



UMS./EXS./004-24

February 28, 2024

Subject : Connected Transaction in Respect of Office Lease Agreement Extension
To : Director and Manager
The Stock Exchange of Thailand

Unique Mining Services Public Company Limited (the "Company") hereby notifies the resolutions of the Board of Directors' Meeting No. 1/2024, which was held on February 28, 2024, 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

January 1, 2024

2. Related Parties

Lessee : Unique Mining Services Public Company Limited

Lessor : Thoresen Thai Agencies Public Company Limited

3. Nature of Transaction

Unique Mining Services Public Company Limited has entered into an office space rental agreement with Thoresen Thai Agencies Public Company Limited, which is a connected transaction. with details as follows: The Company rents the office address 26/23 Orakarn Building, 7th Floor, Soi Chidlom, Ploenchit Road, Lumpini , Pathumwan , Bangkok 10330, with a total area of 270 square meters, and the rental rate is 81,000 baht per month (300 baht per 1 square meter) for a period of 1 year from 1 January – 31 December 2024. The total value throughout the contract period is equal to 972,000 baht and has a common service fee of 40,500 baht per month (150 baht per 1 square meter) for a period of 1 year from January 1 - December 31, 2024. The total value over the contract period is 486,000 baht, totaling 121,500 baht per month or 1,458,000 baht per year.

4. Total value of Connected Transaction

Unique Mining Services Public Company Limited leases office space from Thoresen Thai Agencies Public Company Limited for one year. The rental value of office space including common fee is 121,500 baht per



month or it is equal to 1,458,000 baht per year, calculated from the rental rate, including the common area fee, equal to 450 baht per square meter per month, which is a price that is lower than or close to the general market price

5. Size of Connected Transaction

Calculation the criteria to determine the value as following

$$\begin{aligned} & \text{The value of rental fee per year} * 100 / \text{Net Tangible Asset} \\ & = 1,458,000 * 100 / 233,951,262 \\ & = 0.62\% \end{aligned}$$

The size of the transaction is equal to 0.62% of net tangible assets which is calculated from the financial statements audited as at December 31, 2023. UMS has disclose the transaction to investors.

6. Name of Connected Person

Mr.Chalermchai Mahagitsiri who was the member of directors of “ TTA “ including “ UMS “ per detail as below ;

Connected Person	Thoresen Thai Agencies Plc. (" Lessor ")	Unique Mining Services Plc. (" Lessee ")
Mr.Chalermchai Mahagitsiri	Director	Director

7. Nature and Scope of Connected Transaction.

Mr.Chalermchai Mahagitsiri who was the member of directors of “ TTA “ whose as the major shareholder of Athene Holdings Limited as of 99.99% shareholding and Athene Holdings Limited is the major shareholder of “ UMS “ as of 96.13% shareholding per detail as below ;

Proportion of Shareholding	Athene Holdings Limited	Unique Mining Services Plc.
Thoresen Thai Plc.	99.99%	-
Athene Holdings Limited	-	96.13%

Remarks : Mr. Chalermchai Mahagitsiri holds shares 23.47% of Thoresen Thai Agencies Plc. (as of January 31, 2024).

8. The committee's opinion about the transaction

The committee considered that the transaction is reasonable and would have good effect to long term business of the Company.

9. Different opinions from audit committee and/or directors of the Company

-None-



Please be informed accordingly,

Sincerely Yours,

(Mr.Dome Liewlomviboon)

Acting Chief Executive Officer

/ Acting Chief Financial Officer