

No. GTB 017/ 2019

December 27, 2019

Re: Report on Connected Transactions in Respect of Office Building Lease (Revise)

Attn: President of the Stock Exchange of Thailand

Getabec Public Company Limited (the “Company”) hereby notifies that the Board of Directors’ meeting No.11/2019 , held on December 27, 2019, resolved to grant approval for the Company to make an agreement to lease the office space and services with F 7 Rent Co.,Ltd., whose shares are held by the Company’ s major shareholder in respect of execution of the office building space lease agreements, which are deemed connected transactions in the category of short-term rent/ lease of real property in accordance with the Stock Exchange of Thailand Notification, Re: Disclosure and Acts of Listed Companies on Connected Transactions B.E. 2546 (2003), as per the following details:

1. Transaction Date (Agreement Execution Date)

December 30, 2019 (Contract Date), Effective on January 1, 2020

2. Related Parties

Lessees: F 7 Rent Co.,Ltd.

Lessor: Getabec Public Company Limited

3. General Characteristics and Details of Connected Transactions

The Company has agreed to execute the following agreements with F 7 Rent Co.,Ltd.

1. An office building space lease agreement (partial area of the first floor, the 2nd , 3rd , 4th , 5th and 6th floor , located at 335/39 Srinakarin Road, Nongbon Subdistrict, Pravej District, Bangkok, covering a total area of 554 square meters, at the rate of Baht 200 per square meters (110,800 Baht per month) and

2. A service agreement (for facilities and public utilities of the building such as cleaning services, maintenance , elevator etc.) for the lease space on the 2nd , 3rd , 4th , 5th and 6th floor, covering a total area of 535 square meters , at the rate of Baht 40 per square meters (Baht 21,400 per month).

4. Total Transaction Value

The total value of the space lease and service agreements of F 7 Rent Co.,Ltd. amounts to Baht 132,200 per month. The contract lasts for 3 years and the accumulated amount is 4,759,200 Baht. In this regard, such transactions are deemed medium-sized transactions with the value of more than 0.03 percent but less than 3 percent of the Company’ s net tangible assets, or representing 0.681 percent of the Company’ s net tangible assets, (the Company’ s net tangible assets as at September 30, 2019 amounted to Baht 697.89Million), and fall into the category of short-term rent/lease of real property with a period of not exceeding three years which the Company is required to disclose to the Stock Exchange of Thailand.

5. Details of Related Parties

F 7 Rent Co.,Ltd., whose shares are held by the Company's major shareholder, the Company and F 7 Rent Co.,Ltd. have the same directors as following details

Shareholder	Getabec Public Company Limited		F 7 Rent Co.,Ltd.,	
	Shareholding proportion	Director	Shareholding proportion	Director
Mr.Suchat Mongkhonaripong	575,999,800 (60 %)	✓	60,000 (50 %)	✓

6. Reasons and necessities of Execution of the Transactions

This represents renewal of the space lease agreements in continuation of the existing agreements to ensure continued business operations in respect of office building lease.

7. The Board opinion

The Board of Directors' meeting No.11/2019 , held on December 27, 2019 had considered that such connected transaction was reasonable because the rental fee has been appraised by an independent appraisal firm, rewarded by SEC and service fee was comparable to the market value. There is no sign of transfer benefit between related parties while there was the resolution from the Audit Committee. It appears to be most beneficial to the Company.

Please be informed accordingly.

Very truly yours,

Mr. Suchat Mongkhonaripong
President and Chief Executive Officer