





Term Loan Condition: Mortgage Land with structure of J Condo Rama 2 Project locate at Samae-Dam, Bang Khun Thian, Bangkok

- 1) Title deeds no. 168123 area 264 square meters.
- 2) Title deeds no. 177598, 177599, 177600 with a total area of 265.40 square meters.

#### 4. Total Value and rule for fixing of total value of the transaction

4.1) The transaction that the company made with the connected persons and their close relative during period 6 months.

| Borrower | Lender   | Loan (MB) | Interest Rate | Value (MB) | Size of Transaction | Release Date |
|----------|--|-----------|---------------|------------|---------------------|--------------|
| JSP      | 1. Mr. Pongsak Sawatyanon.<br>2. Mr.Preecha Sawatyanon | 70<br>60  | 6% per annum  | 7.80       | 0.15% NTA           | 24/2/2017    |
| JSP      | Mr. Pongsak Sawatyanon.                                | 100       | 6% per annum  | 6.00       | 0.12 % NTA          | 16/03/2017   |
| Total    |  | 230       |               | 13.80      |                     |              |

4.2) Total Value of Transaction : Not more than 21.80 million Baht.

Loan 150,000,000 Baht , Interest Rate 6% per annum

A loan of 75 million baht has a term of 9 months and another is 75 million baht with a loan period of 12 months, so company to pay the interest to Mr. Pongsak Sawatyanon in the amount 7.88 million Baht included the transaction that the company made with the same connected persons and their close relative during period 6 months.

4.3) Size of Transaction : Size of the transaction equal to 0.41 % of the net tangible assets by calculating from The consolidate financial statement of the Company and its subsidiaries as at March 31, 2017



|                     |   |  |
|---------------------|---|--|
| Size of Transaction | = | Value of Transaction/Non Tangible Assets |
|                     | = | 21.68 million Baht/5,237 million Baht    |
|                     | = | 0.41%                                    |

**5. The Characteristics and scope of the interest of the connected persons to enter to the connected transaction.**

This transaction is considered as the connected transaction regarding the receipt of financial assistance pursuant to the Notification of the Capital Market Supervisory Board No. Tor Jor. 21/2551 Re; Rules on Connected Transactions and the Notification of the Board of Governors of the Stock Exchange of Thailand entitled Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546 (“Connected Transaction Rules”), and its amendments.

In consideration of the size of the transaction under “Connected Transaction Rules”, the size of transaction is larger than 0.03% but not over than 3% of the net tangible assets of the Company according to the consolidate financial statement of the Company and its subsidiaries as at March 31, 2017. The Company is required to disclose the information to the Stock Exchange of Thailand.

**6. Names of connected persons and nature of relationship of the connected persons**

None

**7. Conditions which may affect the rights of shareholders**

None

**8. Opinions of the board of directors of the Company related to the entering into of the transaction**

The Board of Directors of the Company sees it expedient for the Company to borrow from Mr. Pongsak Sawatyanon for working capital and project construction. The interest rate is closed to Financial Institution’s interest rate average about 6.00 % per annum.



**9. Opinions of the Audit Committee and/or the Directors of the Company having differing opinions from the Board of Directors of the Company.**

The Audit Committee has the opinion in correspondence with the opinion of the Board of Directors of the Company, and none of the Director had the different opinion or abstention.

Please be information accordingly,

Yours Sincerely ,

*Mr.Chavalit Taratikundech*

Company Secretary