



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: Bangkok Venice Suite space rental agreement

Attention: The President

The Stock Exchange of Thailand

"Referring to the additional description of the financial statements for the third quarter of 2023 regarding related parties in the lease agreement for space in the building with S.K.S Property Company Limited, the person involved in this matter is Mr. Woradit Thanapat, who held a director position in the company during the initial transaction and resigned on September 26, 2023. The company has considered this transaction as a related party transaction of the type of lease of real estate for not more than 3 years. The transaction size is valued at 600,000 baht, considered a small-sized transaction. This is due to the lease agreement for the building space having a lease period of 3 years, starting from April 1, 2022, to March 31, 2025. When the lease term expires, both parties have agreed to renew the contract for another 3 years. However, the total lease period must not exceed 6 years, until March 31, 2028.

On February 9, 2024, the company intends to exercise its right to extend the lease agreement for the Bangkok Venice Suite building space until March 31, 2028. This is in accordance with the lease agreement dated November 1, 2021, aiming to extend the total lease period to 6 years. Therefore, to maximize the benefit of utilizing the leased space, the company finds it necessary to exercise the right to extend the lease agreement, covering a total lease period of 6 years, aligning with the true intent of both parties.

The company exercises the right to extend the lease agreement, it will result in a total lease period of 6 years with a contract value of 2,760,000 baht. The person involved in this matter is Mr. Woradit Thanapat, who held a director position in the company during the initial transaction. When the company expressed its intention to proceed with this transaction, it brought the matter for approval to the company's board of directors. The approval was granted during the 2/2024 Board



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Meeting held on February 28, 2024, at 13:00. This approval includes the information that needs to be disclosed to the Stock Exchange of Thailand.

1. Date of Occurrence:

The lease agreement for the Bangkok Venice Suite, located at 1054/8 Petchaburi Road, Makasan Sub-District, Ratchathewi District, Bangkok, is held by S.K.S Property Company Limited. The lease agreement commenced on November 1, 2021, with a stipulated lease period of 3 years, starting from April 1, 2022, and concluding on March 31, 2025. Upon the expiration of the initial lease period, both parties agreed to extend the lease agreement for an additional 3 years. The total lease period, including the extension, must not exceed 6 years. In this regard, the company intends to proceed with the transaction by exercising the right to extend the lease agreement, thereby covering a total lease period of 6 years. The extension involves renewing the lease agreement for an additional 3 years, starting from April 1, 2025, and concluding on March 31, 2028.

2. Related Parties:

Lessee (Tenant): Dimet (Siam) Public Company Limited

Relationship with the registered company: Mr. Woradit Thanapat is a director of Dimet (Siam) Public Company Limited. As of November 15, 2021, he holds 15,000 shares, representing 0.93%.

Lessor (Landlord): S.K.S. Property Company Limited

Relationship with the registered company: Mr. Woradit Thanapat is a director of S.K.S. Property Company Limited.

3. General Nature and Details of the Transaction:

The transaction involves leasing office space in the building known as Bangkok Venice Suite, located at 1054/8 Petchaburi Road, Makasan Subdistrict, Ratchathewi District, Bangkok. The lessor is S.K.S. Property Company Limited, and the purpose of the lease is for office use.

4. Total Value of Consideration, Criteria for Valuation, and Payment Conditions:

Lease Agreement: The lessor agrees to lease the space in its current condition. The lessee is responsible for making any necessary improvements to the leased space at their own expense. This



includes the removal of existing materials and equipment, redesign and renovation of the space, electrical and healthcare system modifications, as well as other expenses related to preparing the space for office use by the lessee.

The tenant has agreed to pay the rent to the landlord as follows:

Lease Periods	Monthly Rental Rates
April 1, 2022 - March 31, 2024	"No rental fee for the leased space."
April 1, 2024 - March 31, 2025	50,000 Baht
April 1, 2025 - March 31, 2026	55,000 Baht
April 1, 2026 - March 31, 2027	60,000 Baht
April 1, 2027 - March 31, 2028	65,000 Baht

5. Reasons and Benefits Received:

Due to the central business location and convenient accessibility of the mentioned building, it facilitates travel and communication with both public and private sector entities promptly. This contributes to enhancing the operational efficiency of the business. Additionally, it serves as a positive image promotion for the company.

6. Scope of Gains and Losses:

During the 2/2024 the Board of Directors Meeting on February 28, 2024, were thoroughly considered based on the reasons for necessity and the aforementioned benefits. The board of directors found that engaging in the related transaction mentioned above is appropriate and beneficial for the company. Notably, Mr. Woradit Thanapat, who held a director position in the company, resigned on September 26, 2023, and did not participate in this meeting.

7. Board of Directors' Opinions:

After considering the necessity and benefits that the company would gain, as well as the criteria for determining the rental price, the opinions of the board of directors to the lease agreement for the building, as presented, exempts the rental fees for the first 2 years. For the rental fees in the 3rd to 6th years, they are significantly lower than the market rates. This arrangement will maximize benefits for the company, both in terms of investment and utility, as outlined in point 5 above. Therefore, the board approves the engagement in the mentioned transaction as it is deemed suitable and fair.

8. Differences in Company Directors' Opinions:



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No differing opinions were expressed by the company directors from the opinions of the board of directors stated in point 7.

9. Transaction Conditions:

No specific conditions for the transaction were mentioned.

In this regard, the company would like to inform that this transaction is not considered a related party transaction. This is due Mr. Woradit Thanapat, who held a director position in the company during the initial transaction, has resigned on September 26, 2023. Additionally, the extension of the lease agreement for another 3 years, from April 1, 2026, to March 31, 2029, is currently in the negotiation process with the lessor. The company will provide further updates on the progress of these negotiations.

Sincerely Yours,

-Mr. Ho-Chih Huang-
(Mr. Ho-Chih Huang)
Chief Executive Officer