



YONG THAI PUBLIC COMPANY LIMITED

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YTC 15/2019

June 13, 2019

Subject: Selling Company's land (additional disclosure)

To: The President
The Stock Exchange of Thailand

The Board of directors meeting # 8/2019 held on June 4, 2019 has a resolution to sell a piece of land to increase liquidity and reduce the financial burden, details as follow:

-Seller: Yong Thai Public Company Limited.

Land title number 6845 เล่ม 69 หน้า 45 ราว 28 อ. 3 น. เลขที่ดิน 4 หน้าสำรวจ 39 Tambon Lat Takhian, Amphur Kabin Buri, Prachin Buri Province, area 57,0,84 rais

Valuation Method for Selling Price	: Mutually agreed market price
Selling Value	: 38,800,000.00 Baht or 678,200.00 Baht/rai
Book Value	: 70,370,000.00 Baht or 1,230,000.00 Baht/rai (recorded as a part of Investment properties on March 31, 2019)
Market Value	: 70,370,000.00 Baht or 1,230,000.00 Baht/rai Valued by UK Valuations And Agency Co.,Ltd. (approved by the Office of the SEC) Valuation for accounting purposes on December 20, 2018
Government Land Appraisal Price	: 28,605,000.00 Baht or 500,000.00 Baht/rai
Cost of Purchase Value	: 11,600,770.70 Baht or 202,770.70 Baht/rai on October 7, 1993

-Buyer: Miss Wantanee Worawiwat

59/4 Mu 1 Tambon Na Ta Khwan, Muang Rayong, Rayong Province.

It is not a related party to the company.

Payment : A lump sum payment on the transferring date, June 5, 2019.

The proceeds from the sale will be used to improve working capital, increase liquidity and reduce the financial burden. The selling of these land titles is a part of the direction to resolve the grounds of possible delisting.

Board of Directors and Auditing Committee's opinion:

Considering the current economic condition, Government land appraisal price, appraisal market value by independent agency, the selling price is appropriated. Buyer is responsible for the selling commission. The proceeds from the sale can be used to improve working capital, to increase liquidity and to reduce the financial burden.

The selling value is 40.48 % when compares to total assets from company consolidated statements. (Market Value 70,370,000.00 x 100 divided by total assets as at March 31, 2019 which is 173,851,378.53)

Please be advised accordingly

Yours faithfully,

Prasertsak Suwanpotipra

Managing Director

(Translation)

(Additional disclosure)

Information Memorandum Relating to the Disposal of Assets
Yong Thai Public Company Limited

1. Date, month and year on which the transactions occur

June 5, 2019

2. The parties involved and their relationship with the Company

Buyer: Miss Wantanee Worawiwat

59/4 Mu 1 Tambon Na Ta Khwan, Muang Rayong, Rayong Province.

Buyer is not a related party to the Company.

3. The general characteristics of the transaction

The selling of the company's land.

Total area 57,084 rais. Total price 38,800,000.00 Baht or 678,200.00 Baht/rai. The selling value is 40.48 % when compares to total assets from company consolidated statements.

(Market Value 70,370,000.00 x 100 divided by total assets as at March 31, 2019 which is 173,851,378.53) It is considered as a Transaction Type 2 transaction, a transaction between a listed company or its subsidiaries and other parties and the value of which is equal to or less than 50% of the total assets of the company regarding the Notification of the Capital Market Supervisory Board re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets. The Company has a duty to disclose the disposal of the assets to the Stock exchange of Thailand (SET) and to deliver the information as specified in the Notification concerning the Acquisition and Disposal to the shareholders of the Company within 21 days from the date that the Company disclosed the transaction to the SET.

4. Details of the assets disposed of

Seller: Yong Thai Public Company Limited

Land title number 6845 เล่ม 69 หน้า 45 ราว 28 อ. 3 น. เลขที่ดิน 4 หน้าสำรวจ 39 Tambon Lat Takhian, Amphur Kabin Buri, Prachin Buri Province, Area 57,084 rais.

Valuation Method for Selling Price	: Mutually agreed market price
Selling Value	: 38,800,000.00 Baht or 678,200.00 Baht/rai
Book Value	: 70,370,000.00 Baht or 1,230,000.00 Baht/rai (recorded as a part of Investment properties on March 31, 2019)
Market Value	: 70,370,000.00 Baht or 1,230,000.00 Baht/rai Valued by UK Valuations And Agency Co.,Ltd. (approved by the Office of the SEC) Valuation for accounting purposes on December 20, 2018

Government Land Appraisal Price : 28,605,000.00 Baht or 500,000.00 Baht/rai
Cost of Purchase Value : 11,600,770.70 Baht or 202,770.70 Baht/rai on
October 7, 1993

5. Total value of the consideration, payment and payment considerations

Total Area : 57,084 rais
Total Price : 38,800,000.00 Baht or 678,200.00 Baht/rai
Payment : A lump sum payment on the transferring date, June 5, 2019.

6. Value of the assets disposed

Total Value 38,800,000.00 Baht (valuation price 70,370,000.00 Baht)

7. Basis of determining the consideration value

Market price, reference price from Government land appraisal price, the valuation for market price by UK Valuations And Agency Co., Ltd. on December 20, 2018, cost of purchase value and mutually agreed price. The company has tried to sell this piece of land through several channels without success. Prospect buyers move their activities to Chol Buri, Rayong, and Chachoengsao in the new **Eastern Economic Corridor** area. The buyer proposed to pay and transfer the land promptly.

8. Benefits that the listed company expects to obtain as a result of the transaction

The proceed from sale will be used to improve the working capital, increase liquidity and reduce the financial burden.

9. Plan to use the proceeds from sale

The proceed from sale will be used to improve the working capital, increase liquidity and reduce the financial burden.

10. Opinion of the Board of Directors concerning a decision to enter into the transaction

Considering the current economic condition, Government land appraisal Price, appraisal market value by independent agency, the selling price is appropriated. Buyer is responsible for the selling commission. The proceeds from the sale can be used to improve working capital, to increase liquidity and to reduce the financial burden.

11. Opinion of the Company's Audit Committee and/or directors which are different from the opinions of the Board of Directors in 10.

-None-