



At JSP 60/12/04

December 26, 2017

Subject Notifications of the connected transaction regarding the receipt of financial assistance.

To President  
The Stock Exchange of Thailand

The Board of Directors' Meeting of J.S.P. Property Public Company Limited (J.S.P.) No. 12/2017 held on 26 December, 2017. Approved the Company to receive financial assistance from connected persons that transaction is a connected transaction according to the Notification of the Securities and Exchange Commission. The details as follows:

1. Date of entering into the transaction

December, 2017 – January, 2018

2. The Related Parties and Relationship with J.S.P. Property Public Company Limited

Lender : Mr. Pongsak Sawatyanon

Relationship : The major shareholder of the Company (J.S.P.) and hold  
718,124,100 shares, equivalent to 17.09% of the paid-up of the  
company (Including related and close relatives)

Borrower : J.S.P. Property Public Company Limited

3. General Characteristics of the transaction

Amount of Loan : 300,000,000 Baht

Interest Rate : 9.00% per annum

Term of Loan : 12 months

Payment of Interest : Every Month



Payment of Principal : According to the release of the mortgage on rate 90% of the sales price

Term Loan Condition : Land and Property mortgage of The J Grand (Sathorn - Kallapaphruek), value of the mortgage are 60,000,000 Baht and Land and Property mortgage in other project when had been withdrawing the loan in the future.

4. Total Value and Valuation criteria 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	Due Date
JSP	Mr. Pongsak Sawatyanon	75	6.00% per annum	3.38	0.65% NTA	5/07/2560	5/04/2561
		75	6.00% per annum	4.50	0.09% NTA		5/07/2561
JSP	Mr.Boonyong Sawatyanon	21.40	8.7353 % per annum	1.09	0.02% NTA	18/07/2560	18/02/2561
<b>The total of period 6 months</b>		<b>171.40</b>		<b>8.97</b>	<b>0.17% NTA</b>		
JSP	Mr. Pongsak Sawatyanon	300	9.00 % per annum	27.00	0.09% NTA	27/12/2560	27/12/2561
<b>Total Value of transaction</b>		<b>271.40</b>		<b>35.97</b>	<b>0.35% NTA</b>		



4.2) Size of Transaction : Size of the transaction equal to 0.35 % of the net tangible assets by calculating from the consolidate financial statement of the Company and its subsidiaries as at September 30, 2017

$$\begin{aligned} \text{Size of Transaction} &= \text{Value of Transaction/Non Tangible Assets} \\ &= 35.97 \text{ million Baht}/5,165 \text{ million Baht} \\ &= 0.69\% \text{ of NTA} \end{aligned}$$

**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 September 30, 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 of J Grand (Sathon-Kallapaphruek) and another. This is the best interest rate compare to other lender, so the company can be withdraw the loan as much as necessary, dispensable withdraw in the total.

**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