



**Nation International Edutainment Public Co., Ltd.**

บริษัท เนชั่น อินเตอร์เนชั่นแนล เอ็ดดูเทนเมนท์ จำกัด (มหาชน)

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February 22, 2021

Subject: Notification of Disposition of Shares of Landy Development Co., Ltd.

Attention: Director and Manager  
The Stock Exchange of Thailand (SET)

The Board of Directors' meeting of Nation International Edutainment Public Company Limited No. 2/2021 held on February 22, 2021 has approved to dispose of 2,550,400 shares or 63.76% of total issued and outstanding shares of Landy Development Co., Ltd. ("**Landy**") at the selling price of Baht 34.50 per share, totaling of Baht 87,988,800 to Landy Home (Thailand) Co., Ltd. and Trendy home builder Co., Ltd. (the "**Buyer**") who are not the related persons of the Company (the "**Transaction**").

This Transaction is considered as a disposition of material assets pursuant to the Notification of the Capital Market Supervisory Board Notification No. TorJor. 20/2551 Re: "Rules on the Entering into Material Transactions Deemed as the Acquisition or Disposition of Assets" and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: "Disclosure of Information and Other Acts of the Listed Company Concerning the Acquisition or Disposition of Assets" dated on 29<sup>th</sup> October 2004 (collectively referred to as the "Acquisition and Disposal Notifications"). When considering the size of the Transaction pursuant to each calculation method prescribed under the Acquisition and Disposal Notifications and based on the audited consolidated financial statements of the Company for the year ended 31 December 2020 and the audited financial statements of Landy for the year ended 31 December 2019, the Transaction size is of the highest value when calculated in accordance with the total Value of Consideration, which equals to 23.16% of the total assets of the Company and its subsidiaries by which the Company has no other disposition transactions within the past 6 months. Due to the Transaction size is more than 15 percent but lower than 50 percent, the Company, therefore, is obligated to disclose the information to the SET and deliver the information letter to all shareholders within 21 days from the date the Company disclosed the information to the SET.

However, the sale of the assets is not considered as a connected transaction. According to the Notification of the Capital Market Supervisory Board No. TorJor. 21/2008 regarding the criteria for making connected transactions, and the announcement of the Stock Exchange of Thailand, that is subject : Disclosure of information and operations of listed companies in connected transactions B.E. 2003 and with additional amendment ("Notification of connected transactions"), the Company, therefore, has no duty to comply with the announcement of connected transactions.

In addition, for flexibility of the Transaction, the Board of Director's Meeting has resolved that the Executive Committee and/or Chief Executive Officer and/or any person assigned by the Board of Directors shall be authorized to conduct any such acts and things relating to the Transaction under the principle approved by the Board of Director's Meeting.

Please be informed accordingly.

Sincerely yours,

Mr. Voraphot Chanyakomol  
Chief Executive Officer (Acting)

**Information Memorandum  
of  
Nation International Edutainment Public Company Limited**

The Company would like to notify the information of the disposition of the shares of Landy Development Co., Ltd. ("**Landy**") with details as follows;

**1. Date / Month / Year of the Transaction:** within 1<sup>st</sup> Quarter of 2021

**2. The Relevant Parties**

Buyer: Landy Home (Thailand) Co., Ltd. and Trendy Home Builder Co., Ltd. (the "**Buyer**")

Relationship: Seller is not related parties of NINE

Seller: Nation International Edutainment Plc. ("**NINE**" or the "**Company**")

Shareholder structure before and after the transaction:

Shareholders	Before the Transaction		After the Transaction	
	No. of Shares	% Holding	No. of Shares	% Holding
Nation International Edutainment Plc.	2,550,399	63.75%	-	-
Landy Home (Thailand) Co., Ltd.	1,449,600	36.24%	3,000,000	75.00%
Trendy Home Builder Co., Ltd.			1,000,000	25.00%
NINE designated person	1	0.00%	-	-
Total	4,000,000	100.00%	4,000,000	100.00%

**3. General Characteristics of the Transactions**

The Company wishes to dispose of 2,550,399 shares or 63.75% of the total issued and outstanding shares of Landy at the selling price of Baht 34.50 per share or a total amount of Baht 87,988,800 in aggregate to Landy Home (Thailand) Co., Ltd. and Trendy Home Builder Co., Ltd.

As a result of this transaction, Landy will not be a subsidiary of the Company.

**4. Type and Size of Transaction**

This Transaction is considered as a disposition of material assets pursuant to the Notification of the Capital Market Supervisory Board Notification No. TorJor. 20/2551 Re: "Rules on the Entering into Material Transactions Deemed as the Acquisition or Disposition of Assets" and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: "Disclosure of Information and Other Acts of the Listed Company Concerning the Acquisition or Disposition of Assets" dated 29<sup>th</sup> October 2004 (collectively referred to as the "Acquisition and Disposal Notifications"). When considering the size of the Transaction pursuant to each calculation method prescribed under the Acquisition and Disposal Notifications and based on the audited consolidated financial statements of the Company for the year ended 31 December 2020 and the audited financial statements of Landy for the year ended 31 December 2019, the Transaction size is of the highest value when calculated in accordance with the total Value of Consideration, which equals to 23.16% of the total assets of the Company and its subsidiaries by which the Company has no other disposition transactions within the past 6 months.

**Calculation of Transaction Sizes under the Acquisition and Disposal Notifications**

Calculation Basis	Calculation Details	Transaction Size
1. Total Asset Value = % NTA of the disposed company / NTA of the listed company	= Baht 92.09 Million x 63.75% / Baht 390.65 Million	15.03%
2. Net Profit = % Net profit from operation of the company that will sell / net profit from operation of the listed company	(This calculation basis is not applicable) (The company showed loss)	-

Calculation Basis	Calculation Details	Transaction Size
3. Total Value of Consideration = Value of Consideration / Total assets of the listed company	= Baht 87.99 Million / Baht 379.88 Million	23.16%
4. Value of Issued Equity = Number of shares issued by the listed company as consideration / Number of paid-up shares of the listed company	(This calculation basis is not applicable) because of no issuance shares for payment the Asset.	-
<b>Highest Transaction Size</b>		<b>23.16%</b>

## 5. Details of Disposal Asset

Landy's share is the asset to be disposed by the Company, which details are shown as follows:

### 5.1 Details of Landy's share

The Company will dispose of 2,550,400 shares or 63.76% of the total issued and outstanding shares of Landy.

### 5.2 Summary of Landy

#### a) General Information

Landy Development Company Limited was established on March 9, 1992 to rent the office space. At present, Landy has registered and paid-up capital of Baht 40 million, divided into 4 million shares, at Par Value of Baht 10 per share.

#### b) Business Characteristic

Landy engages in the office space for rent. Its head office and the building are located at 1 Soi Ladprao19, Ladprao Road, Chomphol Sub-district, Chatuchak District, Bangkok 10900. This office building is 8-Storey building with usable area approximately 9,368 Sq.m. is on freehold land of 389.50 Sq.wah.

#### c) Board of Directors

At present, the Board of Directors of Landy comprise of:

1. Mr. Voraphot Chanyakamol
2. Mr. Rashane Leerabandhu

Subsequent to the completion of the Transaction, the directors of Landy Development Co., Ltd. will be changed to the directors of the Buyer.

#### d) Shareholder Structure

The shareholder structure of Landy as shown in Landy's list of shareholder copied from the share registry book dated 2 December 2020 is as follows:

Name	Shares	%
Nation International Edutainment Plc.	2,550,399	63.75%
Landy Home (Thailand) Co., Ltd.	1,449,600	36.24%
NINE designated person	1	0.00%
<b>Total</b>	<b>4,000,000</b>	<b>100.00%</b>

#### e) Financial Information

The financial information of Landy as per its audited financial statement audited ended 31 December 2017-2019 are as follows:

<b>Unit: Million Baht</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Current Assets	16.22	27.76	36.95
Building and Equipment	69.67	64.15	58.68
<b>Total Assets</b>	<b>85.89</b>	<b>91.91</b>	<b>95.63</b>
Liabilities:			
Current Liabilities	3.87	2.56	1.84
Non-current Liabilities	1.96	1.96	1.70
<b>Total Liabilities</b>	<b>5.83</b>	<b>4.52</b>	<b>3.54</b>
Shareholders' Equity:			
Registered Capital			
Issued and Paid-up Capital	40.00	40.00	40.00
Retained Earnings	40.06	47.39	52.09
<b>Total Shareholders' Equity</b>	<b>80.06</b>	<b>87.39</b>	<b>92.09</b>
<b>Total Liabilities and Shareholders' Equity</b>	<b>85.89</b>	<b>91.91</b>	<b>95.63</b>

#### **Operation Results of Landy ended 31 December 2017-2019**

<b>Unit: Million Baht</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Revenue from Sales and Services	23.11	21.36	19.96
Costs of Services and Sales	11.74	11.66	11.60
<b>Gross Profit</b>	<b>11.37</b>	<b>9.70</b>	<b>8.36</b>
Operating Expenses	2.28	1.92	2.58
<b>EBIT</b>	<b>9.09</b>	<b>7.78</b>	<b>5.78</b>
Other Revenue	0.46	<b>1.37</b>	<b>0.09</b>
Income Tax Expenses	1.91	1.83	<b>1.17</b>
<b>Net Profit (Loss)</b>	<b>7.64</b>	<b>7.32</b>	<b>4.70</b>

#### **6. Value of Consideration and Basis Used to Determine the Value of Consideration**

The total value of consideration for 2,550,400 shares of Landy to be sold to the Buyer is Baht 87,988,800 or Baht 34.50 per share with the following criteria:

- 1) The price agreed by both parties
- 2) Profitability and growth of the Company
- 3) Financial projection by specifying the selling price from the following range:

	Baht per share
Book Value (as of 31 December 2019)	23.02
Discounted Cash Flow (discount rate at 10%)	30.81
Cost (as of 1 December 2020)	27.45

The transaction payment will be by money transfer and/or cashier cheque within the 1<sup>st</sup> Quarter of 2021.

#### **7. Source of Fund**

As the transaction is disposal of asset, the Company therefore is not required to use its funds.

#### **8. Usage Plan of the Consideration Received from the Disposal of Assets**

For working capital and business operation.

## **9. Expected Benefits to the Company**

The benefits from this transaction are to increase the efficiency in cash management and liquidity. The money received can be used for the Company's operation along with its business plan.

## **10. Condition of the Transaction**

This Transaction is considered as a disposition of the material assets. According to the announcement of the Acquisition or Disposal of Assets, the Company is required to disclose information about such transactions to the Stock Exchange of Thailand (SET) and to provide the information memorandum regarding the disposition of assets of the Company to the shareholders within 21 days following the date of disclosure of the transaction to the SET.

## **11. Opinion of the Company's Board of Directors**

The Board of Directors has considered to approve the sale of 2,550,400 ordinary shares of Landy Development Co., Ltd. at selling price of Baht 34.50 per share, totaling Baht 87,988,800 to Landy Home (Thailand) Co., Ltd. and Trendy Home Builder Co., Ltd., which are not a connected person of the Company.

This transaction will benefit the Company and its shareholder. The selling price of the said shares is higher than the cost value. In addition, this transaction is transparent and suitable.

## **12. Opinion of the Company's Audit Committee and/or Directors differently from those of the Board of Directors**

Neither the Audit Committee nor any directors had a different view from the Board of Directors.