



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)

24 August 2022

Subject: Notification of the resolutions of the Board of Directors' Meeting No. 8 /2022
(Related Party Transaction)

Attn: President
The Stock Exchange of Thailand (SET)

The Board of Directors' Meeting of Union Pioneer Public Company Limited (UPF) No. 8/2022 on 24 August 2022 time 2.00 p.m at the Meeting room, 8th floor of Head-Office Buidling of Saha-Union Public Company Limited (SUC) at no.1828 Sukhumvit Road, Prakhonong Tai, Prakhonong, Bangkok, approved the related party transaction, by leasing some area of the factory building with Union Zojirushi Company Limited (UZ), location at no. 11/3, Soi Serithai 62, Minburi, Minburi, Bangkok 10510, detailing as follows:

1. The date/month/year on the transaction date : within August 2022
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 6,519 square meters, with the lease agreement period for 3 years from 15 August 2022 to 14 August 2025, with the monthly rent rate is Baht 54.- per square meter as Baht 352,026.-per month.
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 12,672,936.- The net tangible asset (NTA) of the Company as on 30 June 2022 which the total amount is Baht 364,426,257.97-, as financial statement already audited by the auditor.
6. The details of the related persons :

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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. Chantomtree 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 lease transaction on short-term fix asset for a period of no longer than 3 years. The value of transaction is Baht 12,672,936. -
 - Its transaction value is more than Baht 1 million but less than Baht 20 million as the medium transaction, which requiring approval of the board of directors and disclose to the SET.
9. Opinion of the Audit Committee and the Board of Directors
This transaction is appropriately done on fairly, acceptable to both parties, no effect and no conflict of interest with the business operations for the benefits 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

