

---

NO. ZIGA 010/2021

5 May 2021

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 notify the contract for real estate in the type of office building with ZUPAKITPROP Company Limited which has the transaction with the connected person as the following:

**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 Ngamchitharoen, the authorized director of those two companies with shareholding of 45% percent of ZUPAKITPROP Company Limited and one of the top ten shareholders of Ziga Innovation Public Company Limited with shareholding of 31.72\* percent. (\*Shareholding proportion as at closing date for the rights to attend the Annual General Meeting of Shareholders for the year 2021)

**General characteristics of the transaction:**

It is a transaction to renew a short-term real estate contract of 3 years with a connected person. Rental location: 196 Suk Sawat Road, Khwaeng Rat Burana, Khet Rat Burana, Bangkok. The term of lease is 3 years from January 1, 2021 to December 31, 2023 with rental rate of Baht 450,000 per month which its payment due on 5 of each month.

**Total Value of transaction:** 16,200,000 Baht (for a three-year lease contract)

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 0.03% but less than 3% of Net Tangible Assets of the Company (Approximately 2.01 percent of the Company's Net Tangible Assets on the financial statement ended 31 December 2020 is 805.91 million Baht). 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 in 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