



(Translation)

SET No. 27/2018

4 May 2018

Subject: Office Building Space Lease of the Company and Subsidiary's with a Connected Person

To: President,  
The Stock Exchange of Thailand

Adamas Incorporation Public Company Limited ("the Company") would like to report the office building space lease agreements, which are deemed as connected transactions in the category of rent or lease of immovable property of not exceeding 3 years in accordance with the Stock Exchange of Thailand Notification, Re: Disclosure and Other Acts of Listed Companies on Connected Transactions B.E. 2546 (2003) between the Company and a subsidiary, and Capital Link South Sathorn Limited ("CLS") whose majority of shares are held by Mr. Kriangkrai Siravanichkan, the Chairman of the Board of Directors of the Company, as per the following details:

1. General Characteristics and Details of Connected Transactions

1.1 The Company has entered into an agreement to lease office space with Capital Link South Sathorn Limited, a company in which Mr. Kriangkrai Siravanichkan holds an indirect shareholding through Capital Link Property Limited ("CLP").

Date of Transaction: 5 May 2018

Names of Parties involved: Lessee: Adamas Incorporation Public Company Limited  
Lessor : Capital Link South Sathorn Limited

Transaction: The Company shall lease this office from Capital Link South Sathorn Limited with the area 54.37 square meter, lease term 3 years and Contract expiration by 4 May 2021 as follows

Leased Asset	35 Soi Sathorn 9, South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 to serve as the Company's head office
Utility Space	54.37 square meter
Lease Term	3 years
Rental and service fees	Office rental fee of 10,874 Baht per month, equivalent to 200 Baht per square meter and service fee of 16,311 Baht per month, equivalent to 300 Baht per square meter.
Total rental and service fees	For 36 months, the total amount of 978,660 Baht

1.2 Sittarom Development Company Limited (“STR”) (“a subsidiary”) has entered into an agreement to lease office space with Capital Link South Sathorn Limited, a company in which Mr. Kriangkrai Siravanichkan holds an indirect shareholding through CLP.

Date of Transaction: 5 May 2018

Names of Parties involved: Lessee: Sittarom Development Company Limited

Lessor : Capital Link South Sathorn Limited

Transaction: STR shall lease this office from Capital Link South Sathorn Limited with the area 31.40 square meter, lease term 3 years and Contract expiration by 4 May 2021 as follows

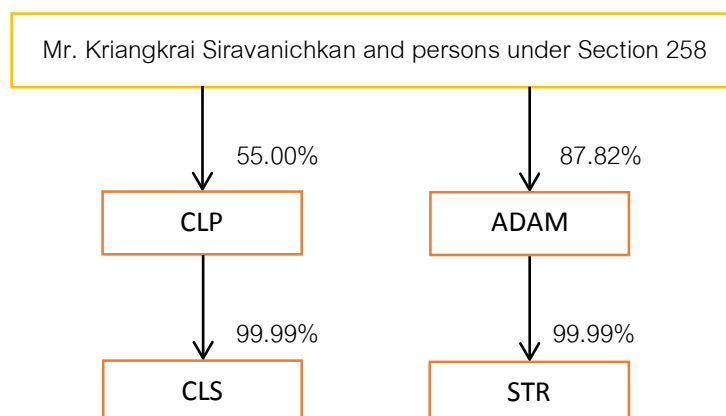
Leased Asset	35 Soi Sathorn 9, South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 to serve as STR's head office
Utility Space	31.40 square meter
Lease Term	3 years
Rental and service fees	Office rental fee of 6,280 Baht per month, equivalent to 200 Baht per square meter and service fee of 9,420 Baht per month, equivalent to 300 Baht per square meter.
Total rental and service fees	For 36 months, the total amount of 565,200 Baht

## 2. Total Value and Criteria Used in Determining a Transaction's Total Value

The total value of the space lease and service agreements of Adamas Incorporation Public Company Limited and a subsidiary amounts to 42,885 Baht per month, totaling 1,543,860 Baht throughout the agreement term. In this regard, such transactions are deemed transactions with the value of more than 1 Million Baht but less than 20 Million Baht, and fall into the category of short-term rent or lease of real property with a period of not exceeding three years which the Company is required to disclose to the Stock Exchange of Thailand.

## 3. Details of Related Parties

3.1 Mr. Kriangkrai Siravanichkan are the major shareholder of Capital Link South Sathorn Limited through shareholding in Capital Link Property Limited. Mr. Kriangkrai Siravanichkan holds 87.82% of the paid-up capital of the Company and holds 55.00% of the paid-up capital of CLP (Including persons under Section 258). CLP holds 99.99% of CLS's paid-up capital. The diagram is as follows.



## 3.2 List of common directors and management

No.	Name of directors	ADAM	STR	CLP	CLS
1.	Mr. Kriangkrai Siravanichkan	/	/		/
2.	Mr. Monchai Orawongpaisan	/	/		
3.	Mr. Titiwat Kuvijitsuwan	/			
4.	Gen.Tiwaporn Chanapanao	/			
5.	Mr. Sarawuthi Bhumithaworn	/			
6.	Mr. Thawach Chittranon	/			
7.	Mr. Vorapoj Dejudomvittaya		/		

No.	Name of directors	ADAM	STR	CLP	CLS
8.	Mr. Chaiannun Siravanichkan			/	/
9.	Miss Romrudee Siravanichkan				/

4. Rationale to Enter into The Transaction

Office building leasing at 35 Soi Sathorn 9, South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 is to rendering convenience for employees and visitors since the office is located near BTS station and also in the heart of the city, which is central business district of Bangkok.

The Company has considered office rental and service fee at the rate of 500 Baht per square meter as the fair and reasonable rental price.

Please be informed accordingly.

Sincerely yours

Adamas Incorporation Public Company Limited

Signed

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(Mr. Kriangkrai Siravanichkan)  
Chairman of the Board of Directors