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Phor Sor Kor 00-0087/2566(2023)

December 28, 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;

Rental of Factory building space and Parking 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 28, 2023. 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 Chachoengsao Province. 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 said lease agreement has a term of one year as following details: January 1, 2024 – December 31, 2024. Totally Baht 2,843,568 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.

2.2) Transaction Date: December 28, 2023. The Lessee has agreed to lease 57 parking lots from the Lessor at Wellgrow Industrial Estate Soi 6, Bang Samak sub-district, Bang Pakong District, Chachoengsao Province. To be leased at a rental rate of Baht 770/lot/month equivalent to Baht 43,890 per month. The said lease agreement has a term of one year from January 1, 2024 – December 31, 2024. Totally Baht 526,680 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

Thai O.P.P. Public Company Limited

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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 Company Limited

2) Details of Related Transactions

Transaction Date: December 28, 2023. 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 8,064 per month. (Baht 126/sqm.) The said lease agreement has a term of one year from January 1, 2024 – December 31, 2024. Totally Baht 96,768 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 Company 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 building space from L.A. Plaspac Company Limited

1) Related Parties

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

Lessor : L.A. Plaspac Company Limited

2) Details of Related Transactions

Transaction Date: December 28, 2023. The Lessee has agreed to lease the factory building space from the Lessor as follows: Building No. 91/2 Moo 5 Wellgrow Industrial Estate Soi 6, Bang Samak sub-district, Bang Pakong, District Chachoengsao Province. Said building covers a total area of 3,075

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square meters and will be leased at a rental rate of Baht 369,000 per month. (Baht 120/sqm.) The said lease agreement has a term of six months from January 1, 2024 – June 30, 2024. Totally Baht 2,214,000 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 space to produce plastic film.

3) Details of related parties

Lessor : L.A. Plaspack Company Limited

No.	Name	Position	*No. of Share	%
1	Mr.Suthee Limatibul	Director	350,625	20.63
2	Mr.Chavalit Limatibul	Director	350,625	20.63
3	Pol.Cap. Sumet Limatibul	Director	350,625	20.63
4	Mr.Boonchu Limatibul	Director	350,625	20.63

Remark: * Included the Related persons

The total value of all said transactions amounts to Baht 5,681,016 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, 2023 (Baht 1.60 billion), the transaction size is 0.35% 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