



*(English Translation)*

7 November 2017

Subject : Execution of the memorandum of understanding for the purchase of Nimit Lang Suan project (whole project) and 53 condominium units of Ritz-Carlton Residences Bangkok project in MahaNakhon building project from Pace Development Group.

To : The President  
The Stock Exchange of Thailand

Sansiri Public Company Limited (the “**Company**”) would like to inform you that on 7 November 2017, the Company executed the memorandum of understanding with Pace Development Corporation Public Company Limited and Pace Project Two Company Limited (collectively, “**Pace Development Group**”) for the purchase negotiation and the due diligence of Nimit Lang Suan project (whole project) and 53 condominium units of Ritz-Carlton Residences Bangkok project in MahaNakhon building project.

In the purchase of Nimit Lang Suan project (whole project), Pace Development Group will receive the land and building under construction under the project, contracts with contractors, contracts with customers and permits in relation to the project to the Company. The purchase of condominium units of Ritz-Carlton Residences Bangkok project will be made when all constructions of MahaNakhon building project are completed and fully open.

The preliminary terms of purchase of the above assets are subject to key condition precedent, e.g. the due diligence satisfactory to the Company, an approval from the board of directors of the Company is obtained, an approval from the board of directors of Pace Development Corporation Public Company Limited is obtained, including any consent of any related third party.

Under the above memorandum of understanding, the Company has to put the refundable deposit in the amount of 5% of the indicative purchase price under the escrow arrangement, and receives an exclusive right to conduct due diligence and negotiate on the purchase of the assets above.

The transaction has an uncertainty where the indicative purchaser price as well as the terms and conditions contained in the memorandum of understanding are not final and subject to changes due to the due diligence results and the negotiations of the parties. The Company will further inform any key progress after the completion of due diligence. It is expected that the due diligence period will not be more than 60 days from the date of the execution of the above memorandum of understanding.

Please be informed accordingly.

Yours sincerely,

(Mr. Wanchak Buranasiri)  
Director and Chief Financial Officer