



JSP 043/2562 (OOP)

May 14, 2019

Subject : Notification of the connected transaction-borrowing from connected person- **Add**

Attention : The President of the Stock Exchange of Thailand

The Board of Director's Meeting No. of J.S.P. Property Public Company Limited, held on May 14, 2019 agree to approved the 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. The borrowing from connected person which is the connected transaction according to the Notification of the Securities and Exchange Commission. The detail as follows:

1) Date of entering into the transaction

May 14,2019

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

Lender	:	Mr. Pongsak Sawatyanon and/or the related persons including related and close relatives
Relationship	:	The major shareholder of the Company (J.S.P.) and hold 1,111,151,300 Shares, equivalent to 26.46% of the paid-up of the company (Including related and close relatives) (At as March 13, 2019)
Borrower	:	J.S.P. Property Public Company Limited



3) General Characteristics of the transaction

Amount of Loan	:	100,000,000	Baht
Interest Rate	:	Not over 7 %	per annum
Term of Loan	:	12 months	
Payment of Interest	:	Every Month	
Payment of Principal	:	Principal of payment	at 1 year
Collateral	:	The Land at Bang Yai ,total area of 41-2-72 rai	

4) Objective

Working Capital for development of projects.

2. Renewable of the borrowing from connected person

- The Loan amount of 50,000,000 baht for 1 year (Due date on May 7, 2019)

1) Date of entering into the transaction

May ,2019

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

Lender : Mr. Pongsak Sawatyanon and/or the connected person including related and close relatives

Relationship : The major shareholder of the Company (J.S.P.) and hold 1,111,151,300 Shares, equivalent to 26.46% of the paid-up of the company (Including related and close relatives) (At as March 13, 2019)

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

3) General Characteristics of the transaction

Amount of Loan	:	50,000,000	Baht
Interest Rate	:	7 % per annum	
Term of Loan	:	12 months	
Payment of Interest	:	Every Month	
Payment of Principal	:	Principal of payment at 1 year	
Collateral	:	The Land at Bang Bon ,total area of 1-3-79 rai	
4) Objective	:	Working Capital for development of projects.	

- **The Loan amount of 30,000,000 baht for 1 year (Due date on June 25, 2019)**

1) Date of entering into the transaction

May 14,2019

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
1,111,151,300 Shares, equivalent to 26.46% of the paid-up
of the company (Including related and close relatives) (At as
March 13, 2019)

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

3) General Characteristics of the transaction

Amount of Loan	:	30,000,000	Baht
Interest Rate	:	7 % per annum	
Term of Loan	:	12 months	
Payment of Interest	:	Every Month	
Payment of Principal	:	Principal of payment at 1 year	
Collateral	:	None	
4) Objective	:	Working Capital for development of projects.	

- **The Loan amount of 60,000,000 baht for 1 year (Due date on August 20, 2019)**

1) Date of entering into the transaction

May 14,2019

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
1,111,151,300 Shares, equivalent to 26.46% of the paid-up
of the company (Including related and close relatives) (At as
March 13, 2019)

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

3) General Characteristics of the transaction

Amount of Loan : 60,000,000 Baht

Interest Rate : 7 % per annum

Term of Loan : 12 months

Payment of Interest : Every Month

Payment of Principal : Principal of payment at 1 year

Collateral : None

4) Objective : Working Capital for development of projects.

3. Total Value and Valuation criteria of the transaction.

3.1 The Connected Transaction that occurred during the period of 6 months before the date that the company renew the transaction with the person and close-relative,(exclude the transaction that renewal) are as follows;

3.1.1) The interests amount of 82.18 million baht

Size of Transaction : 82.18 million baht/ 5,207.38 million baht

Size of Transaction : Size of the transaction equal to 1.58% of the net tangible assets by calculating from the consolidate financial statement of the Company and its subsidiaries as at March 31,2019

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	3.46*	24/11/2018	24/11/2019*
JSP	Mr. Pongsak Sawatyanon	300.00**	7.50 per annum	1 year	4.50	(1 st : 100 MB) 27/12/2018	27/12/2019
	7.50 per annum		8.25		(2 nd : 110 MB) 15/01/2019	15/01/2020	
	9.00 per annum		**Over 6 months		(3 rd : 70 MB) 5/02/2018	5/02/2019	
JSP	Mr. Pongsak Sawatyanon	100.00***	7.00 % per annum	1 year	2.47	17/12/2018	17/12/2019***
JSP	Mr. Pongsak Sawatyanon	50.00	7.00 % per annum	1 year	3.50	5/04/2019	5/04/2020
JSP	Mr. Pongsak Sawatyanon	400.00	8.00 % per annum	1 year	32.00	17/12/2018	17/12/2019
JSP	Mr. Pongsak Sawatyanon	200.00	8.00 % per annum	1 year	16.00	20/12/2018	20/12/2019
BPC	Ms.Wareerat Sawatyanon	150.00	8.00 % per annum	1 year	12.00	20/11/2018	20/11/2019
The total of transaction in 6 period					82.18		
JSP	Mr. Boonyong Sawatyanon	50.00	7.00 % per annum	1 year	3.50	7/05/2019	7/05/2020
JSP	Mr. Pongsak Sawatyanon	30.00	7.00% per annum	1 year	2.10	25/06/2019	25/06/2020

Borrower	Lender	Approved Loan (MB)	Interest Rate	Period of time	Value of Interest (MB)	Release Date	Due Date
JSP	Mr. Pongsak Sawatyanon	60.00	7.00 % per annum	1 year	4.20	20/08/2019	20/08/2020
JSP	Mr. Pongsak Sawatyanon	100.00	7.00 % per annum	1 year	7.00	May,2019	May,2020
The total of present transaction					16.80		

1. * The company required to extend the period of loan, from the previous on 24/11/2018

Extended for 12 months, due date on 24/11/2019, the remaining loan amount of 57.59 million baht, interest rate amount of 3.46 million baht

2. ** The transaction being over 6 month.

3. *** The company required to extend the period of loan for 12 months, from the previous on 17/12/2018 and due date on 17/12/2019. The remaining loan amount of 35.25 million baht, interest rate of the extend period amount of 2.47 million baht.

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

3.1.2) Guarantee Fee (Letter of Guarantee)

Guarantee Fee 1 % per annum of Collateral's value

$$= (1\% 50,000,000)$$

$$= 500,0000 \text{ baht}$$

Size of Transaction

$$= 0.50 \text{ million baht/ } 5,207.38 \text{ million baht}$$

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

3.2 Size of Transaction (Present)

Amount of Interest 16.80 Million Baht

Size of Transaction

$$= 16.80 \text{ MB/ } 5,207.38 \text{ Million Baht}$$

$$= 0.32\% \text{ of the net tangible assets}$$

3.3 Size of Transaction (Total)

Size of Transaction : Size of the transaction equal to **1.91%** of the net tangible assets by calculating from the consolidate financial statement of the Company and its subsidiaries as at March 31, 2018

Size of Transaction : = Value of Transaction/Net Tangible Assets
= **99.48** million baht / 5,207.38 million baht
= **1.91** % of NTA

4. 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, 2019 The Company is required to disclose the information to the Stock Exchange of Thailand.

5. Names of connected persons and nature of relationship of the connected persons

Absence

6. Conditions which may affect the rights of shareholders

None



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

The Board had been agreeing with the help and the support from Mr. Pongsak Sawatyanon and related persons For working Capital to development of projects and the condition to the withdraw the was comfortably.

8. 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.

Yours Sincerely,

Chavalit Taratikundech

(Mr.Chavalit Taratikundech)

Company Secretary