



(English Translation)

2 December 2020

Subject : Notification of investment under the subsidiary company

To : The President
The Stock Exchange of Thailand

Sansiri Public Company Limited (“the Company”) would like to inform you that Siri Ventures Co., Ltd., (which is a subsidiary company), has invested in Propfit Co., Ltd., the details are provided below:

Date of transaction 1 December 2020

Parties involved Buyer : Siri Ventures Co., Ltd. (“SV”)
Seller : Propfit Co., Ltd. (“Propfit”)

Relationship of the parties Seller is not a connected person of the Company and its subsidiaries; 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 SV has purchased 4,286 newly-issued ordinary shares of Propfit, equivalent to 30% of its paid-up capital, with the investment value of 18,001,200 baht.

Details of the securities involved

Company name Propfit Co., Ltd.

Nature of business Platform developer for real estate business which comprises of development on network system for real estate agent (Digital real estate agent network platform) and tools for supporting sales of real estate property. Also, acting as central database of real estate property information that connecting with real estate agents through platform.

Shareholders and the proportion of shareholding before the transaction

- | | |
|------------------------------|-----|
| 1. Mr.Thitiphan Paosong | 80% |
| 2. Miss Duangta Nantapreecha | 20% |
- (It is not a connected person of the Company and its subsidiaries)

Shareholders and the proportion of shareholding after the transaction

- | | |
|------------------------------|-----|
| 1. Mr.Thitiphan Paosong | 56% |
| 2. Miss Duangta Nantapreecha | 14% |
| 3. Siri Ventures Co., Ltd. | 30% |

Total value of the transaction and terms of payment

The value of this transaction is equal to 18,001,200 baht, paid in cash from SV's working capital.

The value of this transaction is equal to 0.02% of the Company's total assets (based on the reviewed financial statement as at 30 September 2020) and combines the acquisition of assets during the last six months, which is less than 15% of the Company's total assets.

The basis used to determine the value of transaction

The price agreed was based on the Valuation Multiples approach.

Benefits to the Company

1. Creating community of real estate agents which will increase business opportunities and benefits to buyer, seller, and real estate agents that transact through the platform.
2. Leveraging the technology with real estate developer business in order to support sales of real estate property of the Company including portfolio management of Company's real estate property in efficient manner and increasing Company's competitiveness.

Please be informed accordingly.

Yours sincerely,

(Mr. Wanchak Buranasiri)
Director