



At JSP 085/2561 (OOP)

August 14, 2018

Subject Notification of the connected transaction-borrowing from connected person (Additional)

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 **Letter of Guarantee** for government section from Bangkok Bank Public Company Limited in an amount of 80 million baht **that has the Debenture of Mr. Boonyong Sawatyanon to be the collateral**

**Term of Loan** : 12 months

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

**Fee of the Collateral** : 1% of **Collateral's value** 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 61.73 million baht.**

**Size of Transaction** : **61.73 million baht/ 5,129.35 million baht**

**Size of Transaction** : Size of the transaction equal to **1.20%** of the net tangible assets by calculating from the consolidate financial statement of the Company and its subsidiaries as at June 30, 2018



บริษัท เจ. เอส. พี. พร็อพเพอร์ตี้ จำกัด (มหาชน)  
J.S.P. PROPERTY PUBLIC COMPANY LIMITED

41/1 ถนนพระรามที่ 2 ซอย 54 แขวงสามยุค เขตบางขุนเทียน กรุงเทพฯ 10150  
41/1 Rama 2 Soi 54 Rd., Samae-Dam, Bang Khun Thian, Bangkok 10150  
Tel. 02-897-8888, 02-897-8800 Fax. 02-897-8890

No.	Borrower	Lender	Approved Loan (MB)	Interest rate	Period of Loan	Value of Interest	Relate Rate	Due Date
1	JSP	Mr. Pongsak Sawatyanon Mr. Preecha Sawatyanon	70.00 60.00	6.00% per annum	1 year	4.88*	25/02/2017	24/11/2018*
2	JSP	Mr. Pongsak Sawatyanon	300.00**	9.00% per annum	1 year	27.00	(1 <sup>st</sup> : 100 MB) 27/12/2017 (2 <sup>nd</sup> : 110 MB) 15/01/2018 (3 <sup>rd</sup> : 70 MB) 5/02/2018	27/12/2018 15/01/2019 5/02/2019
3	JSP	Mr. Pongsak Sawatyanon	100.00***	7.00% per annum	1 year	1.85	17/03/2017	17/12/2018***
4	JSP	Mr. Pongsak Sawatyanon	150.00	7.00 % per annum	1 year	10.50	05/04/2018	05/04/2019
5	JSP	Mr. Pongsak Sawatyanon	150.00	7.00 % per annum	1 year	10.50	25/06/2018	25/06/2019
6	JSP	Mr. Pongsak Sawatyanon	100.00	7.00 % per annum	1 year	7.00	20/08/2018	20/08/2019
The total of period 6 months						****61.73		

1. \* The company required to extend the period of loan, from the previous on 24/02/2018

1<sup>st</sup> extended : Extended for 3 months, the remaining loan amount of 115.8 million baht, interest rate amount of 1.74 million baht

2<sup>nd</sup> extended : Extended for 6 months, the remaining loan amount of 104.58 million baht, interest rate amount of 3.14 million baht

Summary of the interest of the extend period amount of 4.88 million baht

2. \*\* The company has to separate the loan for 3 times

3. \*\*\* The company required to extend the period of loan for 9 months, from the previous on 17/03/2018. The remaining loan amount of 35.25 million baht, interest rate of the extend period amount of 1.85 million baht.

\*\*\*\* The interest calculated by the approved loan and the period of loan.



**5.2) Size of Transaction (Present)**

**Guarantee Fee 1 % per annum of Collateral's value**

= (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 **1.21%** 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  
= **62.13 million baht** / 5,129.35 million baht  
= 1.21 % 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 **part of** the guarantee of letter, issued by the financial institute that has the deposit of the Company to be the collateral, 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