



**BOUTIQUE NEWCITY**  
PUBLIC COMPANY LIMITED

REF.BM 8/2561(revised)

March 28, 2018

Subject : Report on the selling shares of Choksamakee Co.,Ltd.

To : Director & General Manager  
The Stock Exchange of Thailand.

According to the resolution of the Board of Directors Meeting # 4 Boutique Newcity Public Company Limited held on March 28, 2018 at 2.30 p.m. approved to sell Choksamakee Common Share to Mrs.Sirina Pavarolarvidya at the amount of 700,000 common shares at price 25 Baht per share amounting to Baht 17,500,000 (seventeen million and five hundred thousand baht only), The details are as follows:

1. Date of transaction : March 28, 2018

2. Contract Person

Seller : Boutique Newcity Public Company Limited (BTNC)  
Buyer : Mrs.Sirina Pavarolarvidya

3. Related Person and Type of

- Boutique Newcity Public Company Limited (BTNC)

Major shareholders :1. Mr.Pramothya - Mrs. Sirina Pavarolarvidya, Father and Mother  
of Mr. Panitarn Pavarolarvidya, Chairman of Boutique Newcity  
Public Company Limited and Major shareholders (24.45%)  
2. Mr. Panitarn Pavarolarvidya Chairman of Boutique Newcity Public  
Company Limited and Major shareholders (15.73%)  
3. Mrs. Pravara Ekaraphanich Managing Director of Boutique  
Newcity Public Company Limited and Major shareholders (14.55%)

- Choksamakee Company Limited.

Major shareholders : 1. Boutique Newcity Public Company Limited is major shareholders (33.79%)

4. Details of Property disposed

- Company Name : Choksamakee Company Limited  
- Business Type : Properties Trading  
- Registered capital : Baht 116,000,000 divided into 11,600,000 shares at par value Baht 10.-  
- Number of disposed shares : 700,000 shares  
- Proportion of shares owning before : 33.79 % of registered capital

On September 30, 2017 the Company Boutique New City Limited (the Company) has sold its shares Choksamakee Company Limited to outsiders who are not related parties of 280,000 shares at sell price 25 baht per share, the proportion of shares held before the sale of the Company from 36.21. % to 33.79% with the transaction. Not required to disclose in accordance with the Acquisition. Disposition of assets of listed companies is the value of the disposed assets relative to its value. Total assets of BTNC a maximum 1.70 percent.

- Proportion of shares owning after : 27.76 %

5. Value of remunerate : Common shares of Choksamakee Co.,Ltd. at the amount of 700,000 shares at selling price Baht 25 amounting to Baht 17,500,000.- (seventeen million and five hundred thousand baht). The price is same with the price that sold to outsiders who are not related parties since September 2017. Which is higher than the cost of the acquisition is the par value of Baht 10.47. The book value of the company Choksamakee Limited as at December 31, 2017 Book Value amount 11.18 Baht.

6. Purpose of selling : To lower investment burden in the company not paid dividend.

Financial details of Choksamakee Co., Ltd.

(หน่วย: บาท)

Items	As of 31 Dec. 2016	As of 31 Dec. 2017
Current Assets	866,769.06	8,434,909.23
Non-Current Assets	130,558,522.70	123,512,704.74
Total Assets	131,425,291.76	131,947,613.97
Current Liabilities	136,290.89	593,046.71
Non-Current Liabilities	1,588,933.78	1,588,933.78
Total Liabilities	1,725,224.67	2,181,980.49
Authorized Share Capital	116,000,000.00	116,000,000.00
Earnings Retained	13,700,067.09	13,765,633.48
Equity attributable to owners of the company	129,700,067.09	129,765,633.48
Total Liabilities and Equity	131,425,291.76	131,947,613.97
Total Income	941,890.05	741,980.82
Total Expenses	91,349.71	676,022.83
Profit	261,457.78	65,566.39

\*This information is not reviewed by the auditor

7. Directors who are the Vested interests : Exited from meeting room and cast no vote.

1. Mr. Panitarn Pavarolavidya

2. Mrs.Pravara Ekaraphanich

8. Difference consideration of Director from The Board of Directors.

: Board of Director concluded the business of Choksamkee Company Limited did not compliant with the current core business. Moreover, Choksamakee Co., Ltd. did not pay the dividends. Therefore, to reduce the investment capital for company that did not pay dividends. Board of Director decided to reduce its stake by selling it to the person who are interested in investing in these areas as well as the direct price is offered. The price is same with the price that sold to outsiders who are not related parties since September 2017. The reasonable cost of acquired companies is higher than the book value of Choksamkee Company Limited.

9. General characteristics of the transaction

- Transaction class

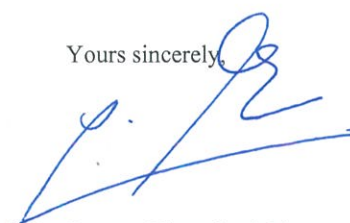
: Selling assets to related parties. In line with the related transaction according to the announcement of the Capital Market Supervisory Board on Rules of the connected transactions, in relation with the assets or service transaction of which its size is above Baht 1 million but less than Baht 20 millions or above 0.03% but less than 3% of NTA, whichever is higher. (NTA 31 December 2017 =427.62 millions baht) These transactions are required an approval from the Company's Board of Directors and subsequently reported to the SET, with no required approval from the Shareowners' Meeting.

- Transaction volume

: The value of the disposed assets compared with the value of the assets of BTNC has the highest percentage of 2.16% of the total size of the entire 6 months back 3.23% is not required to disclose in accordance with the acquisition or disposition of listed company assets.

Please acknowledge accordingly,

Yours sincerely,



(Mrs. Pravara Ekaraphanich)

Managing Director