



(English Translation)

2 April 2021

Subject : Setting up of a new 50 : 50 joint venture company

To : President  
The Stock Exchange of Thailand

As the Board of Directors of Sansiri Public Company Limited in its meeting No. 4/2021 held on 29 March 2021 passed the resolution to approve in principle the setting up of a new 50 : 50 joint venture company between Sansiri Public Company Limited (“the **Company**”) and Prospect Development Company Limited, a subsidiary in which M.K. Real Estate Development Public Company Limited hold 100% of its total registered capital (“**Prospect**”). The Board of Directors has delegated the power to Chief Executive Officer and President to consider and make a final decision on this matter.

Now, the Chief Executive Officer and President deemed it appropriate to establish a new 50 : 50 joint venture company with Prospect. The details of which are as follows:

<b>Name of Joint Venture Company</b>	: BFTZ Bangpakong Co., Ltd.
<b>Type of Business</b>	: To develop warehouse and factory for rent including infrastructure, facilities and other related business
<b>Company Incorporation Status</b>	: It is incorporated on 1 April 2021
<b>Initial Capital and Shares</b>	: 500,000,000 Baht, divided into 5,000,000 ordinary shares with a par value of 100 Baht
<b>Shareholding Structure</b>	: 1. Sansiri Public Company Limited holds 50% shares 2. Prospect Development Company Limited holds another 50% shares
<b>Future Capital Increase/ Financial Support</b>	: Future capital increase or financial support in a form of shareholder’s loan will be <i>pro rata</i> to the shareholding at a 50 : 50 basis
<b>Criteria in calculating the amount of compensation</b>	: Par value

- The total value of the Consideration** : Investment at the par value of a new company, which is the fair and reasonable price
- The sources of funds** : Working capital of the Company
- The return on investment** : Dividend
- Connected Nature** : The investment in the to-be established joint venture company is not the connected transactions in accordance with the Notification of the Capital Market Supervisory Board No. TorJor. 21/2551
- Size of Transaction** : The investment in the 50% shares of the to-be established joint venture company (acquisition transaction) does not causes the Company to fall within the disclosure requirement under the Notification of Capital Market Supervisory Board No. TorJor. 20/2551

Please be informed accordingly.

Yours sincerely,

(Mr. Apichart Chutrakul)  
Chairman of the Board