



At JSP 085/2561 (OOP)

August 14, 2018

Subject Notification of the connected transaction-borrowing from connected person

To The President  
The Stock Exchange of Thailand

The Board of Director's Meeting No. 10/2018 of J.S.P. Property Public Company Limited, held on August 14, 2018 agree to resolution regarding the following agendas.

1. 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**

Within August, 2018

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

Collateral : Debenture amount of 40 million baht of Mr. Boonyong Sawatyanon

Relationship : The major shareholder of the Company (J.S.P.) and hold 1,054,518,800 Shares, equivalent to 25.11% of the paid-up of the company (Including related and close relatives) (At as July 31, 2018)

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

Lender : Bangkok Bank Public Company Limited



### 3) General Characteristics of the transaction

The company has requested for the amount of guarantee of public utilities for government section in an amount of 80 million baht.

Term of Loan : 12 months

Collateral : Debenture amount of 40 million baht of Mr. Boonyong Sawatyanon

Fee of the Collateral : 1% per annum

### 4) Objective

For guarantee of public utilities for government section

### 5) Total Value and Valuation criteria of the transaction.

5.1) The transaction that the company made with the connected persons and their close relatives during period 6 months is the interests amount of 58.08 million baht.

Borrower	Lender	Approved Loan (MB)	Loan (MB)	Interest Rate	Value (MB)	Size of Transaction	Release Date	Due Date
JSP	Mr. Pongsak Sawatyanon	70.00	55.80	6.00% per annum	1.74		25/02/2018	24/05/2018
	Mr. Preecha Sawatyanon	60.00	60.00					
JSP	Mr. Pongsak Sawatyanon	70.00	44.58	6.00% per annum	3.14		24/05/2018	24/11/2018
	Mr. Preecha Sawatyanon	60.00	60.00					
JSP	Mr. Pongsak Sawatyanon	300.00	100.00	9.00 per annum	9.00		27/12/2017	27/12/2018
			110.00		9.90		15/01/2018	15/01/2019
			70.00		6.30		5/02/2018	5/02/2019
JSP	Mr. Pongsak Sawatyanon	150.00	150.00	7.00 % per annum	10.50		5/04/2018	5/04/2019
JSP	Mr. Pongsak Sawatyanon	150.00	150.00	7.00% per annum	10.50		25/06/2018	25/06/2019
The total of period 6 months								
JSP	Mr. Pongsak Sawatyanon	100.00	100.00	7.00 % per annum	7.00		20/08/2018	20/08/2018
The total of transaction					58.08	1.13 of NTA		



**Size of Transaction** : 58.08 million baht/ 5,129.35 million baht

**Size of Transaction** : Size of the transaction equal to 1.13% of the net tangible assets by calculating from the consolidate financial statement of the Company and its subsidiaries as at June 30, 2018

#### 5.2) Size of Transaction (Present)

**Guarantee Fee 1 % per annum** = (1% 40,000,000)

= 400,000 baht

**Size of Transaction** = 0.40 million baht/ 5,129.35 million baht

= 0.01 of the net tangible assets

#### 5.3) Size of Transaction (Total)

**Size of Transaction** : Size of the transaction equal to 1.14% of the net tangible assets by calculating from the consolidate financial statement of the Company and its subsidiaries as at June 30, 2018

**Size of Transaction** : = Value of Transaction/Net Tangible Assets

= 58.48 million baht / 5,129.35 million baht

= 1.14 % of NTA



**6) 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 June 30, 2018. The Company is required to disclose the information to the Stock Exchange of Thailand.

**7) Names of connected persons and nature of relationship of the connected persons**

Absence

**8) Conditions which may affect the rights of shareholders**

None

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

The Board of Director has agreed to get assistance from Mr. Boonyong Sawatyanon because the guarantee of public utilities letter, issued by the financial institute of the Company, has limited LG amount. Besides, the debenture can be used as the guarantee, and the deposit can reinforce the Company’s liquidity and reduce the cost as well.



**10) 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 informed accordingly.

Yours Sincerely,  
Mr.Chavalit Taratikundech  
Company secretary