

บริษัท ตะวันออกพาณิชย์อื B

ECL 08/2567

22 February 2024

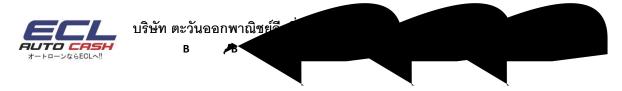
To the Attention of	the Manager and Director of the Securities Exchange of Thailand	
Subject	Approval of Related Party Transaction	
	- Building Space Lease	
Attachment	Information relating Related Party Transaction	
	- The Company shall enter into a space lease agreement From	
	Mr.Prapakorn Veerapong	

On Thursday 22 February 2024, the Board of Directors of Eastern Commercial Leasing PLC convened its meeting number 1/2567 at 10.30 o'clock. Resolution of the Board relating to subject may be summarized below;

The Board passed resolution approving for the company to enter into building space lease agreement 1st floor in the building with Mr.Prapakorn Veerapong. The landlord. to file away the documents and for other purposes for a 2 year tenor commencing from 1 March 2024 to 28 February 2026 for value of lease amounting to Bath 1,359,473.76. The lease transaction is considered related party transaction in accordance with announcement of the Securities Exchange of Thailand with detailed information per the enclosed document.

Please be so advised.

Sincerely Yours, Mrs. Duangrat Jaengmongkol, Director and Company secretary



ATTACHMENT

Information summary of Related party transaction Reporting Entity: Eastern Commercial Leasing PLC Subject: Building Space Lease Agreement with Mr.Prapakorn Veerapong

- 1. Date of transaction 1 March 2024
- Contracting parties

 Lessee
 Eastern Commercial Leasing PLC
 Lessor
 Mr.Prapakorn Veerapong
 Lessor's Business
 The landlord
 Relationship:
 Authorized directors of Eastern Commercial Leasing PLC (ref ECL), and on 15 January 2024 concurrently shareholders holding 50,088,480 shares accounting for 4.52% of ECL's issued and paid up capital

3. Nature of transaction

ECL shall enter into a contract the building space 1st floor with area of 233 square meter, lease agreement located number 38/3 Soi Ramkhamhaeng 21, Ramkhamhaeng Road, Wang Tong Lang Sub-District, Bangkapi District, Bangkok, to file away the documents and for other purposes for a 2 year commending from 1 March 2024 to 28 February 2026 with rental payable monthly

4. Total value and basis for the establishment of total transactional value

Year	Monthly	Annual	Per square meters
	Rental (Bath)	Rental (Bath)	(Bath)
1	55,263.16	663,157.92	237.06
2	58,026.32	696,315.84	249.04
2- Year	Total Rental	1,359,473.76	

The above transaction in aggregate accounting 0.07% of ECL net tangible assets (NTA) as at 31 December 2023 amounting to Bath 1,812,752,055.86 (as per reviewed financial statement)

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5.	5. Name list for related party transaction						
	ECL	Mr.Danucha Veerapong	Authorized director	Tenant			
			and Chairman of the Executive	• Committee			
		Mr.Prapakorn Veerapong	Authorized director	Tenant			
			And Managing Director				
	Ownership	Mr.Prapalorn Veerapong	Authorized director	Lessor			

6. Meeting attendance and voting at the Board of Directors' Meeting by related parties

Director with conflicting interest per 5. Above did not attend the meeting and did not vote in the Board meeting for the concerned agenda.

- 7. Nature and scope of vested interest in the related parties for participating in the related transaction The transaction valued at Bath 1,359,473.76 which was in excess of Bath 1 million but being less then Bath 20 million or accounting for 0.07% which was in excess 0.03% but less than 3% of net tangible asset of the Company thus qualifying as related transaction in accordance with announcement of the Securities Exchange of Thailand, Subject: Disclosure and operations of listed companies concerning related party transaction, classified as short term lease of real estate. This is a significant size. The Company board approval required to enter the transaction and accordingly disclosed information to the SET.
- 8. The Audit Committee opinion and The Board of Directors' opinion on decision to participate in the related party transaction.

It is necessary to enter into a contract the building space 1st floor lease agreement to file away the documents as a part business operation. The average rental rate Bath 237.06 and 249.04 per square meters, which were lower than the averaged appraised on the 8 May 2019 which rental rate of Bath 450 per square meters, It is reasonable of rent and is a transaction that occurs according to the market price or fair price. The conditions of agreement would be the same as agreement with other party in the normal course of business.

9. The Audit Committee opinion and / or company directors' opinion contradicting with the Board of Directors' opinion referred to in item 8.

-None-