

Ref. DBP. 092 / 2022

September 27, 2022

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

October 1, 2022

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 address no. 408/163 and entire area of address no. 408/164-165, Phaholyothin Place Building, 40th Floor, Phaholyothin Road, Samsennai, Phayathai, Bangkok, totaling 526 square meters.
- Lease Period: 3 years from October 1, 2022 to September 30, 2025.



- Rental and Service Fee (Excluding VAT): Baht 234,070 per month (Previous rate was Baht 226,180 per month).
- Security Deposit (Excluding VAT): Baht 802,210 (Previous rate was Baht 778,540).
- 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 234,070 per month or equivalent to Baht 2,808,840 per year and including the security deposit of Baht 802,210, the total value is Baht 9,228,730 for the entire lease period of 3 years. Such transaction is deemed as a medium-sized transaction with transaction value exceeding 0.03 percent but less than 3 percent of net tangible asset value or equivalent to 0.41 percent of Company's net tangible asset value (Company's net tangible asset value according to the consolidated financial statements as at June 30, 2022 is Baht 2,255,471,687). 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 September 30, 2022 and the Management Committee 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

Company Secretary Office

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