

NO. ZIGA 017/2023

9 November 2023

Subject: Notification of connected transaction of the real estate rental

To: The President  
The Stock Exchange of Thailand

Ziga Innovation Public Company Limited (“the Company”) would like to inform the Stock Exchange of Thailand that The Board of Directors Meeting No.4/2566 on November 9 2023, Resolved to approve the renewal of the office building lease agreement between Ziga Innovation Public Company Limited and ZUPAKITPROP Limited, which is an agreement to enter a transaction with a connected person. The details are as following:

The date of transaction: January 1, 2024

**Parties Involved:**

Lessee: Ziga Innovation Public Company Limited

Lessor: ZUPAKITPROP Company Limited

Relationship of connected persons: ZUPAKITPROP Company Limited has the same director as Ziga Innovation Public Company Limited, namely Mr. Suppakit Ngamchitcharoen. The details are as following:

ZUPAKITPROP Company Limited	ZIGA
Authorized Director	Authorized Director
shareholding of 45%	shareholding of 13.63% (Shareholding proportion as at closing date for the rights to attend the Annual General Meeting of Shareholders for the year 2023)

**General characteristics of the transaction:** The company makes a short-term transaction of real estate in the type of office building for 3 years with ZUPAKITPROP Company Limited which is a connected person.

- Rental location: 196 Suk Sawat Road, Khwaeng Rat Burana, Khet Rat Burana, Bangkok
- The term of lease: 3 years from January 1 2024, to December 31 2026,
- Rental space size: 1,406 Sq.m<sup>2</sup>
- Service fees: 450,000 baht per month (average 320.06 baht / Sq.m<sup>2</sup>)
- Rental fees: Payment due on the 5<sup>th</sup> of every month.
- Purpose for rental: To be used as an office for retail business.

Criteria for determining the rental fee: Compared with the rental of nearby buildings in the same area.

Total value of the transaction: 16,200,000 baht (throughout the lease term of 3 years)

**Type and size of the transaction:** The above transaction is transaction category 3 rental real estate in the type of office building for not longer than 3-year period, and under no general commercial conditions in accordance with the Notification of Capital Market Supervisory Board No. Tor.Jor. 21/2551 Re: Rules of Entering into 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 B.E. 2546. In such a case, a transaction size has been considered as a medium size with the value more than 0.02% but less than 3% of Net Tangible Assets of the Company (Approximately 2.23% of the Company's Net Tangible Assets on the financial statement ended 30 September 2023 is 727.29 million Baht) and in the past 6 months, there is no transactions with connected person. Therefore, the Company shall disclose the connected transaction to the Stock Exchange of Thailand.

**Source of fund**

Internal cash flow

**Names of directors having the interest and/or directors who are connected persons.**

Mr. Suppakit Ngamchitcharoen was not present in the meeting and had no right to vote on this agenda.

**Expected Benefits to the Company from the Transaction**

Entering into the transaction above, the Company could fix problems in the office part Samut Prakan Province, unable to find suitable personnel in terms of retail business and branch expansion of franchises, including of management personnel driving business group in the future.

Please be informed accordingly.

Yours Sincerely,

Miss Valarlak Ngamchitcharoen  
Managing Director