



(English Translation)

6 September 2017

Subject : Notification of investment in JustGroup Holdings Pte. Ltd.

To : The President
The Stock Exchange of Thailand

Sansiri Public Company Limited (“the Company”) would like to inform you that Sansiri Global Investment Pte. Ltd., its subsidiary in Singapore, has invested in JustGroup Holdings Pte. Ltd. (which was incorporated in Singapore), the details are provided below:

Date of transaction 5 September 2017

Parties involved Buyer : Sansiri Global Investment Pte. Ltd. (“SGI”)
Seller : JustGroup Holdings Pte. Ltd. (“JustGroup”)

Relationship of the parties Seller is not a connected person of the Company and this transaction is not the connected transactions in accordance with the Notification of the Capital Market Supervisory Board No. Tor Jor. 21/2551. After calculating the value of this acquisition, the transaction size does not fall within the disclosure requirement under the Notification of Capital Market Supervisory Board No. TorJor. 20/2551.

General characteristics of the transaction SGI has purchased 64,849 newly-issued ordinary shares from JustGroup, equivalent to 6.09% of its paid-up capital, in the amount of 12 million US dollars or approximately 397.9 million baht. *(Refer to the Bank of Thailand exchange rate as at 5 September 2017, whereby 1 US dollar was equivalent to 33.1648 baht)*

Details of the securities involved

Company name JustGroup Holdings Pte. Ltd. (“JustGroup”)

Nature of business Provides co-working space for both startups and big corporates looking for a flexible, cost-efficient and highly dynamic alternative to traditional offices.



Paid-up capital	
<u>Before</u> the capital increase	1,000,000 ordinary shares
<u>After</u> the capital increase	1,064,849 ordinary shares
Proportion of shareHoldings <u>before</u> the transaction	-none-
Proportion of shareHoldings <u>after</u> the transaction	64,849 ordinary shares, equivalent to 6.09% of the paid-up capital of JustGroup
Total value of the transaction and terms of payment	The value of this transaction is equal to 12 million US dollars or approximately 397.9 million baht, paid in cash from SGI's working capital.
The basis used to determine the value of transaction	The price agreed was based on the discounted cash flow approach.
Benefits to the Company	To expand its business to Co-working space business of which potential growth is high and to increase portion of recurring income.

Please be informed accordingly.

Yours sincerely,

(Mr. Wanchak Buranasiri)
Director and Chief Financial Officer