

SECTION 1

BUSINESS OPERATION

1. POLICY AND BUSINESS OVERVIEW

The Company was found as the name of “Five Star Property Co., Ltd.” on 14 June 1989 with registration No. 5404/2532, it became a publicly listed company on the SET on 11 January 1993. Thereafter, the Company converted as a public company on 1 June 1994 with registration No. 0107537001951 (formerly number Bor Mor Jor. 442). In 2002, Keppel Land Limited acquired Five Star Property Public Company Limited and changed its name to “Keppel Thai Properties Public Company Limited” on 9 July 2002.

In 2016, King Wai Group acquired entire shareholding of Keppel Land Limited in the Company. On 18 May 2016, Keppel Land Limited transferred its entire shareholding in the Company to KWT1499 (Thailand) Company Pte. Limited, an investment holding subsidiary of King Wai Group which incorporated in Singapore, then it became major shareholder of the Company, holding approximately 45.45% of the Company’s issued shares. Subsequently, the Company changed its name to “King Wai Group (Thailand) Public Company Limited” on 21 June 2016 and changed ticker symbol to “KWG”.

In mid-2016, SEC granted KWT1499 (Thailand) Company Pte. Limited, a subsidiary of King Wai Group, and Tommo (Thailand) Limited which is a related company of King Wai Group, approval to make the mandatory tender offer when it purchased Keppel Land Limited.

KING WAI GROUP

King Wai Group is one of the leading conglomerate Hong Kong based, China’s well-known and most prolific property developers, with a successful corporate history of more than 30 years.

The founder, Dr King Wai Chan, a member of the National Committee of CPPCC (全國政協委員) and founding Chairman of the Hong Kong China Chamber of Commerce (香港中國商會主席) has extensive network and experience in industrial, finance, international trade and real estate sectors.

In the early years, the Group was dedicated to the investment in textile industry. In mid 1990s, Dr Chan saw the great potential of future economic growth of China and shifted the focus to property development, which has subsequently contributed tremendously to the country, working to meet the needs of its citizens.

Since mid-1990s, King Wai Property Development Co., Ltd. had been established in Shanghai, growing from a burgeoning company into one of China’s forward-looking real estate developers.

The Group has then consistently maintained its position as a forward-thinking pioneer in the industry, developing a large part of properties in cities around Yangtze River Delta, Pearl River Delta and Bohai Sea Rim region thanks to its dedication and foresight.

Through the consistent efforts to improve living quality, the Group developed one of its flagship projects - the Shanghai King Wai City Oasis Baoshan, a large-scale mixed-use ecological community with 1.8 million square meters of gross floor areas, dominated by residential masterpiece, retail shopping mall, hotel and other commercial spaces. It is accredited as “China’s first ecological residential role model” by the Ministry of Environmental Protection. The “King Wai City Oasis” brand is now expanded to various cities.

Today the King Wai Group has developed into a conglomerate with impressive and diverse range of businesses in Property Development, Financial Services, E-Commerce & Supply Chain and many other investments throughout Asia, Europe and North America.

The Group has added to its portfolio of business interests on a global scale, investing in ventures related to its core businesses and associated industries.

With the belief “give back to society from which we take”, Chairman Dr. Chan has made many donations in education and community welfare on behalf of the group, which deems donation an integral part and continues to support those less fortunate. Starting since 2017, Dr. Chan provides scholarship to 10 Thai students each year. He donates full scholarships to 10 selected Thai students who study in Universities in Hong Kong. This is part of “Belt and Road Initiative” program which is collaboration with Ministry of Education of Thailand and Education Bureau of Hong Kong.

Since the founding, Dr Chan believed, “Responsibility creates value, Mission inspires endeavor”. With this spirit, the Group maintains its focus on providing affordable luxury properties for real people through the development of buildings that are as accessible and exceptional as they are.

KWG is well-known and respected in the market for delivering award-winning services across the residential developments. Our reach and capabilities are further reinforced by a strategic network of residential offices in Shanghai, along with long-standing partnerships, which help facilitate solutions for all projects from residential developments to community services.

Today, as a key phase of the development process, KWG’s approach begins with a unique blend of skills and expertise, coupled with the ability to optimize every opportunity. The Group is actively expanding its business by investing in financial services, cross-border supply chain sector at Qianhai Shenzhen and asset management business which is under development in Beijing.

The Group firmly believes our long term success is built on a strong sense of responsibility for our stakeholders and the larger community of which we are an integral part. The Group has long been supporting in various community services and is the sole sponsor for six consecutive years of “China International Credit and Risk Management Conference” organized by China Council for the Promotion of International Trade and American assurance credit and national commerce association, aiming to promote the development of China’s national credit system and the advancement of financial risks management. The Group is also the sole sponsor of the two annual “China Overseas Investment Summit “organized by Hong Kong China Chamber of Commerce, China National Committee and departments.

1.1. KWG’S BUSINESS OVERVIEW

As at 31 December 2017, KWG operated two landed residential developments in Bangkok under the Villa Arcadia brand. Featured with modern architecture, tropical landscaping and quality finishing, Villa Arcadia Srinakarin and Villa Arcadia Watcharapol are located within close proximity to major facilities and amenities, including shopping malls, hospitals and airports. The developments are well-connected to the central business district (CBD) via major transportation modes. Homebuyers of the properties include those from middle-and upper-middle market segments.

In 2018, KWG will launch 3 condominium projects in Bangkok while other planned developments will follow as scheduled.

Additionally, KWG holds a 28.36% stake in an office development, Jewellery Centre Building, located at the fringe of Bangkok's CBD.

The Company also holds more than 50% share in 12 companies which include:

- Thai-Kami Company Limited
- Gold Star Property Co., Ltd.
- Top Property Co., Ltd.
- Cornerstone Realty Co., Ltd.
- KWG Explore Limited
- NVV Development Co., Ltd.
- Praram 4 Limited (established on 18 May 2017)
- S31 Limited (established on 19 May 2017)
- S61 Limited (established on 3 April 2017)
- King Wai Construction Limited (established on 20 June 2017)
- King Wai Media Limited (established on 22 May 2017)
- King Wai Property Limited (established on 22 May 2017)

1.2. KEY DEVELOPMENT IN YEAR 2017

February	<ul style="list-style-type: none"> • KWG's registered capital has been increased from THB 2.2 billion to be THB 9.24 billion.
April - May	<ul style="list-style-type: none"> • registered 3 (three) new subsidiary companies, which are S61 Limited (established on 3 April 2017), Praram 4 Limited (established on 18 May 2017), S31 Limited (established on 19 May 2017) in order to operate the residential condominium projects.
May	<ul style="list-style-type: none"> • successfully acquired the subject site with land area of 0-2-60 Rai in size for low-rise condominium development and the subject site with land area of 0-3-11 Rai in size through Praram 4 Limited for high-rise condominium development.
May - June	<ul style="list-style-type: none"> • registration of 3 (three) new subsidiary companies, which are King Wai Media Limited and King Wai Property Limited (both established on 22 May 2017), King Wai Construction Limited (established on 20 June 2017) for business expansion in the near future.
June	<ul style="list-style-type: none"> • successfully acquired the subject site with land area of 1-1-98.4 Rai in size through S61 Limited for low-rise condominium development. • KWG subscribed new issued shares of NVV Development Co., Ltd. ("NVV") amount of 1,800,000 shares, at par value of 100 Baht at the total price 180,000,000 Baht as a result KWG shareholding in NVV

increase up to 89.35% of its registered capital.

- 27 June 2017, NVV, KWG's subsidiary, successfully acquired a parcel of land with total land area 1,510-1-42.6 Rai located in Wangnoi, Ayuthaya Province at purchased price 755,178,250 Baht.
- August • KWG signed Declaration of Intent under campaign of the Private Sector Collective Action Coalition Against Corruption (CAC).
- September • 14 Sep 2017 KWG entered into the share purchase agreement with Mr Narongsak Putthapornmongkol to acquired 245,000 shares in NVV, represents the transaction value of 24,500,000 Baht, as a result KWG hold 100% in NVV.
- December • EGM No. 3/2017 held on 22 December 2017 approved the acquisition total of 749,700 ordinary shares in AEC City Co., Ltd. ("AEC") from (i) King Wai International Holdings Company Limited and; (ii) Mr. Boonyong Yongcharoenrat (the "Seller") (representing 85 percent of the total shares sold in AEC) and approved the increase of registered capital from THB 9,240,000,000 to THB 9,475,754,700 by issuing 23,575,470 new ordinary shares at a par value of Baht 10 each and allocate the newly issued ordinary shares under the private placement scheme, by allocating to the Seller for the AEC shares. In this regard, the Seller shall use the AEC ordinary shares to pay for the newly issued ordinary shares in KWG in lieu of cash payment.

• The Board Meeting dated 22 December 2017 approved the purchase of QBE Insurance (Thailand) Public Company Limited ("QBET") by subsidiary which shall be incorporated and wholly own by KWG (the "Subsidiary"). KWG will acquire 71,713,623 ordinary shares (approximately 98.24% of the total issued shares) in QBET from QBE Asia Pacific Holdings Limited and Sinkaonamahasarn Company Limited, with the initial purchase price of THB 815,000,000. The final purchase price will comprise THB 295,000,000 and the amount equal to 98.24% multiplied by net assets of QBET as of the completion date. The transaction is subject to closing conditions, including required approvals from the relevant authorities. We expect closing of the transaction by the end of March 2018.

1.3. INVESTMENT POLICY

The Company is focused on investments within the property sector to be in line with our main business of property development for sale. Besides current subsidiaries and associate companies, we will consider further property investments when opportune.

1.4. VISION

To build a strong, sustainable and diversified business enterprise, driven by established goals to create shareholder value and be mindful of social and environmental responsibilities

1.5. MISSION

We commit to creating values and maximizing long-term sustainable returns while being mindful of our overall responsibilities.

1.6. SLOGAN

Responsibility creates value, Mission inspires endeavor.

1.7. CORE VALUE

Responsibility: We are responsible for our actions and understand their impact on others. We respect local culture, community and heritage and will strive to uphold the highest standards of corporate governance, ethics and environmental policy.

Quality: We strive for professional excellence to the highest standards possible to deliver supreme quality products and services.

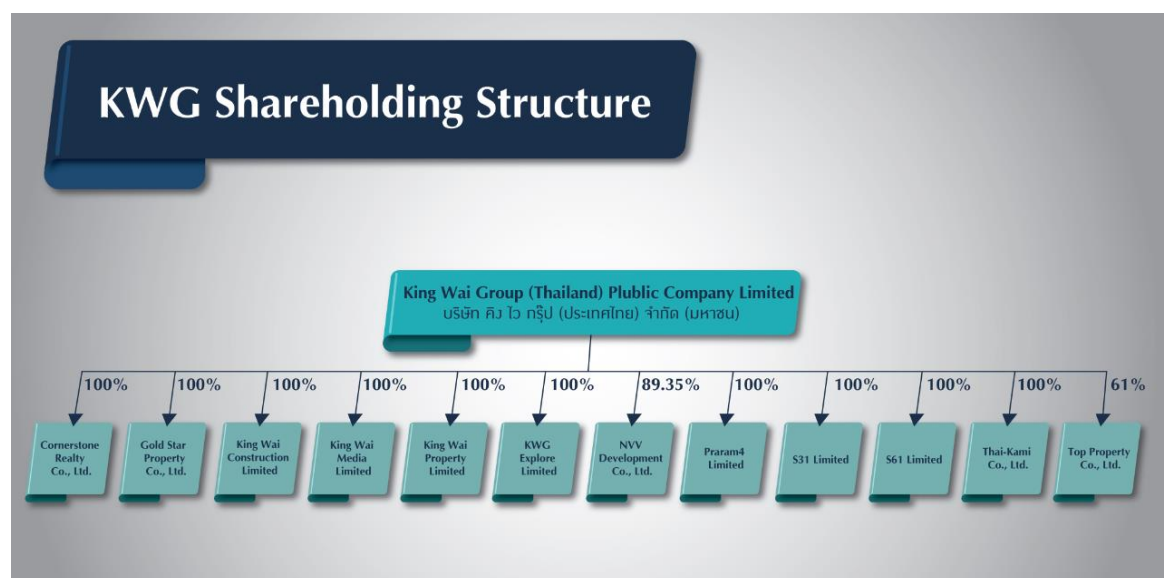
Sustainability: We are a responsible institution who makes a difference by building and supporting sustainable communities and environment. We strive for providing sustainable growth and profitable returns.

People: We value and strengthen relationship with all our stakeholders including, but not limit to, customers, shareholders, communities, suppliers, contractors, partners and employees.

Creativity: We emphasize on continually enhancing our products, services and also our cultures by embracing innovation and encouraging the pursuit of new opportunities.

1.8. INVESTMENT STRUCTURE OF KWG

As at 31 December 2017



2. NATURE OF BUSINESS

Revenue structure of KWG and its subsidiaries

The majority of the operations of the Company and its subsidiaries involve the sale of housing and rental of building. In 2017, the Company reported consolidated revenues of THB 643.85 million, increased from THB 575.91 million in 2016, representing 11.80% increasing.

The Company's income generated from sales of property 56.48%, rental and service income 6.59%, and other income 36.94% which is valuation gain from land.

(Unit: THB million)

Product Line / Business Group	Operated by	% Shares held by KWG	2017	%	2016	%	2015	%
Lease and Services of Office space	KWG	-	42.44	6.59	40.82	7.09	39.16	12.20
Sale of land and houses	TKC	100%	342.38	53.18	266.30	46.24	242.82	75.62
	GOLD	100%	21.22	3.30	21.30	3.70	25.31	7.88
Others	-	-	237.81	36.93	247.49	42.97	13.82	4.30
Total	-	-	643.85	100.00	575.91	100.00	321.11	100.00

Note: Details of revenue of KWG and its subsidiaries are disclosed in the Company's Financial Statements

2.1. BUSINESS OPERATIONS OF THE COMPANY AND ITS SUBSIDIARIES

KWG and its subsidiaries are in the main business of property development of properties for sale as well as the leasing of a commercial building.

2.1.1. PROPERTY DEVELOPMENT FOR SALE

SINGLE DETACHED HOUSE DEVELOPMENT

VILLA ARCADIA SRINAKARIN

Comprising 365 detached houses within a gated community, Villa Arcadia Srinakarin is situated close to the Suvarnabhumi International Airport. It is well-connected to the central business district (CBD) via the highway and the Karnchanapisek Outer Ring Road. The development enjoys convenient access to amenities such as prestigious international schools, hospitals and shopping centres which are located in its vicinity. The new Yellow monorail line, expected to commence operations in 2020, will further enhance the commute between Villa Arcadia Srinakarin and the CBD.

As at 31 December 2017, Phase 1 comprising 209 units (or 211 plots) sold out and completed transferred unit ownership. Phase 2 comprises 156 houses, is about 92.30% sold and 124 units out of 156 units already transferred ownership.

VILLA ARCADIA WATCHARAPOL

Villa Arcadia Watcharapol is single detached house project. Well-connected by the Ram Indra-Art Narong Expressway and Karnchanapisek Outer Ring Road, the development is about a 30-minute drive from the CBD. Nearby six-lane road, Phahonyothin-Rattanakosin Sompotch connects the development to east and west of Bangkok. The vicinity where Villa Arcadia Watcharapol is located is well-known for its variety of food and beverage outlets. Moreover well-known schools and hospitals are located in the vicinity.

Future transportation enhancements planned include the addition of the new Green skytrain line which is expected to commence operations in 2018 as well as the new Gray monorail line which is on the process of EIA. The Green skytrain line will provide easier access to the CBD area of Sukhumvit as well as for those heading further east to Samutprakarn province. The addition of the Gray monorail line will further improve accessibility from the CBD to the Chaopraya River.

About 60.0% of the 45 launched units have been sold as at 31 December 2017.

2.1.2. OTHER OPERATIONS

JEWELLERY CENTRE BUILDING

Jewellery Centre Building, a 34-storey commercial building, is located at the fringe of the Bangkok's Central Business District (CBD) along Nares Road, Sipraya Sub-district, Bangrak District, Bangkok. It is located in walking distance to a subway station and a sky-train station.

The building was about 88.34% leased out as at 31 December 2017.

2.2. MARKET ANALYSIS

KWG conducts regular market research to keep abreast of market trends. The Company collects primary and secondary data of

- Economy data of Thailand, Region and World
- Real Estate Market data
- Strategies of competitors and performances
- Any other indicators for market trend
- Other related information

KWG monitors the market for any changes via reports by established and reliable real estate analysis companies, actual and forecasted indicative data from the government and other reliable sources. KWG also collects data from our own survey on the competitors which we keep us update on the competition.

The Company has identified and defined market opportunities and issues through regular analyses. The Company has detailed action plans in place which it will implement when opportune.

2.2.1. THAILAND ECONOMY

In 2017, Thailand's economy had expanded. Both export and private consumption, main economic drivers had improved.

Thailand Economic Data

% Growth Year on Year	2016	2017	2018(F)
Gross Domestic Product	3.2	3.9	3.9
Inflation rate	0.2	0.7	1.1
Private Consumption	3.1	3.2	3.1
Export of Good and Service	-0.6	9.3	4.0

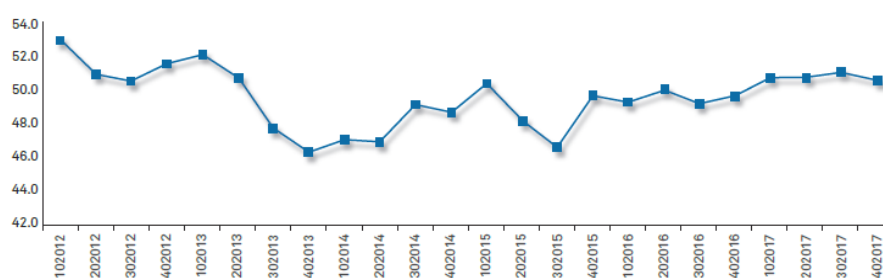
Source: Bank of Thailand and forecasted by the Thai Fiscal Policy Office and the Economist Intelligence Unit

Thailand economy outlook in 2018 is positive. Driving factors in 2018 are

- the expansion of world economy to drive the export
- the intensive government investment
- the improvement of private investment
- the improvement of employment and income

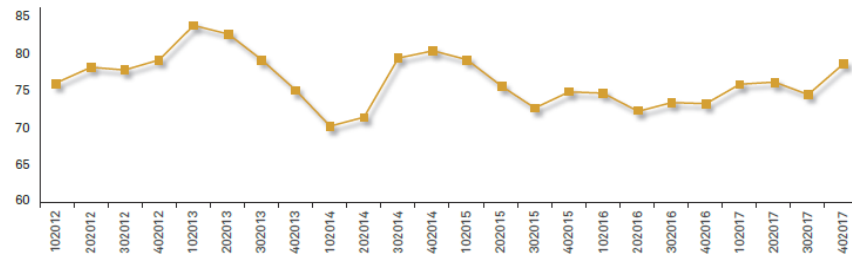
Economy in 2018 is forecasted to be promising. All economic aspects are anticipated to be improved. Overall investment is expected to expand 5.5%, comparing to 2016. Private spending is expected to expand 3.1%, comparing to 2016. General election is expected to be in 2H2018.

Graph: Business Sentiment Index (BSI)



Source: Bank of Thailand

Graph: Consumer Confidence Index (CCI)



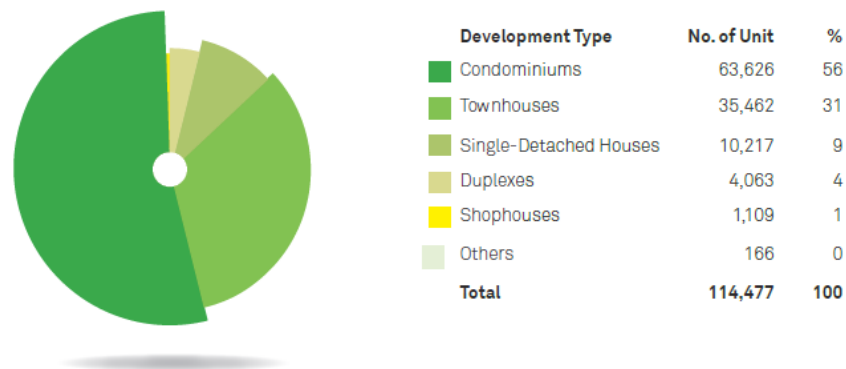
Source: University of Thai Chamber of Commerce

2.2.2. OVERALL PROPERTY MARKET

In 2017, the Agency for Real Estate Affairs (Thailand) reported that overall residential supply in Bangkok and its vicinity stood at 298,806 units, a 5.8% increase from 282,482 units in 2016. Overall residential demand in Bangkok and its vicinity stood at 103,579 units, a 5.5% increase from 98,153 units in 2016.

Overall new residential supply in Bangkok and its vicinity stood at 114,477 units at Baht 441,661 million, a 15.6% increase from Baht 382,110 million in 2016.

Graph: New Launches in 2017



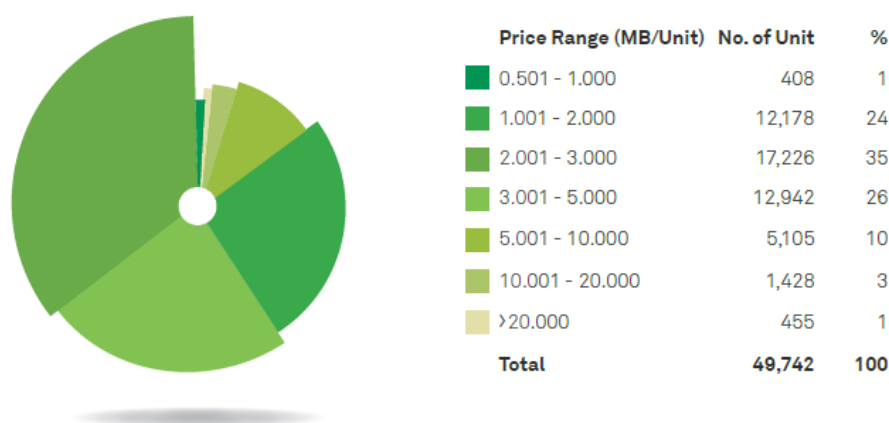
Source: Agency for Real Estate Affairs

2.2.3. LANDED HOMES

In 2017, prices of landed homes continued to rise due to the rise of land price and construction price. According to Thailand's Real Estate Information Center, in 4Q2017 prices of single detached houses in Bangkok and its vicinity increased by 2.2% year-on-year (y-o-y) while prices of townhouses in Bangkok and its vicinity increased by 3.2% y-o-y.

The landed residential sentiment had improved. In 2017, the Agency for Real Estate Affairs (Thailand) reported that overall new landed homes in Bangkok and its vicinity stood at 49,742 units, a 0.8% increase from 49,365 units in 2016. Meanwhile the overall value of new landed homes stood at Baht 185,024 million, a 4.2% increase from Baht 177,529 million in 2016.

Graph: New Landed Homes in 2017



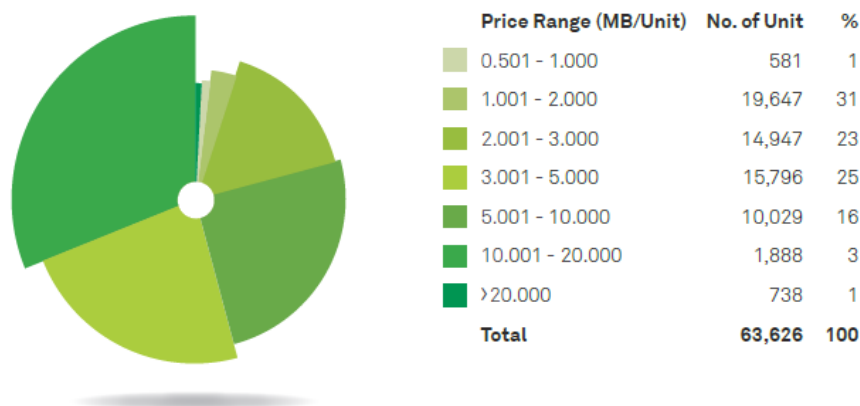
Source: Agency for Real Estate Affairs

2.2.4. CONDOMINIUM SECTOR

In 2017, prices of condominiums continued to rise due to the rise of land price. According to Thailand's Real Estate Information Center, in 4Q2017 prices of condominiums in Bangkok and its vicinity increased by 6.3% y-o-y.

The number of new condominium units increased in 2017. In 2017, the Agency for Real Estate Affairs (Thailand) reported that overall new condominium units in Bangkok and its vicinity stood at 63,626 units, a 9.0% increase from 58,350 units in 2016. Meanwhile the overall value of new condominium units stood at THB 250,631 million, a 30.1% increase from THB 192,659 million in 2016.

New Condominiums in 2017



Source: Agency for Real Estate Affairs

2.3. PROCUREMENT

The Company has strict procurement procedure in place. KWG emphasizes on the transparency and law and regulation compliance in the procurement process. All employees need to comply with the procedure without any exception.

2.3.1. LAND ACQUISITION

KWG seeks to acquire well-located land plots at competitive prices for real estate project developments for sale and/or for lease. The Company works closely with land owners, real estate agents and broker firms to source sites that are well-located and well-served by amenities. The Company has developed a list of reliable contacts in the real estate investment community with established track records. KWG also retains and updates its database of land and property prices in Bangkok and areas in the vicinity collated from government and other reliable sources. The Company has clear and examinable procedures for acquisition of land plots, and also timing development timelines to ensure the best time to enter the market.

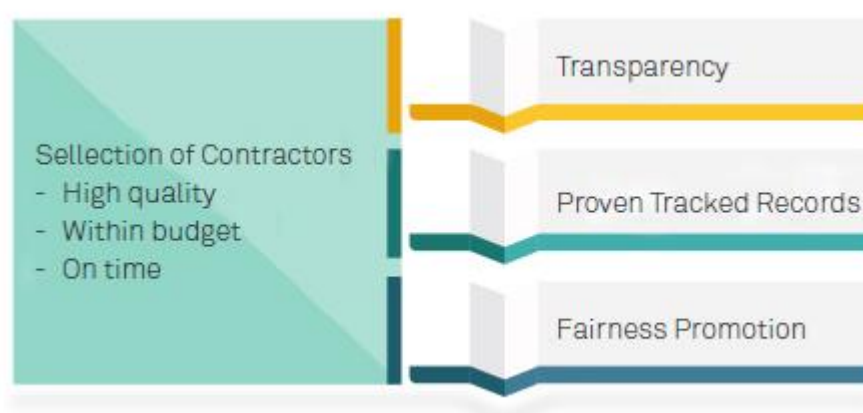
2.3.2. PROCUREMENT OF CONSTRUCTION MATERIAL

Most of KWG's construction materials are generally procured through its main contractors. KWG also maintains a database of prices of construction materials collated from government and other reliable sources. The Company enforces stringent guidelines and transparent purchase procedures to ensure quality and price of the materials. KWG will continue to work closely with trusted suppliers to deliver quality materials on time and within budget. Most of KWG's construction materials are sourced and purchased locally. In some cases, the Company purchases some materials on its own.

2.3.3. SELECTION OF CONTRACTORS

KWG has a strict and transparent evaluation process for appointment of its contractors and will continue to maintain and grow a reliable network of quality contractors.

In selecting its contractors, KWG works with contractors with a good track record and strong financials for tender procedures. KWG conducts background checks including past projects, market reputation and financial records. The Company places strong emphasis on the transparency of the hiring process, which promotes fair competition among contractors. KWG will continue to hire and work with quality contractors to produce high quality products on time and within budget.



2.3.4. HAND-OVER

Backlog units (as at end of 2017)

Project	No. of House Units	Type of Units	Total Value (THB)	Expected to transfer
Villa Arcadia Srinakarin	17	Single Detached House	127,600,000.00	Y2018

As at 31 December 2017, 17 residences with a total sales value of THB 127,600,000.00 have been sold. These have yet to be transferred. These units will be transferred to home buyers within 2018.

3. RISK FACTORS

Recognizing that risk management is an integral part of KWG's strategic and operational processes, the Company has in place a risk management framework to ensure swift response to potential challenges, as well as the ability and agility to leverage new opportunities and adapt in the changing business environment.

KWG has identified the following key risks and the appropriate mitigating actions:

3.1. SHORTAGE OF QUALITY CONTRACTORS

The Company focuses on delivering quality products to our customers. Quality contractors with skilled labors are important key. Shortage of skilled labor will impact the quality and delivery time of work, resulting in higher costs and longer period of construction.

KWG had developed a strict evaluation process in place for the appointment of its contractors. We had developed database of contractors with reliable proved work records. We have continued to seek and interview new reliable contractors. We maintain and grow a reliable network with quality contractors.

During construction procedure, we have evaluation process to appraise contractors' work quality closely and constantly and feedback the contractors immediately for their performance improvement. We work closely with contractor to check and inspect all the construction procedure.

3.2. LAND ACQUISITION

Land acquisition is a significant key of company competitiveness strategy. Land plot, situated closed to facilities with reasonable land price and excellent connectivity is ideal land plot for real estate development.

High land costs could result in the Company facing challenges in acquiring good sites at competitive prices. KWG continues to work with selected agents and brokerage firms to source for well-located sites at good prices and also deals directly with landowners. KWG is constantly seeking opportunities to acquire land plots with good value propositions and excellent connectivity to mass transits, expressways, and/or main roads.

3.3. FLUCTUATIONS IN CONSTRUCTION MATERIAL PRICES

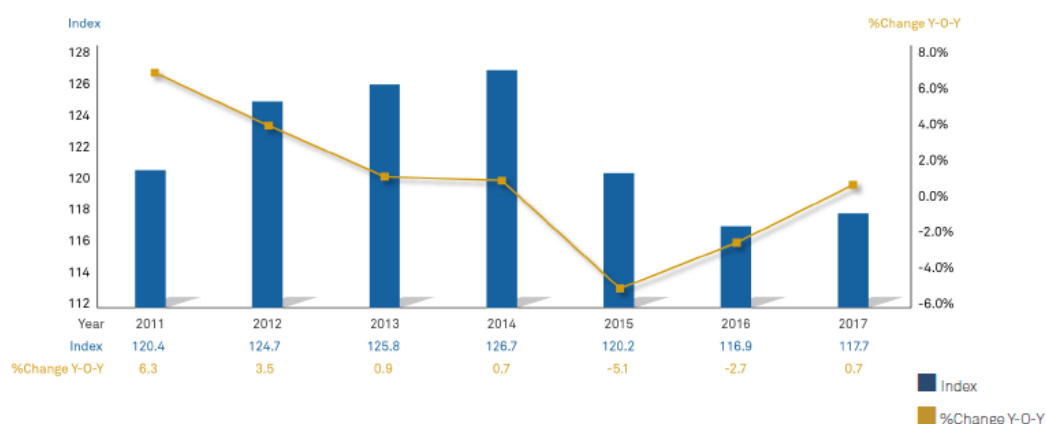
Construction material prices constantly fluctuate. According to Thailand's Real Estate Information Center, overall construction material price index in 2017 increased 0.7% year-on-year. KWG had developed database system to watch closely for the material price from reliable suppliers. To diversify risk, KWG purchased some specific construction materials while KWG's contractors are responsible to supply some specific materials on fixed payment sum.

KWG will continue to work closely with contractors to plan for and purchase materials at lower prices over extended periods of time.

Construction Material Price Index

Year	Index	%Change
2011	120.4	6.3%
2012	124.4	3.5%
2013	125.8	0.9%
2014	126.7	0.7%
2015	120.2	-5.1%
2016	116.9	-2.7%
2017	117.7	0.7%

Source: Thailand's Real Estate Information Center

Construction Material Price Chart


Source: Thailand's Real Estate Information Center

3.4. COMPETITION

Property market in Bangkok and vicinity area has many competitors from local companies which have advantage over specific areas to large companies which have benefit of lower construction costs and strong brands. All companies are targeted to develop their project on good location with competitive products. The Company is facing challenge from competition to gain good location to develop products and to attract buyers.

Consequently the Company keeps closer look at the competitors including their products, strategies and performances. KWG has intensive research to conduct market study and competitor study. The Company utilized these information to gain competitive advantage and to be ahead of the competition.

3.5. INTEREST RATE FLUCTUATIONS

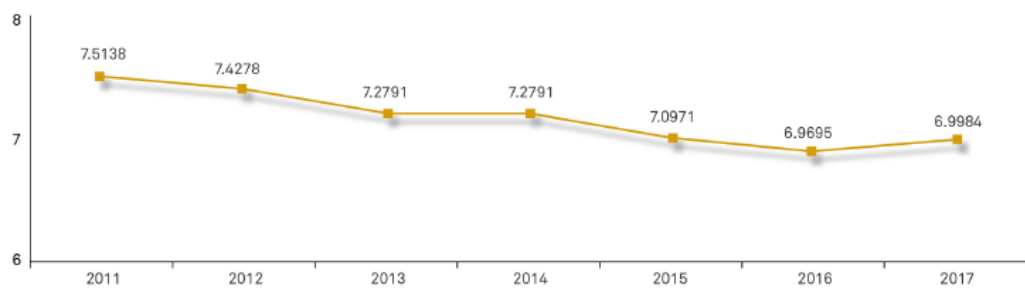
KWG has a short-term project loan from a financial institution, its interest rate dependent on Money Markets' floating rates. Over the course of 2017, the Bank of Thailand maintained interest rates low, with local financial institutions also maintaining correspondingly low interest rates. However, interest rate fluctuates following Bank of Thailand's and financial institute's policies. In the event of an economic expansion, local banks and financial institutions may hike up interest rates, resulting in higher financing cost for the Company. KWG will effectively utilize and seek various financial instruments where appropriate to hedge against interest rate fluctuations.

Minimum Loan Rate (MLR)

Year	MLR
2011	7.5138
2012	7.4278
2013	7.2791
2014	7.2791
2015	7.0971
2016	6.9695
2017	6.9984

Source: Bank of Thailand

Minimum Loan Rate (MLR)



Source: Bank of Thailand

3.6. FOREIGN EXCHANGE RISK

KWG still hold some loans denominated in foreign currencies and is therefore subject to foreign exchange risk. The Company continues to seek funding options in Thai Baht to minimize its risk in foreign exchange fluctuations.

4. ASSETS OF THE COMPANY

As at 31 December 2017

(1)

Property Name	Jewellery Centre Building
Company	King Wai Group (Thailand) Public Company Limited
Location	138 Nares Road, Sipraya Sub-District, Bangrak District, Bangkok 10500 Thailand
Type of Asset	34-storey commercial building covering a total gross area of 42,833.78 sq.m.
Asset Area	The Company holds 28.36% of the total gross area (12,145.64 sq.m.) of the building
Net Book Value	THB 396,412,942.00
Appraisal Value	THB 404,400,000.00
Appraisal Date	24 August 2017
Appraisal Company	Agency For Real Estate Affairs
Right / Possession	Freehold
Collateral	None

(2)

Property Name	Sukhapiban 3 Mansion
Company	Gold Star Property Company Limited
Location	22/1 Sukhapiban 3 Road, Hua Mak Sub-District, Bang Kapi District, Bangkok 10240, Thailand
Type of Asset	19-storey residential condominium with 1,024 units
Asset Area	The Company owns 2 units with a total gross area of 119.21 sq.m.
Net Book Value	THB 2,390,000.00
Appraisal Value	THB 2,500,000.00
Appraisal Dated	25 August 2017
Appraisal Company	Agency For Real Estate Affairs
Right / Possession	Freehold
Collateral	None

(3)

Property Name	Villa Arcadia Watcharapol
Company	Top Property Co., Ltd.
Location	Soi Watcharapol, Tha Raeng Sub-District, Bang Khen District, Bangkok 10220, Thailand
Type of Asset	Freehold land which will yield 270 units of two-storey detached houses when completed
Asset Area	The Company holds a total gross area of 72-2-16.5 Rai
Net Book Value	THB 756,789,311.00
Appraisal Value	THB 744,250,000.00
Appraisal Dated	24 August 2017
Appraisal Company	Agency For Real Estate Affairs
Right / Possession	Freehold
Collateral	None

(4)

Property Name	Villa Arcadia Srinakarin
Company	Thai-Kami Company Limited
Location	Bang Kaew Sub-District, Bang Phli District, Samut Prakan Province, Thailand
Type of Asset	Freehold land which will yield 365 units of two-storey detached houses when completed
Asset Area	The Company holds a total area of 34-1-5.8 Rai
Net Book Value	THB 124,497,876.00
Appraisal Value	THB 183,300,439.00
Appraisal Dated	23 August 2017
Appraisal Company	Agency For Real Estate Affairs
Right / Possession	Freehold
Collateral	Partial mortgage

(5)

Property Name	Land at Tak
Company	Thai-Kami Company Limited
Location	1 Moo 5, Phaholyothin (TorLor. 1) Road, Mai Ngam Sub-District, Muang Tak District, Tak Province, Thailand
Type of Asset	The land is vacant with the factory having ceased operations since 2000, and was demolished in 2015. The machinery has been divested as at early 2002.
Asset Area	The Company holds a total gross area of 60–2–70 Rai
Net Book Value	THB 25,483,500.00
Appraisal Value	THB 25,483,500.00
Appraisal Dated	24 August 2017
Appraisal company	Agency For Real Estate Affairs
Right / Possession	Freehold
Collateral	None

(6)

Property Name	The Trio Chiang Mai (previously “Chiang Mai VIP Tower”)
Company	Thai-Kami Company Limited
Location	118 Moo 1, Huay Kaew Road, Chang Pueak Sub-District, Muang District, Chiang Mai Province, Thailand
Type of Asset	Four-storey commercial building
Asset Area	The Company owns four units with a total area of 890.88 sq.m
Net Book Value	THB 23,200,000.00
Appraisal Value	THB 23,200,000.00
Appraisal Date	25 August 2017
Appraisal Company	Agency For Real Estate Affairs
Right / Possession	Freehold
Collateral	None

(7)

Property Name	Land at Ayutthaya
Company	NVV Development Co., Ltd.
Location	Phahonyothin (Tor Lor 1) Road, Lamsai Sub-District, Wongnoi District, Ayutthaya Province, Thailand
Type of Asset	Vacant land and field
Asset Area	The Company holds a total gross area of 2,605-0-49.6 Rai
Net Book Value	THB 1,743,106,336.00
Appraisal Value	THB 1,743,106,336.00
Appraisal Dated	25 August 2017
Appraisal Company	Agency For Real Estate Affairs
Right / Possession	Freehold
Collateral	Mortgage

(8)

Property Name	Land at Sukhumvit 31
Company	S31 Limited
Location	221/2 Soi Sukhumvit 31, Klongton Sub-District, Prakanong District, Bangkok, Thailand
Type of Asset	Vacant land (ready for construction)
Asset Area	The Company holds a total gross area of 0-2-60 Rai
Net Book Value	THB 149,229,091.00
Appraisal Value	THB 145,600,000.00
Appraisal Dated	20 July 2017
Appraisal Company	Agency For Real Estate Affairs
Right / Possession	Freehold
Collateral	None

(9)

Property Name	Land at Soi Sukhumvit 61
Company	S61 Limited
Location	Adjacent to Soi Sukhumvit 61, Sukhumvit Road, North Klongton Sub-District, Wattana District , Bangkok, Thailand
Type of Asset	Vacant land (ready for construction)
Asset Area	The Company holds a total gross area of 1-1-98.4 Rai
Net Book Value	THB 414,026,320.00
Appraisal Value	THB 406,910,000.00
Appraisal Dated	7 August 2017
Appraisal Company	Sims Property Consultants
Right / Possession	Freehold
Collateral	None

(10)

Property Name	Land at Rama 4 Road
Company	Praram4 Limited
Location	Adjacent to Rama IV Road, Sipraya Sub-District, Bangrak District, Bangkok, Thailand
Type of Asset	Vacant land (ready for construction)
Asset Area	The Company holds a total gross area of 0-3-11.0 Rai
Net Book Value	THB 337,988,030.00
Appraisal Value	THB 342,100,000.00
Appraisal Dated	7 August 2017
Appraisal Company	Sims Property Consultants
Right / Possession	Freehold
Collateral	None

5. LEGAL DISPUTE

As at 31 December 2017, the Company and its subsidiaries have had no litigation being defendant of which capital over 5 percent of shareholders' equity, however litigation presence would not materially and adversely affect financial conditions of the Company.

6. CORPORATE INFORMATION AND OTHER REFERENCES

6.1. CORPORATE INFORMATION

Name of Issuer	: King Wai Group (Thailand) Public Company Limited
Symbol	: KWG
Business	: Property Development
Registration Number	: 0107537001951 (previous Bor.Mor.Jor. 442)
Head Office	: 30 th Floor, Jewellery Centre Building, No. 138/108 Nares Road, Sipraya Sub-District, Bangrak District, Bangkok 10500 Thailand
Branch Office	: 47 th Floor, Empire Tower, No. 1 Sathorn Road, Yannawa Sub-District, Sathorn District, Bangkok 10120 Thailand
Website	: http://www.kwgthai.com
Telephone Number	: (662) 129-5999
Fax	: (662) 129-5998
Registered Capital	: THB 9,240,000,000
Paid-up Capital	: THB 9,240,000,000
Class of Share	: Ordinary Share
Total issued shares	: 924,000,000 Ordinary Shares
Par Value	: THB 10 per share
Company Secretary	: Ms Supattra Tasilapa E-Mail: supattra@kwgthai.com
Listing on Stock Exchange	: The Stock Exchange of Thailand The Stock Exchange of Thailand Building 93 Ratchadapisek Road, Dindaeng District, Bangkok 10400, Thailand Tel: (662) 009-9000 Fax: (662) 009-9991 www.set.or.th

OTHER REFERENCE

Securities Registrar	: Thailand Securities Depository Company Limited (TSD) The Stock Exchange of Thailand Building 93 Ratchadapisek Road, Dindaeng District, Bangkok 10400, Thailand Tel: (662) 009-9000 Fax: (622) 009-9991 http://www.tsd.co.th
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Auditor : Mr Vichien Khingmontri
Certified Public Accountant (Thailand) No. 3977
PricewaterhouseCoopers ABAS Ltd.
15th Floor, Bangkok City Tower, 179/74-80 South Sathorn
Road, Thungmahamek, Sathorn, Bangkok 10120 Thailand
Tel: (662) 234-4100 Fax: (662) 286-5050

INFORMATION OF SUBSIDIARIES

King Wai Group (Thailand) Public Company Limited (“KWG”) directly holds share more than 50 percent in twelve (12) companies. These include:

Name and Address	Type of Business	Total Shares Issued	Shareholding (Percentage)
(1) Thai-Kami Company Limited 30 th Floor, Jewellery Centre Building No. 138/108 Nares Road, Sipraya, Bangrak, Bangkok 10500 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property Development	Ordinary Share 37,475,000	100.00
(2) Gold Star Property Co., Ltd. 30 th Floor, Jewellery Centre Building No. 138/108 Nares Road, Sipraya, Bangrak, Bangkok 10500 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property Development	Ordinary Share 4,091,000	100.00
(3) Top Property Co., Ltd. 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property Development	Ordinary Share 4,780,000 Preferred Share 854,000	61.00
(4) Cornerstone Realty Co., Ltd. 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property Development	Ordinary Share 10,000	100.00

Name and Address	Type of Business	Total Shares Issued	Shareholding (Percentage)
(5) KWG Explore Limited <i>(Formerly known Utayan Realty Co., Ltd.)</i> 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property Development	Ordinary Share 10,000	100.00
(6) NVV Development Co., Ltd. 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property Development	Ordinary Share 2,300,000	89.35
(7) Praram4 Limited 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property Development	Ordinary Share 10,000	100.00
(8) S31 Limited 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property Development	Ordinary Share 10,000	100.00
(9) S61 Limited 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property Development	Ordinary Share 10,000	100.00

Name and Address	Type of Business	Total Shares Issued	Shareholding (Percentage)
(10) King Wai Construction Limited 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Project construction	Ordinary Share 10,000	100.00
(11) King Wai Media Limited 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Provide service on marketing agency, advertisement	Ordinary Share 10,000	100.00
(12) King Wai Property Limited 47 th Floor, Empire Tower, No.1 South Sathorn Road, Yannawa, Sathorn, Bangkok 10120 Thailand Tel (662) 129-5999 Fax (662) 129-5998	Property management	Ordinary Share 10,000	100.00

6.2. OTHER INFORMATION

No further information which would have a material effect to the investor decision making.