

Information about financial support to Chaiyanan-Bangplee Parkland Co., Ltd

1. Transaction date : After the meeting of shareholders' approval

2. Concerned agreement parties and relationship with the listed company
 - Financial support provider : M.K. Real Estate Development PCL

 - Financial support receiver : Chaiyanan-Bangplee Parkland Co., Ltd. (Chaiyanan-Bangplee)

 - Relationship with the listed company : The financial support receiver is not considered a related party of the company, in accordance with the Capital Market Advisory Board's notification.

 - Relationship with the company's subsidiary : Prospect Development Co., Ltd. (a subsidiary held by the company by around 100% of the registered capital) (Prospect) operates business of factory building development and warehouses for rent, both ready built and customized (built-to-suit), and selling long-term land sub-lease entitlement in the Bangkok Free Trade Zone project (BFTZ) located on Bangna-Trat Road. The BFTZ caters to a market of investors running commercial businesses and light industry. The BFTZ is located on a total plot of land of 359 rai, 1 ngan, 75.56 square wah (143,775.56 square wah) under 3 title deeds: Title deed numbers 4494, 4495, and 4496. The project is divided into 3 land sub-lease agreements and 5 land sub-lease and premises (warehouses) agreements, totaling 8 agreements. Each sub-lease periods will be due as follows:
 1. The periods of the 3 land sub-lease agreements will be due on August 31, 2038, December 25, 2039, and January 8, 2040.

2. The periods of the land sub-lease and premises (warehouses) agreements will be due on December 24, 2038 for 1 agreement, December 31, 2038 for 3 agreements, and September 30, 2041 for 1 agreement, totaling 5 agreements.

Prospect has got all above land sub-lease and premise(warehouse) agreements from Chaiyanan-Bangplee. The land ownership is held by the Priest Hospital Foundation, Wat Paknam, and Wat Mongkhonimit.

3. Information about the financial support receiver : Chaiyanan-Bangplee Parkland Co., Ltd. has a registered capital of 500 million baht, divided into 50,000,000 ordinary shares with a par value of 10 baht per share. The shares are fully paid.

List of the Board of Directors

1. Mr. Chernchai Niymanusorn
2. Mrs. Nantaporn Suriyawongse Na Ayudhaya
3. Mr. Thongtat Kasemsuwan

List of the shareholders

	Number of shares	%
1. Mr. Thongtat Kasemsuwan	26,583,333	53.16
2. Mrs. Nantaporn Suriyawongse Na Ayudhaya	20,333,334	40.67
3. Mrs. Napasorn Pranich	1,458,333	2.92
4. The National Housing Authority	1,000,000	2.00
5. Mr. Chernchai Niymanusorn	<u>625,000</u>	<u>1.25</u>
Total	<u>50,000,000</u>	<u>100</u>

Type of the business

Chaiyanan-Bangplee Parkland Co., Ltd. operates business of development and management industrial zone and duty free zone under a name of Bangkok Free Trade Zone project located on Bangna-Trat Road, Km. 23, Samutprakarn. The project is located on an area of approximately 1,000 rai to operate warehouse and factory business for commercial and industrial purposes. The Bangkok Free Trade Zone project comprises a general industrial zone, a duty free zone, and land sub-lease between Chaiyanan-Bangplee and Prospect for the latter to further develop factory buildings and warehouses for rent.

4. Type of transaction : Chaiyanan-Bangplee's application for the financial support is borrowing a loan of no more than 100 million baht for a period of 3 years with interest at a rate of 6.5% p.a. For each borrowing, Chaiyanan-Bangplee shall issue a promissory note by no more than 20 million baht/issuance as evidence. Payment of principal and interest is due in 180 days from the borrowing date.
5. Size of Transaction : Each borrowing together with unpaid interest (if any) shall not exceed the 100 million baht limit. The interest rate is 6.5% p.a. Calculated from the loan amount of 100 million baht, interest that the company will receive is around 19.5 million baht. The transaction value is 1.5% of the company's net tangible assets, not exceeding 3% of net tangible assets according to the company's consolidated financial statements for the year ended December 31, 2016 as audited by the company's auditors. Such transaction volume is deemed a financial support provided to Chaiyanan-Bangplee in an amount without any significant impact on the company's financial position and operating results.

6. Purpose of financial support : Chaiyanan-Bangplee will use the loan for fee payment in renewing seeking the land lease agreement between Chaiyanan-Bangplee and the land owners, namely, the Priest Hospital Foundation, Wat Paknam, and Wat Mongkhonimit for another 14 years and for investment in the facilities of Bangkok Free Trade Zone project.
7. Benefits to the company : Apart from receiving interest, Chaiyanan-Bangplee agrees to sub lease the land as per the 14-year lease renewal agreement to Prospect for a period as per the lease renewal agreement with the land owners and sub-lease fees will be charged by the cost plus a 15% margin.
8. Source of capital for the : Loans from financial institutions and the company's working capital company to provide the financial support