteria used in Determining Prices

The buyer and seller jointly determine the purchasing price by referring to the other land nearby.

7. Benefits Expected to be obtained by the Company from the Transaction

- Choburi is considered to be potential area as it is one of the locations of The Eastern Economic Corridor (EEC) Development Plan.
- Choburi is a densely populated province with more than 1.7 million population. This is not yet included the people who migrated to work in Choburi as major industrial estates such as Amata and WHA are located in this province. In addition, Choburi is the renowned tourism destination. Therefore, purchasing power of Chulburi people is relatedly high.



- As of 31 December 2021, Social Security Welfare insurers under Section 33 and Section 39 are 286,456 persons in Sriracha district and 828,266 persons in overall Choburi province. There are 12 hospitals that provide services to Social Security Welfare patients. Only 5 hospitals are private hospitals and the remaining are public hospitals which are relatively crowded as they have to serve not only patients under Social Security Welfare but also Universal Healthcare.
- To diversify to other province than Phranakorn Sri Ayuttha province will help mitigate the Company's location risk which is currently focusing on single province.

8. Source of Fund for the Transaction

The source of fund will be the loans from financial institutions approximately THB 100 million coupled with the Company's operating cash flow

9. Opinions from the Board of Directors

Board of Directors considered that the purchase price is reasonable and this investment was beneficial to the Company's future expansion.

10. Opinions from the Audit Committee and/or Directors that are different from the Opinions from the Board of Directors

- None -