



No. 198/2024

May 29, 2024

To: The President
The Stock Exchange of Thailand

Subject: Notification of entering into a connected transaction relating to renewal of condominium unit lease agreement

Board of Directors' Meeting No. 3/2024, held on May 29, 2024, resolved to approve the entering into a connected transaction relating to the renewal of a condominium unit lease agreement with a connected person. Details of which are as follows:

1. Transaction date July 1, 2024
2. Parties involved Lessor : Phatra Leasing Public Company Limited (“PL” or the “Company”)
Lessee : Muang Thai Life Assurance Public Company Limited (“MTL”)
3. Characteristics of relationship Mr. Photipong Lamsam, Mr. Sara Lamsam and Dr. Sutee Mokkhavesa are MTL’s directors who can control management and operational policies which are categorized as controlling persons of MTL, whereby those three persons are also PL’s directors. (In any event, MTL is not PL’s major shareholder since it does not hold shares in PL of more than 10 percent.)
4. Type of transaction A transaction relating to assets, whereby PL currently leases out a condominium unit to MTL and will renew the lease agreement of such unit for 3 years.
5. Details of transaction PL will renew the lease agreement of a unit in The Royal Princess Condominium which is located at Room No. 61/36, 6th Floor, Petchkasem Road, Tambol Nong Kae, Amphoe Hua Hin (Pranburi), Prachuap Khiri Khan Province, with an approximate area of 243.94 square meters for a lease period of 3 years (starting from July 1, 2024 – June 30, 2027), having a rental rate of Baht 100,000 per month.
6. Transaction size, criteria for calculation of transaction size, and payment method The rental rates throughout the lease period will be at Baht 3,600,000, provided that MTL will make monthly payments to PL by the 5th of every month.
According to the calculation basis on the net tangible asset value, the total value of the transaction is equivalent to 0.113 percent, which is more than 0.03 percent of the net tangible asset value but not exceeding 3 percent of the net tangible asset value according to the Company’s financial statements as at March 31, 2024, which have been reviewed by the Company’s auditors.



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| 7. Name of directors who have interests and/or names of directors who are connected persons | Mr. Photipong Lamsam, Mr. Sara Lamsam and Dr. Sutee Mokkhavesa, who are directors of the Company and MTL, including Mr. Poomchai Lamsam as a director of the Company, advisor to the Board of directors and advisor to CEO, Life insurance Agency of MTL, who may have interests in the matter and did not attend in this agenda matter, or provide opinions on this matter. |
| 8. Opinion of the Board of Directors concerning the decision to enter into the transaction | The Board of Directors has considered transaction details by comparing rental rates of other units in the same building and those of nearby areas and approved to enter into such transaction and viewed that the transaction is a reasonable and will have a positive effect on the Company's business operations. |
| 9. Opinions of the Audit Committee and/or the Company's directors which are different from those of the Board of Directors | -None- |

Please be informed accordingly.

Yours sincerely,

(Mr. Pipop Kunasol)

President