



Prakit Holdings Public Company Limited

88 SOI SUKHUMVIT 62, SECTION 3, PHRA KHANONG TAI, PHRA KHANONG, BANGKOK 10260, THAILAND.
TEL: (66-2) 715 – 3000 FAX: (66-2) 332 – 8544, 332-8522

AC. 3/2023

- Translated -

January 31, 2023

Subject: Progress of Asset Disposition and Change of Payment Details

To: The President
The Stock Exchange of Thailand

Ref.: SET Notification Letter AC.13/2565

As Prakt Holdings Public Company Limited (“the Company”) had disclosed to the Stock Exchange of Thailand and the shareholders about the disposition of assets which was a land comprising a total area of 1 rai 2 ngan 29 square wah at Soi Sukhumvit 50, Sukhumvit Road, Phra Khanong, Khlong Toei, Bangkok in the total purchase price of 503,200,000 baht on September 28, 2022 with details as referenced notification mentioned above, the Company would like to report the progress of the transaction as follows.

1. The 3 buyers: (1) Magnolia Quality Development Corporation Limited, (2) CP Future City Development Corporation Limited and (3) Ek-Chai Distribution System Company Limited, had paid for the land in the amount of 3 installments according to the purchase and sale agreement. The details are as follows.
 - o 1st installment: 10,000,000 baht on the date entering the purchase and sale contract which was September 30, 2022.
 - o 2nd installment: 20,000,000 baht on October 30, 2022.
 - o 3rd installment: 100,000,000 baht on December 23, 2022.
2. The buyers had informed that they were unable to prepare documents for the transfer of land ownership registration within the previously specified date which was within January 12, 2023. They had requested to change the land ownership transfer registration date to within March 31, 2023. This request changed the schedule for the fourth or final payment. The buyers



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proposed the new payment condition and to divide the fourth installment payment (originally 373,200,000 baht) into 2 installments with the following details and conditions.

- 2.1 4th installment: 100,000,000 baht on January 12, 2023. (Paid)
- 2.2 5th installment: 273,200,000 baht on the land ownership transfer registration date, within March 31, 2023.
- 2.3 The buyers agreed to compensate the Company for extension of land ownership transfer registration period at the rate of 5% per year of the remaining land price of 273,200,000 baht, starting from January 12, 2023 until the date of land ownership transfer registration.
- 2.4 There was no other change of condition in the land purchase and sale contract.

The Company considered and deemed the buyer had no intention to breach the contract and had agreed to pay a compensation for payment period extension. Thus, the Company agreed to the buyer extending the period as described above.

Yours sincerely

- Signature -

(Mr. Prakt Apisarnthanarax)

Executive President