



**Information on the Connected Transaction**

**The renewal of lease agreement**

**1. The transaction date:**

On February 27, 2023, the Board of Directors Meeting No. 1/2023 resolved to approve the Company to renew an office space rental agreement with Safety Factory Company Limited, the company whose major shareholder of the Company. The said renewal of the lease agreement was considered a connected transaction in the category of short-term lease of immovable properties according to the announcement of the Board of Governors of the Stock Exchange of Thailand about the Disclosure of Information and Actions of Listed Companies on Connected Transactions, B.E. 2546.

**2. The parties involved:**

Lessee: Firetrade Engineering Public Company Limited  
Lessor: Safety Factory Company Limited

**3. The general characteristic of the transaction:**

Firetrade Engineering Public Company Limited renewed the office space lease agreement with Safety Factory Company Limited for 3 years. The details of the lease are as follows:

3.1) To lease the office building space, No. 1198/5, Rama 9 Road, Phatthanakan Sub-district, Suan Luang District, Bangkok. The rental areas were on the 2<sup>nd</sup> floor, 4<sup>th</sup> floor, 5<sup>th</sup> floor , 6<sup>th</sup> floor and multi-purpose area with the total areas of 2,432 square meters and the rental rate was Baht 830,820.00 per month. The rental payment must be paid monthly with the total rental period of 3 years.

3.2) Utilities fees

- Electricity fee for Baht 6.00 per unit
- Parking fee for Baht 500.00 per car

**4. The total value of the transaction:**

- 1) Lease Agreement for office space in the amount of Baht 29,909,520.00
- 2) Lease Agreement for Public Utilities Service in terms of usage amount in the amount of Baht 29,909,520.00

From the original Agreement with a lease term of 3 years, totaling Baht 26,548,200.00, increasing for 12.66% of the original agreement value or equal to Baht 3,361,320.00

**5. The transaction size:**

The aforementioned transactions fall within the category of connected transactions. It was classified as a real estate rental transaction that did not exceed 3 years with the transaction size of Baht 29,909,520.00 or 3.75 percent of the net tangible asset value which was more than 3.00 percent of the net tangible assets of the Company as of December 31, 2022 (audited financial statements for the year 2022). As a big transaction size ,the Company must seek approval from the Board of Directors' meeting and disclose information about the transaction to the Stock Exchange of Thailand.





- Turn-key for Engineering, Design, Supply, Installation, Supervision, Testing, Commissioning, etc.
- Valve, Fire Hose, Fire Extinguisher Equipment, Automatic Sprinkler Equipment
- Water Base System, Foam System, Gaseous System, Dry Chemical System
- Fire Suppression – Detection & Fire Alarm System

T H E L E A D E R I N F I R E P R O T E C T I O N

**6. Detail of Related Party:**

Mr.Taksin Tantipijit and Mrs.Pattamaporn Tantipijit were major shareholders and authorized directors of Firetrade Engineering Public Company Limited.

Mr.Taksin Tantipijit and Mrs.Pattamaporn Tantipijit were major shareholders and Mr. Taksin Tantipijit is a director of Safety Factory Company Limited.

**7. The reasons and necessity to the agreement with transaction:**

To renew the office space lease for use as the headquarter of the Company then the business operation of the Company could be operated continuously.

**8. Opinion of the Board of Directors:**

The Board of Directors resolved that the rental fee was reasonable. The conditions of the Agreement were in accordance with commercial terms in general. It could be compared to the transactions made with other unrelated companies. However, directors who were connected persons abstained from voting in approving such transactions.

**9. Opinions of the Audit Committee and/or the Board of Directors which is Different from the Opinions the Directors about the connected Transaction:**

- None -

