

No. ADC. 446/2016

12 October 2016

Subject: The entering into of the joint investment with SEA Investment Five Pte. Ltd., The establishment of a new subsidiary and the resignation of an Audit Committee member

Attention: President The Stock Exchange of Thailand

We, Ananda Development Public Company Limited (the "Company") hereby inform you that, Board of Directors' Meeting No. 9/2016 of the Company which was convened on 12 October 2016 has resolved as follows :

- (1) Approved the joint venture and the entering into the Joint Venture Agreement with SEA Investment Five Pte. Ltd. ("SEAI5"), a company in the group of Mitsui Fudosan Co., Ltd., which is one of the major real estate developers in Japan and is not a connected person of the Company, for the purpose of condominium project development through subsidiaries. The Company will enter into the Joint Venture Agreement with SEAI5 on 14 October 2016. The details of the joint venture are as follows:

Company Name	Registered Capital (Baht)	No. of Shares (share)	Par Value (Baht/share)	Shareholding (%)		Future Financial Assistance	Official Announcement of the Project (A.D.)
				Company	SEAI5		
Ananda MF Asia Saphankhwai Co., Ltd. (formerly, ACD-JV1 Co., Ltd.)	450,000,000	4,500,000	100	51	49	Proportionate to the shareholding of each party, at the rate of 51:49 percent	2016

In this regard, the aforementioned acquisition of the newly-issued ordinary shares of the subsidiary for investment in the real estate development project, constitute asset acquisition transactions, representing the maximum transaction value of 2.0205 percent, calculated on the total value of consideration basis referred from the reviewed Consolidated Financial Statements of the Company for the six-month period ending 30 June 2016. In addition, after combining the value of such transactions with the value of all other asset acquisition transactions of the Company that have occurred during the past six months which are equivalent to 9.1010 percent (the Company disclosed the information of such transactions to the Stock Exchange of Thailand

(the "Stock Exchange") on 12 July 2016), the total transaction value will be equivalent to 11.1215 percent. Consequently, the entering into the transaction is not classified as an asset acquisition transaction which requires the Company to disclose the information memorandum on the entering into of transaction to the Stock Exchange, or to obtain approval on entering into the transaction from its shareholders' meeting, in accordance with the Notification of the Capital Market Supervisory Board No. 20/2551, Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets, and the Notification of the Board of Governors of the Stock Exchange of Thailand, Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets, 2004.

(2) Approved the establishment of a subsidiary in accordance with the following details:

Subsidiary's name	: AH-SPV1 Company Limited
Type of business	: Real estate development
Registered capital	: Baht 100,000
Shareholding (%)	: The Company holds 99.80 percent of the total shares in the subsidiary

(3) Acknowledge the resignation of Mr. Vorapote Uchupaiboonvong Director and Audit Committee due to other business engagements. The resignation is effective on 31 October 2016.

Please be informed accordingly.

Sincerely yours,

- Mr. Chanond Ruangkritya -

(Mr. Chanond Ruangkritya)

President & Chief Executive Officer

Corporate Secretary:

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