



Ref. Thor Hor 015/2566

December 1, 2023

To: The President
The Stock Exchange of Thailand

Re: Connected Transaction

Dear Sirs,

TPI Polene Public Company Limited (“the Company”) would like to notify the Stock Exchange of Thailand (“the SET”) that the Company’s Board of Directors’ meeting no. 11/2566, held on December 1, 2023, passed a resolution to approve the Company to renew the lease agreement to rent office space from Pornchai Enterprise Co., Ltd., a 0.65% owned related company that has common directors, which is classified as a connected person. Additional information can be summarized as follows:-

1. Transaction date : December 1, 2023
2. Parties involved:
 - Lessee : TPI Polene Public Company Limited
 - Lessor : Pornchai Enterprise Co., Ltd.
 - Relationship : Leophairatana family is a major shareholder and has control in TPI Polene Public Company Limited and Pornchai Enterprise Co., Ltd.
3. Type of transaction : Renewal of the Lease Agreement
4. Size of transaction
 - Lease Agreement : To rent the office space
 - Total rental area with rental fee : 2,436 square meters with rental fee of Baht 400/square meter/month
 - Period of the agreement : 3 years
(January 1, 2024 – December 31, 2026)

บริษัท ทีพีโอ โพลีน จำกัด (มหาชน)

TPI POLENE PUBLIC COMPANY LIMITED

Value of 3-year rental fee	: Baht 35,078,400
Deposit for rental agreements	: -
Deposit for service agreements	: -
Total transaction amount	: Baht 35,078,400
Payment of rental fee	: On monthly basis

The above transaction is classified as connected transaction which supports ordinary course of business under normal commercial terms. In addition, it is situated in a good location, easily accessed whilst the rental fee is considered appropriate and comparative to those in the proximate area. The transaction value amounts to Baht 35,078,400.

If such transaction is included together with the similar type of transaction occurred in six-month period on June 29, 2023 and December 1, 2023 in the amount of Baht 4,363,756.69 and Baht 1,989,000 respectively, the connected transactions occurred in six months are totaled of Baht 41,431,156.69, which is greater than 0.03% (or Baht 16,158,333) but less than 3% (or Baht 1,615,833,300) of Net Tangible Assets of the Company and its subsidiaries as at September 30, 2023.

The directors and persons who have potential conflicts of interest did not attend the Board of Directors' meeting on this agenda, to consider and approve the connected transactions as above, and the Audit Committee are of the opinion that does not differ from the Board of Directors.

Please be informed accordingly.

Sincerely Yours,



Mrs. Orapin Leophairatana
Senior Executive Vice President