

**Information of Acquisition of Assets and Connected Transaction (Additional)**  
**Southern Concrete Pile Public Company Limited**

We, Southern Concrete Pile Public Company Limited (SCP), would like to inform the resolution of the Board of Director's Meeting No.2/2022, held on April 21, 2022 regarding the approved to purchase 2 plot of land which located at Thung Tam Sao Sub-district, Muang Hat Yai District, Songkhla Province. The land has total area 10 rai 86 square wah. 2 Title Deed No. are 104780 and 107025 from the connected person in total amount of 24,516,000 Baht. This transaction is classified as a connected transaction and SCP is therefore required to disclosed such as a transaction in compliance with the Notification of the Capital Market Supervisory Board No. TJ.21/2551 Re : Rules on 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, 2003 (B.E.2546). The value of the transaction is larger than 0.03% but lower than 3% of the net tangible asset of SCP. Accordingly, SCP is required to seek approval from Board of Directors and disclose the transaction to the Stock Exchange of Thailand.

In addition, the transaction is considered as asset acquisition according to the Notification of the Capital Market Supervisory Board No. TJ.20/2551 Re: Rules for Entering into Significant Transactions Deemed as the 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, 2004 (B.E.2547). However, since the value of the transaction is lower than 15%, the Company is not required any additional duty under these regulations.

SCP would like to disclose information of the transaction as follows :

**1. Transaction Date**

After being approved by the Board of Director's Meeting No.2/2022, held on April 21, 2022

**2. Relevant parties and relationship**

Purchaser : Southern Concrete Pile Public Company Limited (SCP)

Seller : Haad Yai Tin Dredging Co., Ltd.

Relationship :

- Mr. Thamrong Nganthavee, Director and Shareholder of SCP and Director of Haad Yai Tin Dredging Co., Ltd.
- Mr. Suckchai Nganthavee, Director of SCP and Haad Yai Tin Dredging Co., Ltd.

**3. General Characteristics of the Transaction**

The Company wish to purchase the said land plot, the location of the Hat Yai plant. Formerly, the Company entered into a lease agreement with a connected person. The land has total area 10 rai 86 square wah in the total amount of 24,516,000 Baht. The details of the land as follows:

**Plot 1** Title Deed No. 104780, Size 4-1-23 rai, Haad Yai Tin Dredging Co., Ltd. is the owner.

**Plot 2** Title Deed No. 107025, Size 5-3-63 rai, Haad Yai Tin Dredging Co., Ltd. is the owner.

**4. Basis for Valuation of Transaction**

4.1 The Company considers purchasing the said land because the company had a project to buy the said plot of land 3 years ago, which the seller expected to sell at higher price, so the agreement could not be reached. However, after the covid-19 pandemic causing the economy downturn. The seller therefore decided to sell the land as previously negotiated, with conditions and prices in accordance with the agreed criteria between the parties at the price of 2,400,000 Baht/rai or 6,000 Baht per square wah. In this regard, appraised value by Golden Land Appraisal Co., Ltd., the independent appraiser who is in the list of asset valuation companies approved by the Office of the Board Securities and Exchange Commission. The appraisal of the property was made on November 1, 2019. The revaluation was not made because it had been considered that the current price when compared have no significant changes. The transaction is categorized as a connected transaction relating to assets of service. The value of the transaction is 24,516,000 Baht or 1.18%. The transaction value is larger than 0.03% but is lower than 3% of the net tangible asset value of SCP according to the financial statement as of December 31, 2021.

4.2 Payment term : Cash on the registration date for the transfer of ownership.

**5. Source of Financial to Acquisition of Asset**

Company's working capital, which has no impact on the Company's core business operations.

**6. Director Having Conflict of Interest and/or Director Being Connected Person**

- Mr.Thamrong Nganthavee, Director and Shareholder of SCP with 1,030,550 shares or 0.34%, who did not attend the meeting and cast his votes for this agenda item.
- Mr.Suckchai Nganthavee, Director of SCP with no share, who did not attend the meeting and cast his votes for this agenda item.

**7. Opinion of the Board of Director**

The Board of Director's Meeting No.2/2022, held on April 21, 2022, was of the opinion that the purchase of the land is appropriate due to the following reasons:

- 1) The purchase of the said plot of land, the location of the Hat Yai plant, which is currently leased land but the company has its own land in the back and landlocked. In addition, the road in front of this plot of land has been developed to the four-lane road. If the company decides to re-locate the plant to the cheaper plot of land, this will require a large investment because all machines have to be re-located and new buildings needed to be constructed.
- 2) The purchase price is reasonable, the company has compared the land prices in the vicinity but the neighborhood is a residential and agricultural area, the price varies according to the size of the area and the nature of the area. The details are as follows.

No.	Item	Price (Baht)/ square wah
1.	Appraisal price from the Treasury Department	3,750
2.	Compulsory selling price from independent appraiser	3,850

3.	Market price from independent appraiser	5,500
4.	The price that the company bought	6,000
5.	Selling price of nearby areas	7,000-8,000

Note: The price advertised for sale in nearby areas, the distance is about 1 kilometer with a similar area but the land that is comparable has more road area. While the plot of land that the Company will purchase is rectangular in shape with not much land area adjacent to the road. The price is therefore different.

**8. Opinion of the Audit Committee and/or Director Opposing Transactions under Clause 7**

-None-

Please be informed accordingly.

Sincerely yours,

(Ms.Arune Nganthavee)  
Managing Director