

Ref. ever/list 008/2024

March 28, 2024

To : President

The Stock Exchange of Thailand

Subject : Notification of the resolution of the Board of Directors No. 4/2024 on March 27, 2024, resolved to change the fee for transferring land ownership due to entering into a transaction to acquire vacant land assets with Suwinthawong Gold Asset Co.,Ltd. which is Connected items According to the resolution of the meeting No. 2/2024 on February 22, 2024

Everland Public Company Limited (the "Company" or "EVER") would like to inform you of the resolutions of the Board of Directors Meeting No. 4/2024 on March 27, 2024 resolved to approve a change in the payment of fees for transferring land ownership from previously There was a resolution of the Board of Directors Meeting No. 2/2024 on February 22, 2014 that the buyer, the company, is responsible for all costs of transferring ownership. The total amount is approximately 7.20 million baht. The buyer, the company, is responsible for the land ownership transfer fee for title deeds no. 117145 and 117147 and the buyer, the company, is responsible for the land ownership transfer fee in half with the seller Suwinthawong Gold Asset Co.,Ltd. as follows:

No.	Deed No.	Land number	Area			Sq. w	Selling price Per Sq.W (Baht)	Selling price (Baht)	Ownership transfer fees (Baht)			Total Selling price and Ownership transfer fees (Baht)
			Rai	Ngan	Wa				Ever	SWG	Total	
1	114831	479	13	1	63.3	5,363.30	30,000	160,899,000	3,529,051.40	3,529,051.40	7,058,102.80	167,957,102.80
2	117145	482	0	0	24	24.00	6,500	156,000	7,332.00	-	7,332.00	163,332.00
3	117147	484	1	0	27.5	427.50	6,500	2,778,750	130,601.25	-	130,601.25	2,909,351.25
Total			14	1	115	5,814.80		163,833,750	3,666,984.65	3,529,051.40	7,196,036.05	171,029,786.05

Therefore, the company will pay a decrease in land ownership transfer fees of approximately 3.53 million baht from the original approximately 7.20 million baht to 3.70 million baht.

Land purchase transaction this time It is considered a connected transaction. According to the announcement regarding connected transactions. The total value of consideration and assets is 167.50 million baht. The transaction size is calculated using the consolidated financial statements ending on December 31, 2023 which have been audited by a certified public accountant.

The type and size of the transaction as informed by the Company in accordance with the resolution of the Meeting No. 2/2024 on February 22, 2024 and the resolution of the Meeting No. 3/2024 on March 5, 2024 has changed from the original as per the details as follows:

Transaction Size	Resolution of the board Meeting on February 22, 2024	Resolution of the board Meeting on March 5, 2024	Resolution of the board Meeting on March 27, 2024
Transaction Size to net asset value	8.08%	8.08%	7.91%
Transaction Size to the net asset value when combined with transactions of the same type in the past 6 months of related transactions(22 Oct 2023 – 22 Feb 2024) = 1.77%	9.85%	9.85%	9.68%

Transaction size is not different from the previous resolution of the board of directors. It is still a large item that shareholders must consider approving. Therefore, the maximum calculated transaction size according to the asset value basis is 7.91 percent of the net tangible assets (NTA) of the company based on the audited consolidated financial statements of the company as of December 31, 2023 by the auditor. Account licensed by the Securities and Exchange Commission However, when combined with transactions of the same type in the past 6 months of connected transactions (22 Oct. 2023 - 22 Feb. 2024), the total transaction size is equal to 9.68 percent of the net tangible assets value (NTA) of the company, which is considered a large connected transaction. Therefore, the company must request approval to enter into the above transaction. to the company's shareholder meeting This must be approved by the shareholder meeting with a vote of not less than three-fourths of the total number of votes of shareholders attending the meeting and having the right to vote. Without including the votes of shareholders who have interests.

Calculating the transaction size of the asset acquisition

Transaction size to acquire vacant land is calculated using the land purchase value and ownership transfer fees. Calculate the transaction size using the company's consolidated financial statements ending December 31, 2023, which have been audited by a certified public accountant. The details are as follows:

Transaction size of the asset acquisition	Resolution of the board Meeting on February 22, 2024	Resolution of the board Meeting on March 5, 2024	Resolution of the board Meeting on March 27, 2024
Transaction size is calculated based on the total value of consideration.	-	2.58%	2.53%
Transaction size is calculated based on the total value of consideration	-	2.58%	2.53%

However, when calculating the transaction size, it is calculated as 2.58 percent based on the total value of consideration criteria. When combined with transactions of the same type in the past 6 months of the acquisition (22 Oct 2023 - 22 Feb 2024), the total transaction size is equal to 2.53 percent according to the total value of consideration criteria. As a result, the transaction size is less than 15 percent. The Company is therefore not obliged to disclose information in accordance with the announcement regarding acquisitions and disposals.

Please be informed accordingly.

Yours Sincerely,

- signed by -

(Mr. Swechak Lochaya)
 Chairman of the board