

**-Translation-**

Phor Sor Kor 00-0049/2567(2024)

July 1, 2024

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 Warehouse and Canteen 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: July 1, 2024. The Lessee has agreed to lease the warehouse from the Lessor as follows: Land title deed no.52799 Bang Samak sub-district, Bang Pakong District, Chachoengsao Province, Moo 5 Wellgrow Industrial Estate Soi 6. The said building covers a total area of 970 square meters and will be leased at a rental rate of Baht 160,050 per month. (Baht 165/sqm.) The said lease agreement has a term of one year and six months as following details: July 1, 2024 – December 31, 2025. Totally Baht 2,880,900 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: July 1, 2024. The Lessee has agreed to lease canteen from the Lessor as follows: Land title deed no.24725 Bang Samak sub-district, Bang Pakong District, Chachoengsao Province, Moo 5 Wellgrow Industrial Estate Soi 6. To be leased at a rental rate of Baht 17,500 per month. The said lease agreement has a term of three year from July 1, 2024 – June 30, 2027. Totally Baht 630,000 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 (as of March 31, 2024)

No.	Name	Position	*No. of Share	%
1	Mr.Suthee Limatibul	Managing Director	879,535	14.66
2	Mr.Chavalit Limatibul	Director	1,020,458	17.00
3	Pol.Cap. Sumet Limatibul	Director	1,136,988	18.95
4	Mr.Boonchu Limatibul	Director	362,921	6.05

Remark: \* Included the Related persons

Thai O.P.P. Public Company Limited

Office: 1741 Chan Road, Thungmahamek, Sathorn, Bangkok 10120 Tel: (662) 6781051-5 Fax: (662) 2854942

Internet: <http://www.topp.co.th> E-mail: [mail@topp.co.th](mailto:mail@topp.co.th)

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	175,000	25.00
3	Pol.Cap. Sumet	Limatibul	Director	175,000	25.00
4	Mr.Boonchu	Limatibul	Director	175,000	25.00

Remark: \* Included the Related persons

Rental of Factory building space from L.A. Plaspack Company Limited

1) Related Parties

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

Lessor : L.A. Plaspack Company Limited

2) Details of Related Transactions

Transaction Date: July 1, 2024. 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 4,040 square meters and will be leased at a rental rate of Baht 484,800 per month. (Baht 120/sqm.) The said lease agreement has a term of one year and six months from July 1, 2024 – June 30, 2025. Totally Baht 8,726,400 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 12,237,300 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 March 31, 2024 (Baht 1.66 billion), the transaction size is 0.74% of such the Net Tangible Asset amount which is required to disclose the information to the Stock Exchange of Thailand.

Yours Sincerely,

Suthee Limatibul

Vice Chairman and Managing Director

Thai O.P.P. Public Company Limited

**Office:** 1741 Chan Road, Thungmahamek, Sathorn, Bangkok 10120 Tel: (662) 6781051-5 Fax: (662) 2854942

**Internet:** <http://www.topp.co.th> **E-mail:** [mail@topp.co.th](mailto:mail@topp.co.th)