

Ref. DBP. 073 / 2024

May 28, 2024

Subject : Connected Transaction in Respect of Office Lease Agreement Extension

To : President

The Stock Exchange of Thailand

Diamond Building Products Public Company Limited ("Company") would like to report on the connected transaction between the Company, which has Mr. Chatchai Teepsuwan and Mr. Kamolaphat Teepsuwan as the Company's Directors, having entered into the Office Lease Agreement with Phahol 8 Co., Ltd., which has Mr. Chatchai Teepsuwan and Mr. Kamolaphat Teepsuwan as the Directors of Phahol 8 Co., Ltd. The execution of such agreement is considered as connected transaction being the type of transaction regarding rental or lease of immovable property of not exceeding 3 years according to the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, B.E. 2546 (2003), having details of the transaction as follows.

**1. Transaction Date**

June 1, 2024

**2. Connected Parties**

Lessee: Diamond Building Products Public Co., Ltd.

Lessor: Phahol 8 Co., Ltd.

Relationship with the Company: Mr. Chatchai Teepsuwan and Mr. Kamolaphat Teepsuwan are Directors of the Company and the Directors of Phahol 8 Co., Ltd.

**3. Characteristics and Details of Connected Transaction**

- Information on the Leased Area: Partial area of 408/163, Phaholyothin Place Building, 40<sup>th</sup> Floor, Phaholyothin Road, Samsennai, Phayathai, Bangkok, totaling 80 square meters.
- Lease Period: 1 year and 4 months from June 1, 2024 to September 30, 2025.



- Rental and Service Fee (Excluding VAT): Baht 60,800 per month (Previous rate was Baht 58,200 per month).
- Security Deposit (Excluding VAT): Baht 182,400 (Previous rate was Baht 174,600).
- Pricing Basis: the rental and service fee not exceeding the average rent and service fee of office buildings around the nearby area.

#### 4. Total Transaction Value

The total value of the Office Lease Agreement is Baht 60,800 per month or equivalent to Baht 972,800 and the security deposit of Baht 182,400, the total value is Baht 1,155,200 for the entire lease period of 1 year and 4 months. Such transaction is deemed as a medium-sized transaction with transaction value of more than Baht 1million but less than Baht 20 million or exceeding 0.03 percent but less than 3 percent of net tangible asset value or equivalent to 0.04 percent of Company's net tangible asset value (Company's net tangible asset value according to the consolidated financial statements as at March 31, 2024 is Baht 2,685,222,101). Such transaction is considered as the rental or lease of immovable property of not exceeding 3 years by which the Company is required to disclose the information.

#### 5. Reasons and Necessities of the Transaction

The previous Office Lease Agreement has expired on May 31, 2024 and the Management Committee has passed a resolution approving for the extension of the Office Lease Agreement with Phahol 8 Co., Ltd. for a period of 1 year and 4 months to continue as the Company's office location for its business operation.

Please be informed accordingly.

Yours faithfully,

For and on behalf of Diamond Building Products Public Company Limited

(Mr. Satid Sudbuntad)

Chief Executive Officer

Company Secretary Office

Tel. +66 3622 4171-8 Ext. 314 Fax. +66 3622 4187



DIAMONDBrandOfficial



02 619 2333



www.dbp.co.th

Branch Office 1 : 408/163-165, Phaholyothin Place Bldg., 40<sup>th</sup> Floor, Phaholyothin Road, Samsennai, Phayathai, Bangkok 10400, Thailand  
Tel : +66 2619 0742-4 Fax : +66 2619 0488

Branch Office 2 : 269 Moo 3, Tambon Samran, Amphur Muang, Khon Kaen 40000, Thailand Tel : +66 43 393 350 Fax : +66 43 393 358

Branch Office 3 : 169-170 Moo 4, Mitrapharp Road, Tambon Tan Diao, Amphur Kaengkhroi, Saraburi 18110, Thailand Tel : +66 36 224 171-8