

AF-CS-SET 02/2022

22 February 2022

Subject: Connected transaction regarding the company's office rental

To: President
The Stock Exchange of Thailand

AIRA Factoring Public Company Limited ("the Company") would like to inform that the Board of Directors Meeting No. 1/2022 held on 22 February 2022 has approved the entering into an agreement to lease office space of AIRA Securities Public Company Limited, a subsidiary. This transaction is considered as the connected transaction regarding the rental of immovable property for not exceeding 3 years. According to 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. The details and conditions are as follows;

1. Transaction date

Within April 2022

2. Related Parties

Lessee	: AIRA Factoring Public Company Limited ("the Company")
Lessor	: AIRA Securities Public Company Limited ("AS")
Relationship with the Company	: AIRA Securities Public Company Limited is a subsidiary that has the same major shareholder with the Company which holding 71.55% in the Company and holding 99.99% in AS.

3. General Information of Transaction

The company has agreed to lease the office space of AS in the sublease terms, the details as follows:

Details of transaction	: Extended rental contract of 17 th Floor, Chamchuri Square
Utility Space	: Approximately 596.63 square meters
Period	: 6 months (1 May 2022 to 31 October 2022)
Rental & service fee	: Rental fee including service fee (deduced discount)

totally 372,670 Baht/month and rental fee throughout the contract period is equal to 2,236,020 Baht.

4. Total value and the measurement of total value

Total value of transaction is 2.2 million Baht, the transaction size is more than 1.0 MB but less than 20.0 MB. The net total assets (NTA) from the consolidated financial statement as of 31 December 2022, which is 1.4 MB. It deemed as medium sized transaction. This transaction shall be approved and disclose the information to the Stock Exchange of Thailand.

5. Details of the connected persons

5.1 The Company and AS have the same authorized director for 1 person.

5.2 AIRA Capital Public Company Limited, holding company, who holding the Company shares 71.55% and holding AS shares 99.99%.

6. Reasons and Necessities of Execution of the Transactions

The Company has to extend rental agreement for another 6 months due to delay in plan of moving office.

7. Board of Director's opinions

The Audit Committee has considered the information on the connected transaction and has an opinion that the transaction is appropriate and benefit to the Company and its subsidiaries. The rental and service rate charged by Great China is appropriate comparing to the market price.

8. Opinion of the Audit Committee which is different from Opinion of the Board of Directors under Clause 8.

-None-

Please be informed accordingly.

Yours sincerely,



(Mr. Akrawit Sooksai)

Director and Chief Executive Officer

Company Secretary / Investor Relations

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