



(Translation)

CS-02/2021/009

20 April 2021

Subject Disposal of asset transaction
To President
The Stock Exchange of Thailand

S Hotels and Resorts Public Company Limited (the "Company") would like to report that Jupiter Hotels Limited ("Jupiter"), a 100%-owned subsidiary of the Company to enter into an asset disposal transaction with the following information.

Transaction date	19 April 2021
Buyer	Signet Hotels (Retreat) Limited ("Signet")
Seller	Jupiter Hotels Limited ("Jupiter")
Transaction details	Entering into the agreement for Sale and Purchase with vacant possession of Mercure Newbury Elcot Park, Uniter Kingdom ("disposal of asset transaction")
Total consideration	GBP 4,250,000 (equivalent to THB 181,844,700), the book value of disposal of asset transaction, as of 31 December 2020, is GBP 3,124,458 (equivalent to THB 133,715,554), exchange rate used in the calculation is GBP/THB 42.7964, source from Bank of Thailand, as of 19 April 2021)
Objective	To effectively manage the hotels in UK portfolio, to be consistent with the purpose of direction and vision of the company.

The transaction shall be considered as the disposal of assets by a listed company under Notification of the Capital Market Supervisory Board No. Tor Chor. 20/2551 re: Rules Concerning Material Transactions in the Acquisition or Disposal of Assets (as amended), and the Notification of the Board of Governors of the SET re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposal of Assets, 2004 (collectively referred to as the "Notifications on Assets Acquisition or Disposal"). Transaction size calculation based upon the Company's financial statements as at 31 December 2020 as follows:

Calculation Method	Transaction Size
1. Net Tangible Asset Criteria (NTA)	Not applicable.
2. Net Operating Profit Criteria	Not applicable
3. Total Value of Consideration Criteria	0.67 percent
4. Value of Securities Criteria	Not applicable.



From the table above, the highest value of this transaction, which is calculated based on total value of consideration criteria, is 0.67 percent. The total value of this transaction combined with the disposal of assets by the Company during the past six months calculated according to the total value of consideration criteria is 0.67 percent. The transactions with a total value of less than 15 percent, the size of the transaction is not considered a material transaction in which the Company must provide an information disclosure pursuant to the Notification of the Capital Market Supervisory Board and related notifications of the Stock Exchange of Thailand.

In addition, Signet is not a major shareholder, director, or controlling person or a connected person of the Company. The transaction shall not be considered as a connected transaction pursuant to the Notification of the Capital Market Supervisory Board and related notifications of the Stock Exchange of Thailand.

Please be informed accordingly.

Yours faithfully,

S Hotels and Resorts Public Company Limited

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(Mr. Chairath Sivapornpan)

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