

MBK 041/2022

April 8, 2022

Subject : Renewal of the Land Lease Agreement for Paradise Park Shopping Center

Attention : President of the Stock Exchange of Thailand

MBK Public Company Limited (MBK) would like to inform that the Board of Directors' meeting of MBK no. 2/22, on February 2, 2022 has approved in principle for Paradise Park Co., Ltd. (PDP), an indirect subsidiary which MBK holds 99.99% of its paid-up capital, renewal of the land lease agreement for Paradise Park Shopping Center with S.S. Real (Suan Luang) Co., Ltd., which is now clear, the company requests to report such information. The details are as follows:

1. Transaction Date
April 8, 2022 (Date of signing the Lease Agreement)
2. Parties Involved
 - 2.1 Lessee
Paradise Park Co., Ltd. (PDP)
 - 2.2 Lessor
S.S. Real (Suan Luang) Co., Ltd.
3. Status of parties
 - 3.1 Lessee
 - Status of PDP
A direct subsidiary which MBK Shopping Center Co., Ltd. (MBK-SC) holds 99.99% of its paid-up capital.
 - Status of MBK-SC
A direct subsidiary which MBK holds 99.99% of its paid-up capital.
 - 3.2 Lessor
 - Status of S.S. Real (Suan Luang) Co., Ltd.
No relationships with the Company and not a related person.
4. Details of the rental
 - 4.1 Detail of property
Deed No. 188402, 188403, 188404, 188405, 188406, 188407, 188408, 188409, 188410 and 210428, located at Nongbon, Prawet, Bangkok
 - 4.2 Size of rental space
32 Rai 1 ngan 6 Square wa
 - 4.3 Contract Tenure
 - Original lease
Lease period 30 years
(From August 1, 1993 to July 31, 2023)

- New lease	Lease period 20 years (From August 1, 2023 to July 31, 2043)
4.4 Total value of remuneration	Not more than 15% of the company's total assets calculated by the total value of the return method. (calculated from the financial statement as of December 31, 2021)

5. Calculation of the Acquisition of Assets

The transaction of the acquisition which renewal of the Land Lease Agreement for Paradise Park Shopping Center of Paradise Park Co., Ltd. (PDP)., the total size of acquisition transaction does not exceed 15% of the company's total assets calculated by the total value of the return method (calculated from the financial statement as of December 31, 2021), therefore it is considered the transaction that does not have to be disclosed because it does not reach the requirement as specified by the Notification of the Capital Market Supervisory Commission No. Tor Chor 20/2551 regarding Rules and Regulations of on the Acquisition and Disposition of Assets, and the Notification of the Board of Governors of The Stock Exchange of Thailand regarding Disclosure of Information and Other Acts of Listed Companies concerning the Acquisition and Disposition of Assets, 2004

Please be informed accordingly.

Sincerely yours,

(Mr. Suvait Theeravachirakul)

President and CEO

"MBK Public Company Limited does not have policy in allowing employees, contractors, and adherents of the Company to solicit or receive money, gifts, or any other form of benefits from you or your related parties, including to execute or pursue any action that may be deemed as bribery"