



DIMET
Beyond Top Quality

บริษัท ไดเมท (สยาม) จำกัด (มหาชน)
Dimet (Siam) Public Company Limited.

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- Translation -

No. Dimet IR006/2567

28 February 2024

Subject: Related Party Transaction

To: The President
The Stock Exchange of Thailand

Due to the Stock Exchange of Thailand (SET) contacting the company for additional information regarding the lease agreement of a building space with a related company (SKS Property Company Limited), the company, Dimet (Siam) Public Company Limited, discloses the following information to the Stock Exchange of Thailand.

The mentioned transaction occurred on November 1, 2021, when the management team agreed to lease space in the Bangkok Venice Suite building for office purposes with SKS Property Company Limited, a related party. The company interpreted the contract term specifying, "This lease agreement has a duration of 3 years, starting from April 1, 2025, to March 31, 2028." as a small-scale transaction due to its monetary value. Therefore, the management decided on the transaction without seeking approval at a company board meeting. When questioned by the Stock Exchange, the company clarified that the transaction is considered small-scale, and the related individuals have resigned from their positions on the company's board, placing it under the management's authority.

Upon reviewing and consulting the company's legal advisors, it was found that the aforementioned contract has a total lease term of 6 years with a total lease value of 2,760,000 Baht. Mr. Mr. Voradit Thanapatra, a board member of the company, was involved in the transaction when it took place. Therefore, the transaction is categorized as a medium-sized related party transaction. The company is required to seek approval for this related party transaction from the company's board of directors. During the 2/2567 board meeting held on February 28, 2567, at 13:00, the board approved the company to proceed with the related party transaction, and the necessary information to be disclosed to the Stock Exchange of Thailand is as follows:



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1. Date of the Occurrence

The lease agreement for space in the "Bangkok Venice Suite" building, located at 1054/8 Petchaburi Road, Makasan, Ratchathewi, Bangkok, owned by SKS Property Company Limited, was initiated on November 1, 2024. The lease duration was set for 3 years, commencing from April 1, 2025, to March 31, 2028. After the completion of the initial lease period, both parties agreed to renew the lease for an additional 3 years, making the total lease term not exceeding 6 years. This information is effective from April 1, 2025, to March 31, 2571.

2. Parties Involved

Tenant: Dimet (Siam) Public Company Limited

Landlord: SKS Property Company Limited

Relationship with the Registered Company: Mr. Voradit Thanapatra is a board member of Dimet (Siam) Public Company Limited, and also associated with SKS Property Company Limited.

3. Transaction details

The transaction involves leasing office space in the "Bangkok Venice Suite" building, located at 1054/8 Petchaburi Road, Makasan, Ratchathewi, Bangkok, owned by SKS Property Company Limited. The purpose of the lease is for office use.

4. Payment Terms

Referring to the lease agreement, Section 3 - Lease Conditions, the landlord agrees to lease the premises in its current condition. The tenant is responsible for renovating the entire leased space at their own expense. This includes the demolition of existing materials and equipment, redesigning and renovating the space, electrical and healthcare system work, and other expenses related to preparing the space for office use. The tenant has agreed to pay the rental fee to the landlord as follows:

Leasing Period	Monthly Rental Rate (Baht)
April 1, 2025 - March 31, 2027	No rental fee
April 1, 2027 - March 31, 2028	50,000 Baht
April 1, 2028 - March 31, 2029	55,000 Baht
April 1, 2029 - March 31, 2030	60,000 Baht
April 1, 2030 - March 31, 2031	65,000 Baht



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5. Transaction Size

Transaction Type: Lease

Asset/Service: Property Lease

Contract Duration: April 1, 2025 - March 31, 2031 (6 years)

Total Value: 2,760,000 Baht

Categorized as a medium-sized related party transaction.

6. Reasons and Benefits

The decision to lease this building is based on its strategic location in the central business district, offering convenience for travel and facilitating effective communication and collaboration with both government and private sector entities. This move is aimed at enhancing the efficiency of business operations. Additionally, it contributes to improving the company's image and reputation.

7. Board and Audit Committee Comments

During the Audit Committee meeting, held on February 28, 2567, at 9:30 AM, a resolution was passed approving the inclusion of the mentioned related party transaction. This approval was intended to present the matter at the subsequent Board of Directors meeting. In the Board of Directors meeting held on the same day at 1:00 PM, a resolution was passed, granting approval for the execution of the related party transaction.

Sincerely Yours,

-Mr. Ho-Chih Huang-

(Mr. Ho-Chih Huang)

Chief Executive Officer