

SC. 007/65/SJ

8 February 2022

Subject: Progress of the Investment in the Company's Assets by Investor

Attention: Director and Manager

The Stock Exchange of Thailand

Reference is made to the fact that KTBST REIT Management Co., Ltd. ("KTBSTRM"), as the REIT Manager of KTBST Mixed Leasehold Real Estate Investment Trust (the "**REIT**") convened the Board of Directors' Meeting No. 1/2022 (the "**Meeting**") on 7 February 2022, KTBSTRM concluded the resolutions from the Meeting to invest in the Additional Investment Assets no. 1 by making investment in the ownership of a data center project being currently named as the INTERLINK DATA CENTER Project and will purchase relevant movable properties used in the business operation under the INTERLINK DATA CENTER Project from Interlink Telecom Public Company Limited ("the Company"). In this regard, the details of the assets are as follows:

1. Ownership over immovable properties in the INTERLINK DATA CENTER Project

The immovable properties in the INTERLINK DATA CENTER Project are located at No. 9/1, Soi 01 Kanchanaphisek 5/5, Tha Raeng Sub district, Bang Khen District, Bangkok, are as follows:

- (1) Part of the land identified under land title deed nos. 210680 and 214244, land nos. 1390 and 1402, survey map nos. 23701 and 25865, located at Tha Raeng Sub district, Bang Khen District, Bangkok, with the area of approximately 1 rai, 0.6 square wah, which is a location where the INTERLINK DATA CENTER Project is situated (the "**Investing Land**¹")
- (2) Buildings and their component parts, and system works relevant to the provision of service of the INTERLINK DATA CENTER Project;
- (3) Building where the generators used in the INTERLINK DATA CENTER Project are located, including the component parts of the building and relevant system works; and
- (4) Guardhouse in the INTERLINK DATA CENTER Project, including its component parts and relevant system works.

¹ Currently, the Investing Land under both Land Title Deeds are in the process of measuring and separation of land title deeds, which must be completed before the investment date of the REIT.

2. Ownership over relevant movable properties and equipment used in the business operation under the INTERLINK DATA CENTER Project, which include:

- (1) Furniture and equipment for the operation within the building in which are the immovable properties to be invested, and that are relevant to the data center business (which are not constituted as component parts of the immovable properties to be invested);
- (2) Rack cabinets, and system works and other relevant connecting equipment used in the INTERLINK DATA CENTER Project which include core network equipment, and processing and data storing units, and software relevant to the equipment; and
- (3) Generators including furniture and equipment for the operation within the building where the generator is situated.

The REIT will invest in the Additional Investment Assets No. 1 at the price of not exceeding THB 750,000,000 (payable on the date on which the REIT invests in the Additional Investment Assets No. 1, and inclusive of value added tax which is to be responsible by the REIT). In this regard, the Company will be responsible for registration fees and specific business tax, as well as other relevant fees and expenses. The transaction is under consideration for approval by the Board of Directors No. 2/2022 and the Extraordinary General Meeting of the Trust Unitholders No. 1/2022, is expected to complete the transaction within the first quarter of 2022.

The aforementioned transaction is not considered a connected transaction but is considered disposal of assets as prescribed in the Notification of the Capital Market Supervisory Board no. TorChor. 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 and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets B.E.2547 (including any amendments thereto). The size of the transaction is less than 15% and is not considered material transaction which requires to be disclosed to the Stock Exchange of Thailand

Please be informed accordingly.

Yours sincerely,



(Mr. Nuttanai Anuntarumporn)

Chief Executive Officer