



At JSP 100/2561(OOP)

September 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. 11/2018 of J.S.P. Property Public Company Limited, held on September 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 September, 2018

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

Collateral : Debenture amount of 10 million baht of Mr. Boonyong Sawatyanon

Relationship : The major shareholder of the Company (J.S.P.) and hold 1,054,318,800 Shares, equivalent to 25.10% of the paid-up of the company (Including related and close relatives) (At as August 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 overdraft from Bangkok Bank Public Company Limited amount of 10 million, that have the debenture of Mr. Boonyong Sawatyanon which the collateral.

Term of Loan : 12 months

Collateral : Debenture amount of 10 million baht of Mr. Boonyong Sawatyanon

Fee of the Collateral : 1% per annum

**4) Objective**

For Working Capital

**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, the detail are as follows.

5.1.1) The interests amount of 58.08 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



Borrower	Lender	Approved Loan (MB)	Interest Rate	Period of time	Value of Interest (MB)	Release Date	Due Date
JSP	Mr. Pongsak Sawatyanon Mr. Preecha Sawatyanon	70.00 60.00	6.00% per annum	1 year	4.88*	25/02/2018	24/05/2018
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
JSP	Mr. Pongsak Sawatyanon	100.00***	7.00 % per annum	1 year	1.85	17/03/2018	17/12/2018
JSP	Mr. Pongsak Sawatyanon	150.00	7.00 % per annum	1 year	10.50	05/04/2018	05/04/2019
JSP	Mr. Pongsak Sawatyanon	150.00	7.00% per annum	1 year	10.50	25/06/2018	25/06/2019
JSP	Mr. Pongsak Sawatyanon	100.00	7.00 % per annum	1 year	7.00	20/08/2018	20/08/2019
The total of transaction in 6 period					****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.

#### 5.1.2) Guarantee Fee of the Letter of Guarantee

Guarantee Fee 1 % per annum of Collateral's value

$$= (1\% 40,000,000)$$

$$= 400,000 \text{ baht}$$

**Size of Transaction**

$$= 0.40 \text{ million baht/ } 5,129.35 \text{ million baht}$$

$$= 0.01 \text{ of the net tangible assets}$$



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

<b>Guarantee Fee 1 % per annum</b>	= (1% 10,000,000)
	= 100,0000 baht
<b>Size of Transaction</b>	= 0.10 million baht/ 5,129.35 million baht
	= 0.002 of the net tangible assets

**5.3) Size of Transaction (Total)**

<b>Size of Transaction</b>	:	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
<b>Size of Transaction</b>	:	= Value of Transaction/Net Tangible Assets
		= 62.23 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 for the working capital, the Fee of collateral 1% per annum of Mr. Boonyong Sawatyanon not difference to the Mortgage securities Fee of the company and the processing of mortgage is not complicated.

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