

May 8, 2024

Subject Connected transaction on the lease agreement

To The President  
The Stock Exchange of Thailand

The Board of Director's Meeting of Siamgas and Petrochemicals Public Company limited ("the Company") in the Meeting No. 2/2024 held on May 8, 2024 has approved the Company and its subsidiaries to enter into the office lease agreement with Great China Millennium (Thailand) Co., Ltd. ("Great China"), which own the Palladium World Office Building. The transaction is considered a connected transaction as the directors and the shareholders of the Company are the directors and shareholders of Great China, therefore the Company has to report and disclose the related information as follow:

1. Date of Transaction

Within August 2024

2. Related Parties

Lessee : Siamgas and Petrochemicals Public Company limited and its subsidiaries

Lesser : Great China Millennium (Thailand) Co., Ltd.

3. General Information of Transaction

The Company and its subsidiaries intend to lease office space in the Palladium World Office Building from Great China with the detail as follow:

Detail of Building	:	1 Office building, 38 floors, located at No. 555 Rachaprarop Road Makkasan Ratchathewi Bangkok
Size of Lease Premises	:	6 <sup>th</sup> Floor and 36 <sup>th</sup> – 38 <sup>th</sup> floor with total area of 9,262.98

		Sq. meter
Lease Period	:	36 months (September 1, 2024 - August 31, 2027)
Rental and Service Rate	:	Baht 600 per Sq. meter per month

#### 4. Total Value of Consideration and Criteria for Determining

The total value of the office lease agreement is baht 200.08 million. The transaction size is equal to 1.40% from the consolidated financial statement as of March 31, 2024, which is more than 0.03% but less than 3.00%, and deemed as medium sized transaction. This transaction shall be approved by the Board of Directors and disclose the information to the Stock Exchange of Thailand.

#### 5. Detail of Connected Person

5.1 The Company and Great China have joint directors which are Mr. Worawit Weeraborwornpong, Mrs. Patchara Weeraborwornpong, and Miss Patcharawadee Weeraborwornpong.

5.2 Mr. Worawit Weeraborwornpong, the Company's Director and Major shareholder holding 39.59% stake in the Company holds 40.59% stake in Great China

5.3 Mr. Worawit Weeraborwornpong the Company's Director and Major Shareholder holding 39.59% stake in the Company holds 55.49% in Prom Maharaj Land Development Co.,Ltd. ("Prom Maharaj") Prom Maharaj is the major shareholder in Great China holding 57.74% stake in Great China.

#### 6. Reasons and Necessities of Execution of the Transactions

The lease contract with Great China is due to the need for lot of office space and it is difficult to find such a space to meet the Company and its subsidiaries need. In addition, the Palladium World Office Building has complete utilities and enough parking for staff and customers. Also, the offered rental rate is lower than the rates offered by other offices in the nearby area.

#### 7. Opinion of the Audit Committee

The Audit Committee has considered the information on the connected transaction and has an opinion that the transaction is appropriate and benefit to the Company and its subsidiaries. The rental and service rate

charged by Great China is appropriate comparing to the market price. The Audit Committee recommend to the Board of Directors to approve the Company and its subsidiaries to enter into the lease contract with Great China.

Please be informed accordingly.

Yours sincerely,

*Mrs. Jintana Kingkaew*

(Mrs. Jintana Kingkaew)

Deputy Managing Director