



Minutes of the Extraordinary General Meeting of Shareholders No. 1/2015 of RAIMON LAND PUBLIC COMPANY LIMITED

Date, time and place:

The Meeting was held on 29 May 2015 at 9.30 a.m. at Siam Kempinski Hotel Bangkok, 991/9 Rama I Road, Pathumwan, Bangkok.

Directors attended:

1.	Mr. Pradit Phataraprasit	Chairman of the Board of Directors, Independent Director,
		Chairman of Remuneration Committee, and Audit Committee
2.	Mr. Tan Chin Kwang Johnson	Director and member of Executive Committee
3.	Mr. Roland Pang	Director
4.	Mr. Lee Chye Tek Lionel	Director and member of Executive Committee and Remuneration
		Committee
5.	Mr. Lee Chye Cheng Adrian	Director and member of Executive Committee
6.	Ms. Nuch Kalyawongsa	Director, member of Executive Committee and Company's
		Secretary
7.	Mr. Sataporn Amornvorapak	Director and member of Executive Committee
8.	Mr. Kitti Gajanandana	Independent Director and Chairman of the Audit Committee
9.	Mr. Siri Ganjarerndee	Independent Director and Audit Committee

Management attended:

1.	Mr. Tan Chin Kwang Johnson	Chief Executive Officer
2.	Mr. Sataporn Amornvorapak	Chief Financial Officer

Other attendees

- 1. Representatives from Asia Plus Company Limited
- Representative from Bangkok Jurist Ltd.

Before convening the shareholders' meeting, the Chairman informed the Meeting the procedures to conduct the Meeting and voting's procedures for the shareholders in each agenda item as follows:

- 1. The shareholders who are personally attending the Meeting and proxy holders who have been given proxy to vote at this Meeting will have each been given a ballot paper when they registered for the Meeting.
- 2. After you have been given the information related to each agenda item, except agenda item 6, which is presented to the Meeting for acknowledgement, the shareholders who disagree or abstain from voting on an agenda item must indicate their voting choices on the ballot paper given before the Meeting. When this is done, please raise your hand so that the staff can collect the ballot paper from you. In order to save time, while the votes are being counted, the Meeting will consider the next agenda item but will not vote until after the resolution of the previous agenda item has been announced.
- 3. Each shareholder has one vote per share held.
- 4. In counting the votes, the Company will deduct the votes of disapproval and abstention from the total votes of the Meeting. The rest of the votes will be deemed votes of approval. Where no-one has



stated an opposing or differing opinion, the Meeting will be deemed to have unanimously agreed or given a unanimous approval.

Preliminary proceedings:

Mr. Pradit Phataraprasit, the Chairman of the Board of Directors, was the Chairman of the Meeting. The Chairman assigned the Company's Secretary to announce that as there were 333 shareholders present constituting 1,471,247,894 shares or 41 percent of total paid-up capital (3,575,424,125 shares), thus the quorum had been met.

1. To certify the minutes of the 2015 Annual General Meeting of Shareholders

The Chairman proposed that the Meeting certifies the 2015 Annual General Meeting of Shareholders held on 27 April 2015 (2015 AGM), the details of which were set out the copy of the minutes of the 2015 AGM attached to the notice of this Meeting. Such minutes had been correctly recorded and disseminated via the Company's website for another means of access by shareholders. In this regard, it appears that no shareholder opposed or requested for any amendment to such minutes. In this regard, it appeared that no shareholders opposed nor requested for any amendment to such minutes

Resolution:

The Meeting unanimously resolved that the Minutes of the Board of Directors' Meeting 2/2015 held on 27 April 2015, be certified with the majority of votes of the shareholders present and exercise their voting rights as per following details:

Approved

1,473,701,565 votes, equivalent to 100.0000 %;

Disapproved

0 votes, equivalent to 0.0000 %; and

Abstained

0 votes, equivalent to 0.0000 %

2. To consider and approve the reduction of the Company's registered capital by cancelling authorised but unissued shares and the amendment to Clause 4 of the Company's Memorandum of Association so as to reflect the capital reduction

The Chairman assigned Mr. Sataporn Amornvorapak to inform the Meeting that currently the Company's registered capital equaled to Baht 4,558,280,156 divided into 4,558,280,156 shares at the par value of Baht 1 each with the paid up capital of Baht 3,575,424,125 divided into 3,575,424,125 at the par value of Baht 1 each. Therefore, the Company had 982,856,031 authorized but unissued shares at the par value of Baht 1 each which were allotted to reserve for the exercise of the Company's warrants series 3 issued to the Company's shareholders ("RML-W3") in accordance with the resolution of the 2012 Annual General Meeting of Shareholders held on 25 April 2012, and also for RML-WB (ESOP). However, there were 15,716 units of RML-W3 remaining unallotted. As a result, the Company no longer required 15,716 authorized but unissued shares at the par value of Baht 1 each which were reserved for the exercise of RML-W3. On the date of this Meeting, the Company proceeded with the registration of the paid up capital from Baht 3,575,424,125 to be Baht 3,575,483,607 due to the exercise of the Company's warrants series 3 (RML-W3) to purchase the number of 59,482 ordinary shares (at the par value of Baht 1 each) in the Company. After the completion of the registration of such paid up capital, the authorized but unissued shares reduced from 982,856,125 shares to be 982,796,643 shares at the par value of Baht 1 each.

Section 136 of the Public Companies Act B.E. 2535 provided that the Company reduces its capital by cancelling the authorized but unissued shares, which were not reserved for the exercise of warrants or conversion of convertible debentures, before capital increase. It is proposed that the Meeting considered and approved the reduction of the Company's registered capital by cancelling 15,716 authorized but unissued shares from the current registered capital of Baht 4,558,280,156 to be the new registered of Baht 4,558,264,440 divided into 4,558,264,440 shares at the par value of Baht 1 each.





As a result of the capital reduction, the Chairman also proposed that the Meeting considered and approved the amendments to Clause 4 of the Company Memorandum of Association so as to reflect the capital reduction according to the following details:

Clause 4. Registered Capital Baht 4,558,264,440

(Baht Four Thousand Five Hundred

and Fifty Eight Million Two Hundred and Sixty Four Thousand Four

Hundred and Forty)

Divided into 4,558,264,440 shares

(Four Thousand Five Hundred and Fifty Eight Million Two Hundred and

Sixty Four Thousand Four Hundred

and Forty Shares)

With the par value of Baht 1.00

(Baht One) each

Categorised into:

Ordinary shares 4,558,264

4,558,264,440 shares

(Four Thousand Five Hundred and Fifty Eight Million Two Hundred and Sixty Four Thousand Four Hundred

Sixty Four Thousand Four Hundred

and Forty Shares)

Preference shares

- None -

(-)

Summary of Q&A during the agenda

Mr. Sakchai Sakulsrimontri (shareholder)

- The shareholder did not have an opportunity to exercise RML-W3 due to the fact that RML-W3 was out of the money. Would RML-W4 experience the same problem as per that of RML-W3?
 - o The Chairman informed the shareholder that RML-W3 was not an initiative by the current management. The chairman pointed out to the shareholder that, under the current management, the Company was able to finally make profits. The purpose of RML-W4 was to equip the Company with financial tools in order to expand business for the purpose of generating continuous profits.

Resolution

The Meeting resolved that the reduction reduction of the Company's registered capital by cancelling authorized but unissued shares and the amendments to Clause 4. of the Company's Memorandum of Association so as to reflect the reduction of the Company's registered capital according to the above details, be approved with the votes of not less than three-fourth of the total votes of shareholders present and eligible to vote as per the following details:

Approved 1,514,968,319 votes, equivalent to 99.9986 %;
Disapproved 20,000 votes, equivalent to 0.0013 %; and votes, equivalent to 0.0000 %.

3. To consider and approve the issue of warrants to purchase ordinary shares in the Company to the Company's existing shareholders

The Chairman assigned Mr. Sataporn Amornvorapak to inform the Meeting that on 15 May 2015, the warrant holders of the Company's warrants series 3 (RML-W3) exercised their warrants to purchase the number of 59,482 ordinary shares. As a result, the Company was required to issue the warrants to purchase ordinary shares in addition to the number of the warrants originally provided in the notice of this Meeting (i.e. up to 893,856031 units). The indicative terms and other conditions of the RML-W4 were as per the details sent the shareholders together with the notice of this Meeting. The difference between RML-W4 and RML-W3 can be summarized as following: (1) the exercise premiums of RML-W3 and RML-W4 were 76% and 15% respectively; (2) RML-W4 will be allocated on 15 June 2015, tradable on the Stock Exchange of Thailand on 29 June 2015, and the





first date of exercise will be on 30 September 2015; (3) RML-W4 will not generate price dilution effect given that the exercise price was at a premium. There will be control dilution associated with RML-W4 of 20%.

Mr. Sataporn Amornvorapak further informed the meeting that, based on RML-W3's 180 VWAP (volume-weighted average price) of 29 satang and the issue ratio for RML-W4 of 4 ordinary shares to 1 warrant, it can be theoretically assumed that shareholder will receive the value of RML-W4 of 7 satang per share (assuming RML-W3's 180 VWAP of 29 satang divided by issue ratio of 4). This resulted in implied yield of 4.4% (basing on RML's share price of 1.66 baht and theoretical value received of 7 satang per share). The implied yield, which is exempt from withholding tax, is higher than average dividend yield for the sector of 3.7% which is subject to withholding tax of 10%.

The Chairman proposed that the Meeting considered and approved the issue of up to 893,870,902 units of warrant for the purchase of ordinary shares of the Company (RML-W4) to the Company's existing shareholders by way of rights issue at the ratio of 4 existing shares to 1 unit of warrant with no consideration.

In addition, the Chairman informed the Meeting regarding the exercise of voting rights by the proxy holders whom the shareholders have indicated their votes in the proxy forms. Proxy holders were requested to cast their votes in the new ballot, which are distributed at the registration. The Company confirmed that all proxy holders were able to cast their votes in such ballot as it complied with Clause 6. of the proxy forms, which provided that:

"If I have not indicated my vote casting in any agenda or my indication of such vote casting becomes unclear or the Meeting considers or asks for resolution in addition to the specified agenda above as well as there are changes or amendments of any facts, the proxy holders are entitled to consider and vote on my behalf in all respects as they deem appropriate."

Summary of Q&A during the agenda

Mr. Ronnachai Aekarunrath (shareholder)

- Please clarify whether the purpose of issuing RML-W4 was to reward shareholders or to provide with option to increase capital.
 - o Mr. Sataporn Amornvorapak informed that the issuance of RML-W4 was beneficial to both shareholders and the Company. By issuing RML-W4, the Company could preserve its cash as it did not pay cash dividends. In addition, the shareholder could monetize RML-W4 through trading via the Stock Exchange of Thailand. In the case where shareholder exercised RML-W4, the Company would receive additional capital to expand its business.

Mr. Anuwong Sorakit (did not specify whether he was shareholder or proxy)

- Please clarify whether RML-WB had been exercised. Please clarify whether management will be entitled to RML-W4.
 - o Mr. Sataporn Amornvorapak informed that there had been no RML-WB exercised up to date (RML-WB had exercise price of 1.67 baht and 89 million units outstanding). As for RML-W4, should the management or directors hold RML shares, they would be entitled to RML-W4 allotment as per other shareholders.

Mr. Sakchai Sakulsrimontri (shareholder)

- Please provide details on backlog.
 - o Mr. Sataporn Amornvorapak informed that, as of 31 March 2015, the Company had backlog and inventory worth approximately 8.7 and 6.5 billion baht respectively.



Resolution:

The Meeting resolved that the issue of up to 893,870,902 units of warrant to the existing shareholders by way of right issue according to the above details, be approved with the majority of votes of shareholders present and exercise their voting rights as per the following details:

Approved 1,510,135,667 votes, equivalent to 99.4925 %;
Disapproved 7,702,400 votes, equivalent to 0.5074 %; and
Abstained 45,000 votes.

4. <u>To consider and approve the increase of the Company's registered capital and the amendment</u> to Clause 4 of the Company's Memorandum of Association to reflect the capital increase

The Chairman informed that the Company wishes to increase its registered capital in order to use the fund derived from the capital increase for its working capital, repayment of debts and other activities as deemed appropriate. The details of the objectives of the capital increase and the utilization of such fund were set out in form of capital increase report (Form 53-4), the details of which were set out in the Enclosure 2 and sent to the shareholders together with the notice of this Meeting. Due to the change of the number of the warrants to be issued and offered to the existing shareholders in the previous agenda, the Company is required to change the amount of the increase of its registered capital for another Baht 1,251,397,560 by issuing 1,251,397,560 new ordinary shares at the par value of Baht 1 each as provided in the notice of this Meeting in order to be consistent with the adjustment of the number of such warrants.

The Chairman proposed that the Meeting considered and approved the increase of the registered capital of the Company by another Baht 1,251,412,431 by issuing 1,251,412,431 new ordinary shares at the par value of Baht 1 each from the existing registered capital of Baht 4,558,264,440 to be the new registered capital of Baht 5,809,676,871 divided into 5,809,676,871 ordinary shares at the par value of Baht 1 each.

The Chairman also proposed that the Meeting considered and approved the amendments to Clause 4. of the Company's Memorandum of Association as to reflect the increase of the registered capital mentioned above as follows:

Clause 4. Registered capital Baht 5,809,676,871 (Baht Five Thousand Eight Hundred and Nine Million Six Hundred Seventy Six

Thousand Eight Hundred and Seventy

One)

Divided into 5,809,676,871 Shares (Five Thousand Eight Hundred and Nine

Million Six Hundred Seventy Six Thousand Eight Hundred and Seventy

One Shares)

With the par value of Baht 1 each (Baht one each)

Categorised into

Ordinary shares 5,809,6762,871 (Five Thousand Eight Hundred and Nine

Shares Million Six Hundred Seventy Six Thousand Eight Hundred and Seventy

One Shares)

Preferred shares - shares (-)

Summary of Q&A during the agenda

Mr. Sakchai Sakulsrimontri (shareholder)



- Please clarify why there was discussion on RML-W4 during AGM 2015. RML-W4 was meant to be agenda for EGM 1/2015.
 - o Mr. Wit Suthirachartkul, Investor Relations, clarified that the Board Resolution to issue RML-W4 was announced publicly on 6 April 2015. Therefore, shareholders were already made aware of RML-W4 prior to AGM 2015; hence the discussion was made during the meeting.

Mr. Suphot Auechailertkul (shareholder)

- Suggest the Company to provide more details on RML-W4 in the Board Resolution such as X-Date for the benefits of the shareholders.
 - o The Chairman acknowledged and took into account the suggestion.

Resolution:

The Meeting unanimously resolved that the increase of the Company's registered capital by another Baht 1,251,412,431 by issuing 1,251,412,431 ordinary shares at the par value of Baht 1 each and the amendments to Clause 4. of the Company's Memorandum of Association as to reflect the increase of the registered capital according to the above details, be approved with the votes of not less than three-fourth of the total votes of shareholders present and eligible to vote as per the following details:

Approved	1,517,605,167	votes, equivalent to 99.9805 %;	
Disapproved	250,000	votes, equivalent to	0.0164 %; and
Abstained	45,000	votes, equivalent to	0.0029 %.

5. To consider and approve the allotment of the Company's new ordinary shares

The Chairman informed the Meeting that due to the change of the number of the amount of the increase of the registered capital to be Baht 1,251,412,431 by issuing 1,251,412,431 new ordinary shares at the par value of Baht 1 each as per the details mentioned in agenda item no. 4 and the change of the number of the warrants in agenda item no. 3 above, the Company was required to change the number of the reserved shares for the exercise of such warrants.

The Chairman proposed that the Meeting considered and approved the allotment of 1,251,412,431 new ordinary shares at the par value Baht 1 for the purpose of the capital increase in form of general mandate and exercise of the rights warrants as follows:

(1) To allot 357,541,529 new ordinary shares at the par value of Baht 1 each in form of general mandate for offering to the specified investor(s) by way of private placement in accordance with the Notification of the Capital Market Supervisory Board No. Thor.Jor. 28/2551 (and its amendment) regarding Applications and Permissions for Offer of New Shares with the offer price of not less than 90% of the market price but not lower than Baht 2. The market price would be calculated from the weighted average price of the Company's shares traded on the Stock Exchange of Thailand for not less than 7 consecutive trading days but not exceeding 15 consecutive trading days prior to the date that the Board of Directors approved to offer the new shares which would be the date before offering date of the new shares to such investor(s).

The allotment of such new shares equalled to 10 percent of the total issued shares in the Company as at the date that the Board of Directors approved the capital increase in form of general mandate. The total issued shares of the Company equalled 3,575,424,125 shares. The Board of Directors was authorized to allot such new shares in one or several tranches from time to time but such allotment must be completed on or before the date that the Company held its next annual general meeting of shareholders or the date that the law required the Company to hold its next annual general meeting of shareholders, whichever





was earlier, as well as to determine the details of the allotment such as subscription/offer price, terms, subscription/offering period, other relevant details of the allotment of such new shares including the determination of "market price" in accordance with the relevant notification of the SEC.

If the Company offered such new share to the investor(s) which was considered as connected person(s) under the relevant notification of the Capital Market Supervisory Board and the notification of the SET, it would comply with and disclose information in order to comply with the requirements of the relevant notification.

(2) To allot 893,870,902 new ordinary shares to reserve for the exercise of the warrants to be issued to the existing shareholders by way of rights issue (RML-W4). If any shares remaining as a result of the non-exercise of such warrants, the Company would propose this matter to a shareholders' meeting for further consideration.

Summary of Q&A during the agenda

Mr. Ronnachai Aekarunrath (shareholder)

- Please clarify whether the Private Placement (General Mandate) had been agreed with any potential investor(s). If there was no such agreement, would the Company be materially disadvantaged?
 - o Mr. Johnson Tan informed the shareholder that currently there had been no agreement with any investor(s). The purpose of the Private Placement (General Mandate) was to provide the Company with financial flexibility. The Board of Directors provided that the Company shall offer the private placement at the minimum price of 2 baht per share or with discount of not more than 10% to the market price. Such decision was made to protect shareholders from price dilution. In the case there was no interests in Private Placement (General Mandate), the Company would not be materially disadvantaged.

Mr. Suphot Auechailertkul (shareholder)

- Given that Private Placement (General Mandate) was subject to Silent Period, would this affect the decision of any potential investor(s)?
 - o Mr. Wit Suthirachartkul, Investor Relations, informed that given the Company would look for strategic partner(s) who looked for long-term partnership, the Silent Period would not affect the decision making process of them.

Mr. Sakchai Sakulsrimontri (shareholder)

- Please clarify the X-Date of RML-W4.
 - o Mr. Wit Suthirachartkul, Investor Relations, informed that the Close Book had been set on 10 June 2015, of which the first XR date would be 5 June 2015.

Mr. Ronnachai Aekarunrath (shareholder)

- Please clarify why number of shares proposed under Private Placement (General Mandate) was unrounded number (375,541,529 shares)
 - o Mr. Wit Suthirachartkul, Investor Relations, informed that based on the Board Resolution, dated 6 April 2015, the proposed registered capital was 5,809,662,000 shares which was rounded number. However, due to the exercise of RML-W3, the revised, proposed registered capital was unrounded amount.





Resolved:

The Meeting unanimously resolved that the allotment of 1,251,412,431 ordinary shares for the purpose of the capital increase in form of general mandate and exercise of the rights warrants according to the above details, be approved with the majority of votes of shareholders present and exercise their voting rights as per the following details:

Approved 1,557,719,267 votes, equivalent to 98.8373 %; Disapproved 16,731,600 votes, equivalent to 1.0626 %; and Abstained 45,000 votes.

6. To consider any other business (if any)

Summary of Q&A during the agenda

Mr. Naruchit Tangsuan (shareholder)

- Please clarify the calculation of implied yield for RML-W4.
 - o Mr. Wit Suthirachartkul, Investor Relations, informed the meeting that, based on RML-W3's 180 VWAP (volume-weighted average price) of 29 satang and the issue ratio for RML-W4 of 4 ordinary shares to 1 warrant, it can be theoretically assumed that shareholder will receive the value of RML-W4 of 7 satang per share (assuming RML-W3's 180 VWAP of 29 satang divided by issue ratio of 4). This resulted in implied yield of 4.4% (basing on RML's share price of 1.66 baht and theoretical value received of 7 satang per share). The implied yield, which is exempt from withholding tax, is higher than average dividend yield for the sector of 3.7% which is subject to withholding tax of 10%.
- In the case where RML-W4 was 100% exercised and the Company could place shares through private placement, the Company would be able receive additional capital of 2.5 billion baht. Assuming debt to equity ratio of 2.0 times, the Company would be able to gain additional capital of 7.5 billion baht. What would be the management's plan for such capital?
 - o Mr. Johnson Tan informed the shareholder that the approval of Private Placement (General Mandate) did not necessitate such placement. In addition, assuming 100% exercise of RML-W4 would be extreme. Therefore, the case where the Company would receive additional capital of 7.5 billion baht had low probability. However, the Company would utilize capital received either through RML-W4 or Private Placement for the business expansion.

Mr. Prawit (shareholder) (did not disclose last name)

- Suggest the Company to hold meeting at its office to reduce expense.
 - o The Chairman acknowledged such suggestion.

Mr. Naruchit Tangsuan (shareholder)

- In the case where the Company had new shareholder(s) from the Private Placement, would such shareholder(s) have any influence on the Company's strategy or business?
 - o Mr. Johnson Tan informed that given the Private Placement would allow new shareholder(s) to subscribe only up to 10% of paid up capital. Therefore, the new shareholder(s) (if any) would not have any material influence on the Company's strategy or business. In addition, the new shareholder(s) (if any) could elect to invest at company or project level. Lastly, the Private Placement (General Mandate) could be placed to multiple investor(s). In other words, the Company could place 10% of paid up capital to more than one investor, hence reducing the chance that new investor(s) (if any) would be influential to the Company's strategy and business.





Ms. Piyawan Tralaksami (shareholder)

- Please update status of Zire and Unixx, along with any impact from Russia market.
 - Mr. Wit Suthirachartkul, Investor Relations, informed the shareholder that sale to Russians was 18% and 10% for Zire and Unixx respectively. However, the Company did not receive any material negative effects from the devaluation of Russian currency. This was thanks to the Company's strict deposit policy which required customers to pay between 25 and 40 percent of the unit value. As a result, no customer decided to forfeit his or her deposit and walked away.
- Please provide details on expected revenue recognition period for Mews and Lofts Asoke.
 - Mr. Sataporn Amornvorapak informed that Mews should be able to transfer by 4Q2017.
 Lofts Asoke was expected to commence transfer by end of 2018 or early 2019.

Mr. Ronnachai Aekarunrath (shareholder)

- Will the Company pay dividends?
 - o Mr. Johnson Tan explained that given the Company had completely eliminated retained loss; it could have legally paid dividends. However, the Company would like to preserve cash as a precaution measure. Therefore, the Board of Director passed a resolution to issue RML-W4. In addition, given that real estate development is cyclical by nature, paying stable and consistent dividends may not be suitable to the business.
- Given Lofts Asoke may be complete in 2018, would the Company have any income for 2017?
 - o Mr. Sataporn Amornvorapak informed that currently the Company still had backlog from the River, 185, Zire, Unixx and Lofts Ekkamai. For 2016, the Company expected to register revenues from 185, Zire and Unixx. For 2017, the Company would have additional backlog from Lofts Ekkamai and Mews. For 2018, the Company would have additional backlog from Lofts Asoke. However, Mr. Sataporn pointed out that the Company's revenue may not be consistent every year.
- Given that Lofts Asoke may not be able to commence transfer until end of 2018, would the first three quarters of 2018 lack income?
 - o Mr. Sataporn Amornvorapak informed that, for the Company, the transfer period usually took longer than that of industry average. This was a result of the unit value being extremely high. For example, the River commenced transfer back in 2012 and still had remaining backlog as of today. Similarly, 185 started transfer since 1Q2014 but backlog still stood at more than 50%. Thus, it was likely that Lofts Ekkamai and Mews would allow the Company to register income during 2018.

Mr. Suphot Auechailertkul (shareholder)

- Does the Company have any plan to expand beyond condominium development? What is the management's solution to stable dividends payout?
 - o Mr. Johnson Tan informed that given the real estate development industry might go into a difficult time; it was for the Company's best interests to preserve cash. In addition, the Company was always looking alternative sources of income such as rental income or income from low-rise development (which had quicker cash conversion cycle). The Company believed that alternative source of income would be beneficial for potential dividends payment in the future.

Chairman

คราง โรเมลน และเล่ อำกัด (มหาวท



Name undisclosed (shareholder)

- Please clarify impairment back in 2014
 - o Mr. Sataporn Amorvorapak informed that the impairment of 135 million baht was associated with Cube (commercial space for rent of 2,000 SQM) as per accounting requirement.

No other business being proposed to the Meeting.

The Meeting closed at 11.30AM.

(Mr. Pradit Phataraprasit)

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