

AF-CS-SET 010/2022

10 August 2022

Subject: Connected transaction regarding the company's office rental

To: President  
The Stock Exchange of Thailand

AIRA Factoring Public Company Limited ("the Company") would like to inform that the Board of Directors Meeting No. 3/2022 held on 10 August 2022 has approved the extension for lease of office space agreement from AIRA Securities Public Company Limited (AS), an affiliated company to use as the company's office. The entering into such transaction is a connected transaction in the type of rental or lease of real estate for not more than 3 years according to the Notification of the Capital Market Supervisory Board No. TorJor. 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 in Connected Transactions B.E.2546. The details and conditions are as follows;

1. Transaction date

Within October 2022

2. Related Parties

Lessee : AIRA Factoring Public Company Limited ("the Company")  
Lessor : AIRA Securities Public Company Limited ("AS")  
Relationship with the Company : AIRA Securities Public Company Limited is a subsidiary that has the same major shareholder with the Company which holding 71.55% in the Company and holding 99.99% in AS.

3. General Information of Transaction

The company has agreed to lease the office space of AS in the sublease terms, the details as follows:

Details of transaction : Extended rental contract of 17<sup>th</sup> Floor,  
Chamchuri Square  
Utility Space : Approximately 596.63 square meters  
Period : 5 months (1 November 2022 to 31 March 2022)  
Rental & service fee : Rental fee including service fee not over than 850 Baht /  
Square Metre

#### 4. Total value and the measurement of total value

The transaction value throughout the lease agreement with a period of 5 months from November 1, 2022 to March 31, 2023 is not more than 2.6 million baht when including the transaction value of the previous period of not more than 6 months, which the Company has renewed the space rental agreement for a period of 6 months from May 1, 2022 to October 31, 2022, valued at 2.2 million baht. The total value of the two transactions is equal to not more than 7.0 million baht.

Net asset value according to the financial statements ending June 30, 2022, which is 549.6 million baht (0.03% of NTA is 0.16 million baht, 3% of NTA is 16.5 million baht) Therefore, the company chooses a high value criterion by considering the size of the transaction more than 1 million baht but not more than 20 million baht. It was found that it was a medium size item, which must be approved by the management and disclosed to the Stock Exchange of Thailand

#### Details of the connected persons

5.1 The Company and AS have the same authorized director for 1 person.

5.2 AIRA Capital Public Company Limited, holding company, who holding the Company shares 71.55% and holding AS shares 99.99%.

#### 5. Reasons and Necessities of Execution of the Transactions

The Company has to extend rental agreement for another 5 months due to delay in plan of moving office.

#### 6. Board of Director's opinions

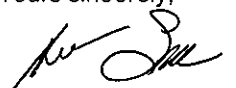
The Board of Directors has considered the information related to the connected transaction and has an opinion that the transaction is appropriate and benefit to the Company. The rental rate is a reasonable rate compared to the necessity and the market price.

#### 7. Opinion of the Audit Committee which is different from Opinion of the Board of Directors under Clause 8.

-None-

Please be informed accordingly.

Yours sincerely,

  
(Mr. Akrawit Sooksai)

Director and Chief Executive Officer