



Ref_SETN_E_08/2023

October 11, 2023

Subject Notification of the connected transaction regarding real estate rental not over 3 years
Attention The President
The Stock Exchange of Thailand

Asia Sermkij Leasing Public Company Limited (“the Company”) would like to inform that the meeting of the Board of Directors No. 5/2023 held on October 11, 2023, at the Meeting Room, 25th Floor, Sathorn City Tower, No. 175 South Sathorn Road, Tungmahamek, Sathorn, Bangkok and online meeting has approved the connected transaction regarding the rental of new office building. The details of transaction are as follows:

1. **Date of Transaction** : 1st May 2024 - 30th April 2027

2. **Related Parties and relationship with the Company**

Tenant : Asia Sermkij Leasing Public Company Limited (“the Company”)

Lessor : JLK Holding Co., Ltd. (“JLK Holding”)

Relationship with the Company : JLK Holding has the same major shareholder as the Company.

3. **General Characteristics of the Transaction** :

The Company will rent office space with the details of the rental agreement as follows:

- Detail of space : Floor 18th – 21st at JLK Tower
- Size : 6,772 Sq.m.
- Term : 3 Years

4. **Total value and criteria used to determine total value**

4.1 **Total Value Transaction**

The total value of the rental for 3-year contract period is THB 225.51 million.

4.2 **The Connected Transaction**

The transaction is considered as a connected transaction, type 3 : Real estate rental transactions for a period not longer than 3-year, in accordance with Notification of Capital Market Supervisory Board No. TorChor 21/2551 (2008), 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 Transactions B.E. 2546 (2003) (as amended). According to the Notification of Connected Transactions, when calculating the transaction size using a total transaction value of THB 225.51 million, the transaction size is 2.31% of the Company’s net tangible asset (NTA), according to the financial statement as of June 30, 2023. The transaction size calculation is as follows:

บริษัท เอเชียเซรมกิจลีสซิ่ง จำกัด (มหาชน)

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| Financial statement as of June 30, 2023 | THB Million |
|---|-----------------|
| Total Assets | 75,110.18 |
| Less Total Liabilities | 64,877.10 |
| Less Intangible Assets | 473.24 |
| Net Tangible Assets (NTA) | 9,759.83 |
| Transaction Calculation | |
| Total Value Transaction | 225.51 |
| Transaction size | 2.31% |

As a result, these transaction sizes are considered to be larger than 0.03 percent but less than 3.00 percent of the Company's NTA. Therefore, the Company has a duty to disclose information to the Stock Exchange of Thailand.

5. Benefit of the Company

The new office rental with more space can support the Company's business operation and expansion.

6. Connected persons and Description of the Connected persons' Stake

JLK Holding has the same major shareholder as the Company.

The directors who are representatives of Chailease Group, which is the major shareholders of the Company shall have no rights to vote for the transaction's approval.

7. Opinion of the Board of Directors and Audit Committee on the Connected Transaction

The Audit Committee has reviewed and considered that the rental of new office building is reasonable in the ordinary course of business.

The Board of Directors as per the recommendation of the Audit Committee, has considered and had the opinion on the transaction that the entering into the connected transaction is reasonable, considering the benefit for the Company and the fair price.

Please be informed accordingly.

Yours sincerely,

Asia Sermkij Leasing Public Company Limited

(Mr. Danai Lapaviwat)
Chief Financial Officer