

14 August 2018

Subject : Disclosure of Information regarding Connected Transaction in subsidiary (Short-Term Lease not exceeding 3 years)

To : The President of the Stock Exchange of Thailand

The Board of Directors' Meeting No. 5/2018 of Wave Entertainment Public Company Limited (the "**Company**") held on 14 August 2018 resolved to approve the lease of office space at Maleenont Tower of Jeffer Restaurant Company Limited ("**Jeffer**"), an indirect subsidiary of the Company. The Company has 100% shareholding in Jeffer, holding through WAVE Food Group Company Limited ("**WAVE Food**") (100% stake held by Company). Such the lease of office space is classified as a connected transaction pursuant to Notification of the Capital Market Advisory Board No. Tor Jor. 21/2551 Re: Rules on Connected Transactions dated 31 August 2008, and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure and Acts of Listed Companies on Connected Transactions B.E. 2546 (2003) dated 19 November 2003. The calculation of the size of transactions is more than 3 percent of net tangible assets (NTA) of Jeffer, therefore the regarded transaction is classified as large-sized connected transaction. The Company, therefore, requires the Board of Directors' approval and disclosure to the SET, details as follows:

**1. Date of Transaction :** 1 July 2018 – 30 June 2021

**2. Parties**

**Lessee :** Jeffer Restaurant Company Limited, an indirect subsidiary of Wave Entertainment Public Company Limited.

**Lessor :** Millionaire Property Fund (the "**Property Fund**") by Maleenont Tower Company Limited.

**3. General Details of Transaction :**

Jeffer leases office space at Maleenont Tower with the Property Fund, detail as follows:

- **Details of Building :** located at No. 3199 Rama IV Road, Klongton, Klongtoey, Bangkok 10110
- **Lease Area :** The 16th floor, total area of 960 Sq.m.
- **Lease :** 3 years period with renewal option for another
- **Rental Rate :** Baht 270 per Sq.m. per month
- **Other Conditions :** As indicated in the Office Lease Agreement - Maleenont Tower (16th floor)

**4. Total Value of the Transaction :**

Total rental for the whole 3-year lease term is at the amount of Baht 9.33 million with monthly rental of Baht 259,200 (exclusive of common service fee, expenses for supply and electricity, property tax, other related taxes and expenses, etc.)

**5. Details of Connected Person :**

**Connected Person :** Millionaire Property Fund by Maleenont Tower Company Limited.

**Relationship :** Jeffer Restaurant Company Limited, an indirect subsidiary of Wave Entertainment Public Company Limited and Millionaire Property Fund by Maleenont Tower Company Limited have the same group of major shareholders as the Company Group.

**6. Directors who have special interest :**

The directors who have special interest were not present at the Meeting and did not have the right to vote in the Agenda for approval of this connected transaction.

**7. Opinion of the Board of Directors concerning the Transaction :**

The Board of Directors considered these transactions and concluded that the entering into the connected transaction is based on the reasonable ground and supportive reason. The rental rate is at the same level with the market rates of the comparable building within the adjacent area. As a result, the Board of Directors has approved the Company to enter into this transaction in the best interests of the Company.

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

Please be informed accordingly,

Yours sincerely,

*-Ms.Piyawadee Maleenont -*

Ms. Piyawadee Maleenont

Executive Director