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Phor Sor Kor 00-0095/2564(2021)

December 30, 2021

Subject: Related Transactions in the Lease Agreement

To: Director and Manager

The Stock Exchange of Thailand

Thai O.P.P. Public Company Limited (the “Company”) would like to report the related transactions in the lease agreement, which might be deemed as related transactions in the category of ‘Short-term Lease of Rental Properties under the Stock Exchange of Thailand Notification, “Disclosure and Acts of Listed Companies on Related Transactions. Full details of said related transaction as follows;

Rental of Factory and Office buildings from Kim Pai Property Company Limited

1) Related Parties

Lessee : Thai O.P.P. Public Company Limited

Lessor : Kim Pai Property Company Limited

2) Details of Related Transactions

2.1) Transaction Date: December 30, 2021. The Lessee has agreed to lease 50 parking lots from the Lessor at Wellgrow Industrial Estate Soi 6, Bang Samak sub-district, Bang Pakong District, Chachengsao Province. To be leased at a rental rate of Baht 734/lot/month equivalent to Baht 36,700 per month. The said lease agreement has a term of one year from January 1, 2022 – December 31, 2022. Totally Baht 440,400 throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity.

2.2) Transaction Date: December 30, 2021. The Lessee has agreed to lease the factory building space from the Lessor as follows: Building No. 91/5 Moo 5 Wellgrow Industrial Estate Soi 6, Bang Samak sub-district, Bang Pakong, District Chacheongsao Province. The said lease agreement has a term of one year as following details: January 1, 2022 – December 31, 2022 the said building covers a total area of 1,736 square meters and will be leased at a rental rate of Baht 236,964 per month. (Baht 136.50/sqm.) The price was lower than average rental rate of factory in the vicinity. Totally Baht 2,843,568 throughout the lease agreement term. The Lessee intends to use the building space for warehouse.

Thai O.P.P. Public Company Limited

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3) Details of related parties

Lessee : Thai O.P.P. Public Company Limited

| No. | Name           |           | Position          | *No. of Share | %     |
|-----|----------------|-----------|-------------------|---------------|-------|
| 1   | Mr.Suthee      | Limatibul | Managing Director | 879,535       | 14.66 |
| 2   | Mr.Chavalit    | Limatibul | Director          | 1,020,458     | 17.01 |
| 3   | Pol.Cap. Sumet | Limatibul | Director          | 1,095,388     | 18.26 |
| 4   | Mr.Boonchu     | Limatibul | Director          | 1,091,851     | 18.20 |

Remark: \* Included the Related persons

Lessor : Kim Pai Property Company Limited

| No. | Name           |           | Position          | *No. of Share | %     |
|-----|----------------|-----------|-------------------|---------------|-------|
| 1   | Mr.Suthee      | Limatibul | Director          | 175,000       | 25.00 |
| 2   | Mr.Chavalit    | Limatibul | Managing Director | 175,000       | 25.00 |
| 3   | Pol.Cap. Sumet | Limatibul | Director          | 175,000       | 25.00 |
| 4   | Mr.Boonchu     | Limatibul | Director          | 175,000       | 25.00 |

Remark: \* Included the Related persons

Rental of Factory building space from Kim Pack Company Limited

1) Related Parties

Lessee : Thai O.P.P. Public Company Limited

Lessor : Kim Pack Company Limited

2) Details of Related Transactions

Transaction Date: December 30, 2021. The Lessee has agreed to lease the factory building space from the Lessor as follows : Building No. 85/4 Said building covers a total area of 64 square meters and will be leased at a rental rate of Baht 7,680 per month. The said lease agreement has a term of one year from January 1, 2022 – December 31, 2022. Totally Baht 92,160 throughout the lease agreement term. The Lessee intends to use the building space to produce toothpaste tubes. The price was lower than average rental rate of factory in the vicinity.



3) Details of related parties

Lessor : Kim Pack Compay Limited

| No. | Name           |           | Position          | *No. of Share | %     |
|-----|----------------|-----------|-------------------|---------------|-------|
| 1   | Mr.Suthee      | Limatibul | Director          | 727,400       | 26.44 |
| 2   | Mr.Chavalit    | Limatibul | Director          | 674,200       | 24.52 |
| 3   | Pol.Cap. Sumet | Limatibul | Managing Director | 674,200       | 24.52 |
| 4   | Mr.Boonchu     | Limatibul | Director          | 674,200       | 24.52 |

Remark: \* Included the Related persons

The total value of all said transactions amounts to Baht 3,376,128 throughout the lease term. In this regard, such transaction when compared with the Net Tangible Asset amount of the Company according to the financial statements as of September 30, 2021 (Baht 1.4 billion), the transaction size is 0.23% of such the Net Tangible Asset amount which is required to disclose the information to the Stock Exchange of Thailand.

Yours Sincerely,

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Suthee Limatibul

Vice Chairman and Managing Director