

PhorSorKor 00-0051/2566 (2023)

May 31, 2023

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;

1. Date of Transaction

May 31, 2023

2. The parties involved

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

Lessor: L.A. Plaspac Company Limited

3. Relationship between Parties

Major shareholders and some directors of the Company are connected persons and hold 82.52% of L.A. Plaspac Company’s shares.

Some directors of the Company are connected persons, details as follows:

Thai O.P.P. Public Company Limited (as of March 31, 2023)

No.	Name	Position	Number of shares*	%
1	Suthee Limatibul	Managing Director	879,535	14.66
2	Chavalit Limatibul	Director	1,020,458	17.01
3	Sumet Limatibul	Director	1,098,888	18.31
4	Boonchu Limatibul	Director	1,091,851	18.20

L.A. Plaspac Company Limited

No.	Name	Position	Number of shares*	%
1	Suthee Limatibul	Director	350,625	20.63
2	Chavalit Limatibul	Director	350,625	20.63
3	Sumet Limatibul	Director	350,625	20.63
4	Boonchu Limatibul	Director	350,625	20.63

Note: * Number of shares according to the definition of a connected person

Thai O.P.P. Public Company Limited

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4. Description of the Transaction

The Lessee has agreed to lease the factory building no. 91/2 Moo 5 Wellgrow Industrial Estate Soi 6, Bang Samak sub-district, Bang Pakong, District Chacheongsao Province. Said building covers a total area of 3,075 square meters. The Lessee intends to use the building space for product plastic film.

5. Transaction Value, Criteria used to determine the Value and Payment Condition

Transaction Type: Short-term Lease of Rental Properties

Transaction	Details
Rental Period	June 1, 2023 – December 31, 2023 (7 months)
Rental Rate	Baht 369,000/month (Baht 120/sqm.) Totally Baht 2,583,000 throughout the lease agreement term.
Terms of Payment	According to the lease agreement
Pricing Criteria	The price was lower than average rental rate of factory in the vicinity.

6. Conditions of the transaction

In accordance with the Notification of the Capital Market Supervisory Board no. Thor Jor.21/2551 on rules of related party transactions, the agreement into the transactions with the total transaction value of Baht 2,583,000 falls into related party transactions of Short-term Lease of Rental Properties type. According to the reviewed consolidated financial statement of the company, ending on March 31, 2023, The size of the transaction is approximately 0.16% of the Company's Net Tangible Assets ("NTA") (NTA of the Company as of March 31, 2023 is Baht 1,565 million) which is more than 0.03 percent, but does not exceed 3 percent of the Company's Net Tangible Assets. When the above and other related party transactions during the last six months are considered, the related party transactions, overall magnitude becomes Baht 39,933,922 the transaction size is 2.55% of such the Net Tangible Asset amount which is more than 0.03 percent, but does not exceed 3 percent of the Company's Net Tangible Assets. This transaction could approve by the management and has to be disclosed the information to the Stock Exchange of Thailand.

Please be informed accordingly

Yours Faithfully,

Thai O.P.P. Public Company Limited

Suthee Limatibul

Vice Chairman and Managing Director

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