

MBK 066/2023

September 25, 2023

Subject : The investment in new company

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 (Special) no. 1/23 on September 15, 2023 has approved in principle of MBK HTB Holding Company Limited (MBK-HTB), a direct subsidiary which MBK 99.99%, has approved to invest in new company. The details are as follows:

1. Transaction date September 25, 2023

2. Related Parties and Relationship with the Company
 - 2.1 MBK HTB Holding Company Limited A direct subsidiary which MBK holds 99.99% of its paid-up capital
 - 2.2 Mr. Wichak Praditavanij Director and Executive of MBK
 - 2.3 Mr. Kasemsuk Chongmankhong Executive of MBK

3. Details of the investment of a new company
 - 3.1 Name of new company MBK Khaosan Properties Company Limited (MBK-KP)
 - 3.2 Nature of Business Operation To operate the property for lease and provide room services and service apartments.
 - 3.3 Registered
 - Registered THB 1,000,000
 - Ordinary share 10,000 shares
 - Par value per share THB 100

3.4 Shareholders' structure

Name of Shareholder	Amount of share (shares)	Portion of shares (%)	Registered Capital (THB)
1. MBK HTB Holding Company Limited	9,998	99.98	999,800
2. Mr. Wichak Praditavanij	1	0.01	100
3. Mr. Kasemsuk Chongmankhong	1	0.01	100
Total	10,000	100.00	1,000,000

3.5 Board of Director

- Mr. Suvait Theeravachirakul
- Mr. Wichak Praditavanij
- Mr. Kasemsuk Chongmankhong
- Mr. Kraivin Srikraivin
- Ms. Arthorn Vanasantakul

3.6 Investment objective

To be utilized for the property for lease and provide room services and service apartments.

3.7 Advantages expected from the transaction

The company expects to receive dividend from the investment

3.8 Source of fund

Working capital of MBK HTB Holding Company Limited (MBK-HTB)

4. The Calculation of the Acquisition of Asset

For investment in a new company, the transaction size is calculated by the criterion net of total return value at 0.0018% (which is the maximum transaction size calculated from the consolidated financial statements of the Company ended as at June 30, 2023) and combined with the size of the acquisition of assets during the past 6 month, the total asset acquisition volume was 0.0380% (The maximum transaction size based on Total value of consideration), which is considered as the transaction with the value of less than 15 percent of the total assets of the company. Therefore, the Company is not obliged to disclose information according to the Notification of the Capital Market Supervisory Commission No. Tor Chor 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets (as amended) and the Notification of the Stock Exchange of Thailand (SET) Re: Disclosure of Information concerning the acquisition and Disposition of Assets of Listed Companies B.E. 2547. (as amended) (including call "Acquisition or Disposition of Assets")

Moreover, the acquisition of such assets do not fall as connected transactions of the listed companies pursuant to the Securities and Exchange Commission Announcement Tor Chor.21/2551 Re: Rules on Connected Transactions dated 31 August 2008 (as amended) and 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 Transactions, B.E. 2546 (2003) dated 19 November 2003 (as amended)

Therefore, the Company is obliged to report such investment to be in accordance with the Regulations of the Stock Exchange of Thailand Re: Rules, Conditions and Procedures Governing the Disclosure of Information and Other Acts of a Listed Company, as this is the case where the Company acquires an investment in another company which results in that other company becoming a subsidiary of the Company.

Please be informed accordingly.

Sincerely yours,

(Mr. Wichak Praditavanij)

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"