

(-Translation-)

MK 014/2564

October 15, 2021

Subject: Acquisition of ordinary shares in Free Zone Asset Company Limited by a Subsidiary of the Company. (additional)

To: President
The Stock Exchange of Thailand

We, M.K. Real Estate Development Public Company Limited (the "Company") would like to notify that the Board of Directors' Meeting No.10/2021 on 15 October 2021 passed a resolution for Prospect Development Company Limited (a subsidiary of the Company, 100% of ownership) ("Prospect") to purchase 1,825,000 ordinary shares in Free Zone Asset Company Limited at a par value of 100 Baht each, amounting to 182,500,000 Baht, at a price of 100,000,000 Baht, being 1,824,998 shares from AQ Estate Public Company Limited and 2 shares from other shareholders, whereby the sellers are not the Company's connected persons. This transaction is the acquisition of assets pursuant to the Notification of the Capital Market Supervisory Board No. Tor Chor. 20/2551, Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets, and the Notification of the Board of Governors of the Stock Exchange of Thailand, Re: Disclosure of Information Concerning the Acquisition and Disposition of Assets of Listed Companies B.E.2547. The transaction represents 1.76 percent of the Company's Net Tangible Assets (NTA) based on the Company's financial statements as at 30 June 2021. When including other asset acquisition transactions in which the Company purchased other property during the 6 months' period prior to the date of executing this transaction, the accumulated transactions are equal to 6.88 percent according to the total value of consideration basis. The accumulated size of the transaction, which is calculated by the total value of consideration basis, is 7.41 percent. Given the size of this transaction, the Company is not required to submit an information report under the rules on the acquisition or disposal of assets by a listed company. This is a report on a Listed Company or its Subsidiary Company acquiring an investment in another company which results in that company becoming to be a Subsidiary Company of the Listed Company or its Subsidiary Company. After the purchase of the said ordinary shares, Free Zone Asset Company Limited will become the Prospect's subsidiary company.

The general information of Free Zone Asset Company Limited is given below:

1. Name of Company : Free Zone Asset Company Limited
2. Type of Business : Real estate for rent and services
3. Registered capital : 182,500,000 Baht, divided into 1,825,000 shares at a par value of 100 Baht each
4. Paid-up capital : 182,500,000 Baht
5. Expected benefits

Prospect would have additional area of 20,243 Square Meter (Calculate 11% of Prospect's warehouses and factory buildings for rent business in Bangkok Free Trade Zone) in warehouses and factory buildings for rent business in Bangkok Free Trade Zone. However, Prospect would not have more operating expenses because Prospect has its own management team in Bangkok Free Trade Zone.

6. The total value of the consideration and the terms of payment.

Total Value of the Consideration : 100,000,000 Baht (One hundred million baht only)

Terms of Payment : 75 million Baht payable on signing the agreement to buy and to sell and share transferring on 29 October 2021.
Remaining amount of 25 million Baht payable on 17 November 2021.

7. The criteria used to determine the value of the consideration.

The purchase price agreed by parties by the criteria of Discounted Cash Flow Approach that negotiate further.

8. Source of Funds : Working capital of the Company's subsidiary.

Please be informed accordingly,

Sincerely yours,

M.K. Real Estate Development PCL

-SIGN-

(Mr. Vorasit Pokachaiyapat)

Chief Executive Officer