

No. LDC 013/ 2024

May 10, 2024

Subject: Information of Connected Transaction (Property Lease Agreement Not Exceeding 3 Years)

Attention: President

The Stock Exchange of Thailand

LDC Dental Public Company Limited ("the Company") would like to inform that the Board of Directors Meeting No. 2/2024 held on May 10, 2024 has approved the entry into a connected transaction regarding the lease agreement for a 2-story building behind the LDC Dental Clinic, Chiang Mai branch, with Sleep Owl Co., Ltd. with the following details:

1. Date of the transaction

June 1, 2024 - May 31, 2027 (Duration of 3 years)

2. Parties involved

Lessor: LDC Dental Public Company Limited

Lessee: Sleep Owl Co., Ltd.

3. Details of the connected person and the nature of the relationship

Miss Siriluck Tangborirak who is a director of the Company, is a director of the Lessee ("Sleep Owl"). Dr. Wattana Chaiwat, who is a director of the Company, the Chief Executive Officer, and a major shareholder with controlling power in the Company, is a director, major shareholder, and controlling person of the "Lessee". Therefore, they are considered connected persons according to the Notification of the Capital Market Supervisory Board No. Tor Jor. 21/2551 (2008) Re: Rules on Connected Transactions and its amendments, and 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) and its amendments.

4. General characteristics of the transaction

Sleep Owl Co., Ltd. requests to lease a 2-story building behind the LDC Dental Clinic, Chiang Mai branch, located at 69/1 Sripoom Road, Sripoom Subdistrict, Mueang District, Chiang Mai Province, from the Lessor, LDC Dental Public Company Limited, for the purpose of operating an accommodations business. The leased area is 172 square meters, with a lease term of 3 years, from June 1, 2024 to May 31, 2027. The total

value of the lease agreement is 1,365,000.00 Baht (excluding water, electricity, and telephone expenses).

This transaction is considered a short-term property lease transaction as the lease term does not exceed 3 years.

5. Calculation of the transaction size

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. 2548 (2005), the Company allows the lease of a building to Sleep Owl Co., Ltd., which the lessee is a connected person and has a transaction value of 1,365,000.00 Baht. This transaction value is more than 0.03% but less than 3.0% of the Company's net tangible assets as at March 31, 2024. Therefore, this is considered a medium-sized transaction, and the Company is required to disclose the information to the Stock Exchange of Thailand.

6. Voting of Director having the Interests

Dr. Wattana Chaiwat and Miss Siriluck Tangborirak, directors having the interest are ineligible to vote for this transaction.

7. Opinion of the Board of Directors for this Transaction

The Board of Directors (excluding the interested directors mentioned above) has considered and had opinion that entering into this connected transaction is for the benefit of the Company. The transaction is also under reasonable conditions, with the rental rate being referenced from an independent appraiser. Additionally, it has been reviewed by the Audit Committee. Therefore, it is believed that this transaction will be beneficial to the Company and has resolved to approve such transaction.

8. Opinions of the Audit Committee which is different form the Opinions of the Board of Directors

- None -

Please be informed accordingly and this is to disclose the information to the public.

Yours sincerely,

(Dr. Wattana Chaiwat)

Chief Executive Officer