



PPPM/2566-057

30 August 2023

Subject : Disclosure of Information Regarding Connected Transactions.

Short-Term Lease Contract of Immovable Property Not Longer Than 3 Years (Additional 2)

To : The President  
The Stock Exchange of Thailand

PP Prime Public Company Limited (The Company) would like to inform that the Board of Directors' meeting No. 10/2023 on August 30, 2023 has approved the company to move the branch office from the People Park Community Mall, E1 Building, On Nut Road, On Nut, Suan Luang, Bangkok to lease the office space in Bor Bai Mai Building, Ramkhamhaeng Road, Huamark, Bangkok Bangkok is the representative office to reduce costs. The transaction is considered a connected transaction as follows:

1. Date of Transaction : Around the Quarter 4/2023 and end in the same period of 2026.
2. Related Parties : Transaction Between Listed Company and Connected Person(s)  
Tenant : PP Prime Public Company Limited  
Landlord : Bor Bai Mai Co., Ltd.

3. General Characteristics of the Transaction :

The Company intend to lease the office space at Bor Bai Mai Co., Ltd., with the details of the lease agreement as follows:

- Details of building : Floor 3-4 Bor Bai Mai Building No. 1279/1, Ramkhamhaeng Road, Huamark , Bangkok Bangkok 10240
- Size of leased premises : 449.66 Sq.m.
- Term : 3 Years
- Rental rate : 123,656.94 Baht per month (275 baht per Sq.m. per month)
- Common service fee : 3,000.00 baht per month (monthly payment)
- Other conditions : As stated in the agreement

4. Total value and criteria used to determine total value

The total value of the rental throughout the 3-year lease period is 4,559,649.84 baht (Including the common service fee, not including water fees, electricity fees, property and land taxes, other taxes and other related expenses).



บริษัท พีพี ไพร์ม จำกัด (มหาชน)

PP PRIME PUBLIC COMPANY LIMITED

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5. Details of the Connected Persons

- Name of the Connected Person : Bor Bai Mai Co., Ltd.
- Relationship : As of August 2, 2023 (Closed the latest stock register book) Mr. Parin Chanuntranont Is a major shareholder of the company, holding 21.81% (including shares held by LGT BANK (SINGAPORE) LTD, amounting to 11.049%) and Bor Bai Mai Co., Ltd. has a close relative (a child of legal age) of Mr. Parin Chanuntranont. Major shareholders are Mr. Akirabha Chanuntranont and Miss Sasa Chanuntranont holding 66.67% of total shares

6. Directors who have Interests

- None -

7. Opinion of the Board of Directors and Audit Committee Concerning the Transaction

The Board of Directors considered and opined that the entering into the connected transaction is based on a reasonable ground and supportive reasons because the company benefits in two ways from doing such transactions by reducing rental costs because the rental price is lower than before and can generate additional income from renting out the original office space. The rental rate is lower than the market price of office buildings in the same area. (The market price is compared to the rental price of an office building with similar conditions in a radius of 1-3 kilometers on the same road, which has a total rental price of approximately 500 baht per square meter per month) There is enough parking and it is close to subway station. Thus, the Board of Directors has approved for the Company to enter into this transaction as this will be in the best interest of the Company.

In addition, there is no opinion of any other directors or audit committee members which is different from the opinion of the Board of Directors as stated above.

8. Type and total value of the transaction

The value of the transaction is 4,559,649.84 baht (Four million, five hundred fifty-nine thousand, six hundred forty-nine baht, eighty-four satang), with the size of the transaction equal to 0.77 percent of the net tangible asset value (NTA) (meaning total assets - intangible assets). - Total liabilities - Non-controlling equity According to the company's financial statements as of June 30, 2023, the value is 595,973,456 baht) Therefore, it is classified as a medium-sized transaction with a value of more than 0.03 percent but less than 3 percent. The company is obligated to seek approval from the Board of Directors to disclose information to the Stock Exchange of Thailand.



9. Current operations lease the office space in the People Park Community Mall.

The company registered the right to lease space in the People Park Community Mall on December 22, 2020, which is a home office building with a total rental area of 1,369 square meters and a rental period of 18 years from April 29, 2019 to April 28, 2037. Rental fee totaling 72 million baht. Currently, there are 3 tenants who are pet businesses. It has an annual rental income of approximately 3.9 million baht.

The office area of the company has an area of approximately 436 square meters. The rental price is approximately 400 - 500 baht per square meter per month. Calculated as rental income of approximately 170,000 - 200,000 baht per month. Therefore, in order to have increased income and cash flow, proceed to recruit tenants. It is expected that a tenant will be able to be found and a price agreed upon in the 4th quarter of 2023. Once there is a tenant, the office will be moved to the Bor Bai Mai Building.

Please be informed accordingly.

Yours sincerely,

(Mrs. Supattra Nakmontanakum)

Chief Executive Officer

PP Prime Public Company Limited

Corporate Secretary Office

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