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Phor Sor Kor 00-0085/2565(2022)

December 30, 2022

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, 2022. The Lessee has agreed to lease the land Title Deed No.24726 (partial). Total area 1,050 sq.wah, located in Bang Samak sub-district, Bang Pakong District, Chachengsao Province. To be leased at a rental rate of Baht 35,280 per month. (Baht 33.60/sq.wah) The said lease agreement has a term of three years from January 1, 2023 – December 31, 2025. Totally Baht 1,270,080 throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity. The Lessee intends to use the land for the construction of a building to produce plastic film.

2.2) Transaction Date: December 30, 2022. 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. Said building covers a total area of 2,425 square meters and will be leased at a rental rate of Baht 331,012.50 per month. (Baht 136.50/sqm.) The said lease agreement has a term of three years from January 1, 2023 – December 31, 2025. Totally Baht 11,916,450 throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity. The Lessee intends to use the building space for Sticker Label printing.

Thai O.P.P. Public Company Limited

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2.3) Transaction Date: December 30, 2022. The Lessee has agreed to lease the factory building space from the Lessor as follows: Building No. 91/9 Moo 5 Wellgrow Industrial Estate Soi 6, Bang Samak sub-district, Bang Pakong District, Chachengsao Province. Said building covers a total area of 2,721 square meters and will be leased at a rental rate of Baht 371,416.50 per month. (Baht 136.50/sqm.) The said lease agreement has a term of three years from January 1, 2023 – December 31, 2025. Totally Baht 13,370,994 throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity. The Lessee intends to use the building space to produce plastic film.

2.4) Transaction Date: December 30, 2022. 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 building covers a total area of 1,736 square meters and will be leased at a rental rate of Baht 248,812.20 per month. (Baht 143.33/sqm.) The said lease agreement has a term of one year as following details: January 1, 2023 – December 31, 2023. Totally Baht 2,985,746.40 throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity. The Lessee intends to use the building space for warehouse.

2.5) Transaction Date: December 30, 2022. The Lessee has agreed to lease 48 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 35,232 per month. The said lease agreement has a term of one year from January 1, 2023 – December 31, 2023. Totally Baht 422,784 throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity.

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	1,098,888	18.31
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	43,750	6.25
3	Pol.Cap. Sumet	Limatibul	Director	87,000	12.50
4	Mr.Boonchu	Limatibul	Director	35,000	5.00

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 Compay Limited

2) Details of Related Transactions

Transaction Date: December 30, 2022. 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, 2023 – December 31, 2023. Totally Baht 92,160 throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity. The Lessee intends to use the building space to produce toothpaste tubes.

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



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

1) Related Parties

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

Lessor : Kim Pai Printing Company Limited

2) Details of Related Transactions

Transaction Date: December 30, 2022. The Lessee has agreed to lease Factory and Office buildings from the Lessor as follows: Building No, 2234/3 Chan Road, Chongnonsi Sub-district, Yannawa District, Bangkok. Said building covers a total area of 155 square meters and will be leased at a rental rate of Baht 39,600 per month. The said lease agreement has a term of three years from January 1, 2023 – December 31, 2025. Totally Baht 1,425,600. throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity. The Lessee intends to use the building for Sticker Label printing.

3) Details of related parties

Lessor : Kim Pai Printing Company Limited

No.	Name	Position	*No. of Share	%
1	Mr.Boonchu Limatibul	Managing Director	25,140	5.00
2	Mr.Chavalit Limatibul	Director	35,343	7.03
3	Pol.Cap. Sumet Limatibul	Director	50,110	9.97
4	Mr.Suthee Limatibul	Director	120,695	24.01

Remark: * Included the Related persons

Rental of Factory and Office buildings from Kimpai Company Limited

1) Related Parties

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

Lessor : Kimpai Company Limited

2) Details of Related Transactions

Transaction Date: December 30, 2022. The Lessee has agreed to lease Factory and Office buildings from the Lessor as follows: Building No, 2234/5 Chan Road, Chongnonsi Sub-district, Yannawa District, Bangkok. Said building covers a total area of 392.92 square meters and will be leased at a rental rate of Baht 27,500 per month. The said lease agreement has a term of three years from January 1, 2023 – December 31, 2025. Totally Baht 990,000



throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity. The Lessee intends to use the building for Sticker Label printing.

3) Details of related parties

Lessor : Kimpai Company Limited

No.	Name		Position	*No. of Share	%
1	Mr.Boonchu	Limatibul	Managing Director	1,050	5.25
2	Mr.Chavalit	Limatibul	Director	4,200	21.00
3	Pol.Cap. Sumet	Limatibul	Director	4,200	21.00
4	Mr.Suthee	Limatibul	Director	4,250	21.25

Remark: * Included the Related persons

Land Lease Agreement from Kimpai 2234 Company Limited

1) Related Parties

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

Lessor : Kimpai 2234 Company Limited

2) Details of Related Transactions

Transaction Date: December 30, 2022. The Lessee has agreed to lease title Deed No.13314 and 15615. Total area 0 – 1 – 68 rai, (672 square meters) located in Chongnonsi sub-district, Yannawa District, Bangkok. To be leased at a rental rate of Baht 81,312 per month. The said lease agreement has a term of three years from January 1, 2023 – December 31, 2025. Totally Baht 2,927,232 throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity. The Lessee intends to use the land for the construction of a building for an office and a warehouse.

3) Details of related parties

Lessor : Kimpai 2234 Company Limited

No.	Name		Position	*No. of Share	%
1	Mr.Suthee	Limatibul	Director	224,236	22.72
2	Mr.Chavalit	Limatibul	Managing Director	224,236	22.72
3	Pol.Cap. Sumet	Limatibul	Director	224,236	22.72

Remark: * Included the Related persons



Land Lease Agreement from Kimpai Estate Company Limited

1) Related Parties

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

Lessor : Kimpai Estate Company Limited

2) Details of Related Transactions

Transaction Date: December 30, 2022. The Lessee has agreed to lease title Deed No.3125. Total area 4-0-12 rai, located in Homsil sub-district, Bang Pakong District, Chachoengsao Province. To be leased at a rental rate of Baht 54,163.20 per month. The said lease agreement has a term of three years from January 1, 2023 – December 31, 2025. Totally Baht 1,949,875.20 throughout the lease agreement term. The price was lower than average rental rate of factory in the vicinity. The Lessee intends to use the land for the construction of a building to produce toothpaste tubes.

3) Details of related parties

Lessor : Kimpai Estate Company Limited

No.	Name	Position	*No. of Share	%
1	Mr.Suthee Limatibul	Director	1,004,261	25.00
2	Mr.Chavalit Limatibul	Managing Director	1,004,261	25.00
3	Pol.Cap. Sumet Limatibul	Director	1,004,261	25.00
4	Mr.Boonchu Limatibul	Director	1,004,261	25.00

Remark: * Included the Related persons

The total value of all said transactions amounts to Baht 37,350,921.60 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, 2022 (Baht 1.47 billion), the transaction size is 2.53% 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

Thai O.P.P. Public Company Limited