

Ref. DBP. 107 / 2021

July 29, 2021

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 being the Directors of the company. 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 Agreement Date (Day, Month, Year)

June 1, 2021

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 the 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 the 40th Floor of the Phaholyothin Place Building, 408/163 Phaholyothin Road, Samsennai, Phayathai, Bangkok, for leased area of 80 square meters.
- Lease Period: 3 years from June 1, 2021 to May 31, 2024.
- Rent and Service Fee (Excluding VAT): Baht 58,200 per month (Previously Baht 58,200 per month).
- Security Deposit (Excluding VAT): Baht 174,600 (Previously Baht 174,600).
- Pricing Basis: the rent 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 58,200 per month or equivalent to Baht 698,400 per year and including the security deposit of Baht 174,600, the total value is Baht 2,269,800 for the entire lease period of 3 years. Such transaction is deemed as a medium-sized transaction with transaction value exceeding Baht 1 million but less than Baht 20 million or exceeding 0.03 percent but less than 3 percent of the net tangible asset value or equivalent to 0.11 percent of Company's net tangible asset value (Company's net tangible asset value according to the consolidated financial statements as at March 31, 2021 is Baht 2,019,341,983). Such transaction is considered as the short-term 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, 2021 and the Board of Directors has passed a resolution approving for the extension of the Office Lease Agreement with Phahol 8 Co., Ltd. for a 3-year period 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

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