



ทะเบียนเลขที่ 0107538000673

บริษัท บีอีซี เวิลด์ จำกัด (มหาชน)

BEC WORLD PUBLIC COMPANY LIMITED

(Translation)

10 November 2016

Re: Disclosure of Information regarding Connected Transaction: Short- Term Lease not exceeding 3 years

To: President
The Stock Exchange of Thailand

The Board of Director's Meeting of BEC World Public Company Limited (the "Company") in the Meeting No. 5/2559 dated 10 November 2016 has approved a subsidiary to enter into the new Office Lease Agreement of Maleenont Tower, extend partial expired Lease Agreement. As the said of the Lease Agreements is deemed as a connected transaction of the Company: Short-Term Lease not exceeding 3 years, therefore, the Company shall report and disclose the related information as follows:

1. General Details of Transaction

As the subsidiaries of the company are intended to enter into the Lease Agreement of office area and commercial area of Maleenont Tower with Millionaire Property Fund (the "Property Fund") "Lessor", details of the lease agreements as follows:

1.1 First Transaction:

Lessee: BEC – Tero Entertainment Public Company Limited ("BEC-Tero")
Lease Area Part 1: Building M1 Floor 21, 25 Total area of 2,156.24Sq.m.
Lease Term: renew 3 years, from 19 January 2017 – 18 January 2020

1.2 Second Transaction:

Lessee: BEC – Tero Radio Co., Ltd.
Lease Area Part 1: Building M1 Floor 23 Total area of 1,123.42 Sq.m.
Lease Term: 3 years period from 15 December 2016 – 14 December 2019

1.3 Third Transaction:

Lessee: BECi Corporation Ltd.
Lease Area Part 1: Building M1 Floor 29 Total area of 374Sq.m.
Lease Term: 3 years period, from 1 October 2016 – 30 November 2019

2. Terms and Conditions: - The rental rate of office area is Baht 240 per Sq.m. per month, other conditions as indicated in the previous Lease Agreement.

3. Total Value of the Transaction:

The total rental area of all 3 transactions amounts of 3,653.66Sq.m., and the total rent for the whole 3-year lease term is at the amount of Baht 31,567,622.40 (exclusive of common service fee, expenses for water supply and electricity, household and land tax, other related taxes and expenses, etc.)



ทะเบียนเลขที่ 0107538000673

บริษัท บีอีซี เวิลด์ จำกัด (มหาชน)

BEC WORLD PUBLIC COMPANY LIMITED

4. Details of Connected Person:

- Name of the Connected Person: Millionaire Property Fund
- Relationship:
 - 1.) BEC – Tero Entertainment Public Company Limited [BEC-Tero] - our subsidiary which BEC holds 60% of the paid up capital and the substantial portion of the rest is held by non - connected parties.
 - 2.) BEC – Tero Radio Co., Ltd. - our subsidiary which BEC-Tero holds 99.99% of the paid up capital.
 - 3.) BECi Corporation Limited - our subsidiary which BEC holds 99.99% of the paid up capital.

Maleenont group are managements and the majority shareholders of the Company and also the shareholders of Maleenont Tower Co., Ltd.

Maleenont Tower Co., Ltd. is the investment unit holder of the Property Fund holding more than 10% of the total issued investment units. The Property Fund has appointed Maleenont Tower Co., Ltd. to manage the property under the Property Management Agreement.

5. Directors who have Interests:

The directors who have Interests were not attended the Meeting and did not have the right to vote in the Agenda for approval of this connected transaction.

6. Opinion of the Board of Director concerning the Transaction:

The Board of Directors considered these transactions and was of the opinion that the entering into the connected transaction is based on the reasonable ground and supportive reason. Though, the Property Fund proposed the rental rate of the lease of Maleenont Tower as the same rate of the previous contract, and the said rental rate is at the same level with the market rates of the comparable buildings within the adjacent area. Also, if compared to the rental rate as proposed by the Property Fund to other lessees in the Building, this rental rate is better compared to those proposed to other lessees due to the size of the lease; therefore, the rate and service charge are reasonable as they are similarly compared to the market price. As a result, the Board of Directors has approved the Company to enter into these transactions as these will be for the best interest of the Company.

In addition, there is no opinion of any other director or audit committee which is different from the opinion of the Board of Directors as stated above.

Please be informed accordingly.

Sincerely yours,

(Chatchai Thiamtong)

Vice President - Finance