



Sitthi Meesit

ASSOCIATE

PROFILE

Sitthi brings a wide range of experience across diverse areas of deals and practices, with a particular focus on infrastructure and energy projects, government agency matters, and commercial transactions.

He has advised both private and public entities on infrastructure project development. With his precise understanding to clients' commercial objectives, Sitthi excels in contract management and negotiation, and is instrumental in drafting agreements on related transactions.

His private sector experience includes initial public offerings in both domestic and cross-border transactions, as well as legal matters in real estate, construction, and hospitality.

EDUCATION

LL.B.

Thammasat University, 2017

PROFESSIONAL LICENSE

Lawyers Council of Thailand, admitted 2018

Thai Bar Association, admitted 2018

RECENT ACCOLADES

- Recommended Lawyer, Legal500, (2025)

SELECTED EXPERIENCE

1. Projects, Infrastructure, Public-Private Partnerships, and Concession

- Representation of the first and largest mass transit and monorail operator in Thailand in connection with the legal strategic planning and negotiating of the implementation government's new public transport fare policy in the Green Line project, the largest mass rapid transit network across and connecting Bangkok to the surrounding provinces with an estimated valuation of THB 505.69 billion.
- Representation of one of the largest construction and development companies in Thailand in connection with the preparation of their structure to prepare for the bidding of the development of the M5 Motorway project between Rangsit – Bang Pa-In, with a total estimated distance of 22 kilometres, under the Department of Highways, with an estimated valuation of THB 31 billion.
- Representation of the leading construction company in Thailand in connection with the preparation of project company structure, bidding preparation, submission and negotiation for waste to energy plant development comprising 3 projects in Samut Prakan Province, with a total estimated value of THB 2 billion.
- Representation of the concessionaire of Thailand's largest gold mine in relation to its THB 235 billion expansion of the gold mine, spanning three northern provinces. Our role includes ensuring regulatory compliance with relevant licenses and concession agreements. As part of the expansion, we are assisting in securing a new concession license, conducting a legal feasibility review, and formulating a negotiation strategy for the revocation and redirection of a public waterway.
- Representation of a subsidiary of one of the largest construction and development companies in Thailand in connection with the preparation for their bidding of the development of the 9.90MW waste-

to-energy power plant project in Samut Prakarn including corporate structuring with an estimated valuation of THB 2 billion.

- Representation of the contractor, a joint venture between leading Thai construction firms and a Chinese state enterprise, on contract management for the THB 22 billion Lamchabang Port Phase 3 project. Our support includes negotiating fine and penalty reductions, facilitating the introduction of a new joint venture partner, and amending the project agreement as necessary. Integrating a new member remains a key challenge, especially given strict RFP qualifications—this project is no exception.
- Representation of the leading construction company in Thailand in connection with project operation, contract management and negotiation with EPC contractors, including renegotiation of contract amendments to revise specifications of 3 water supply plants across multi-industrial estates to reserve compensation under breach of IEAT agreement, with a total estimated value of THB 2,000-3,000 million.
- Representation of one of the largest solar project operators in Thailand in connection with contract management of EPC contracts for construction of solar rooftop for world major seafood exporter including negotiation with client in relation to delay and defect, provide legal advise and set out legal strategies for the negotiation of both parties to settle the key issues to further continue the project operation.
- Representation of one of the largest solar project operators in Thailand in connection with amendment of EPC contracts for construction of solar rooftop for including negotiation with counterparty in relation to settlement of dispute and drafting of amendment term to resolve such dispute.
- Representation of the leading construction company in Thailand in connection with project operation, contract management and negotiation with relevant authorities, including renegotiation of contract amendments to revise the quality and quantity of 3 water supply plants across multi-industrial estates to align with current position, with a total estimated value of THB 2,000-3,000 million.
- Representation of an engineering subsidiary of the largest conglomerate in Thailand in connection with negotiation and contract management of the development of a THB 3 billion (USD 87 million) pilot biorefinery plant in the Eastern Economic Corridor. We coordinated with public organizations and state agencies, managed deliverables, and negotiated amendments to the engineering, procurement, and construction agreement of the project, allowing a smooth project development and collaboration between private and public entities.

2. Energy

- Representation of a leading renewable energy developer in connection with project structure development and drafting of project agreements including PPAs and internal memoranda of understanding for 15 MWs of solar rooftop, 90 MWs solar farm PPA and steam supply agreements, providing a mix of renewable energy sources for one of the largest tyre manufacturers and suppliers to the Thai automotive industry, with a total estimated value of THB 3,000-4,000 million.
- Represented one of Thailand's largest solar project operators in an exclusivity agreement with a leading gas station franchise for nationwide solar rooftop installations on retail outlets, including negotiation of commercial terms, compensation planning, and legal strategy to ensure seamless engagement and operations with franchisees across provinces.
- Representation of the notable business operator in the renewable energy infrastructure sector in connection with engagement negotiation, project agreement negotiation, and legal strategy development for a power purchase agreement with a leading retail business operator to install 100 MW solar rooftops across Thailand, with a total estimated value of THB 1,000-2,000 million.
- Representation of a leading renewable energy developer in connection with project structure development, drafting of project agreements including PPAs, and negotiation with purchasers for the establishment and installation of renewable energy sources for one of the largest business operators in manufacturing and distribution of plastic bag products and other types of packaging.
- Represented one of the affiliates under the largest conglomerates regarding energy sector in Thailand in connection with the contract management of its oil and gas transactions by providing advice on energy and petrochemical legal and regulatory compliances.
- Represented one of the affiliates under the largest conglomerates in regarding energy sector in Thailand in connection with the transaction to trade renewable energy under the sandbox project of

the Energy Regulatory Commission (ERC) with the load aggregator concepts, which is a recent development in Thailand. These includes advising on contract drafting and negotiation, development of business model based on the international standard and seamlessly accordance with the domestic codes and regulations.

- Represented one of the affiliates under the largest conglomerates in regarding energy sector in Thailand in facilitating electricity trading with cross-border transmission across four countries in ASEAN: Laos PDR, Thailand, Malaysia, and Singapore.

3. Government & Regulatory

- Representation of the government agency on Public-Private Partnership in proposing the amendment and guidelines to Public-Private Partnership Act B.E. 2562 (2019) following its fifth year of implementation to identify its current practical challenges to prepare for the subsequent amendment for it to achieve its goals in enabling the investment in various new infrastructure projects as well as providing seminars for officials of the relevant state agencies.
- Representation of the government agency in connection with the negotiation and the preparation of the Terms of Reference, a commercial land lease agreement, and a public procurement regulatory compliance for the commercial real estate development project, with a project value of THB 8.2 billion.

4. Banking & Finance

- Representation of the leading construction company in Thailand in connection with the plan to restructure its entire corporate organisation. The restructuring would involve a share swap transaction between its original shareholders to the shareholders of Holding Company of its conglomerates.

5. Land and Real Estate

- Representation of an international real estate developer in relation to the preparation on legal advises and conducting due diligence on the restriction in connection with the project to convert the condominium under condominium law into hotel under hotel law for the condominiums located at Pattaya, Chonburi province.
- Representation of a hotel developer and operator in relation to the legal due diligence on historical background, usage restriction and providing the legal advises on the acquisition of lands located at Koh Yao Noi, Phang Nga province, Thailand.
- Representation of an international real estate developer in relation to the conducting due diligence and providing legal advises on the restriction in connection with the project to convert the condominium under condominium law into hotel under hotel law for the condominiums located at Pattaya, Chonburi province.
- Representation of a hotel and resort company in relation to the preparation and drafting on relevant contracts and due diligence report, and legal documents in connection with the partial business transfer including to provide legal advises on the real estate and construction restriction for the hotel and resort located at Koh Samui, Surat Thani province, Thailand.