

Ref. NUSA 005/2021

Date: March 1st, 2021

Subject: Report the progress on the action of the removal of the conflict of Interest in the Nusasiri Group.

Attention: Managing Director
The Stock Exchange of Thailand

According to filing for revocation of pledge of securities of from the Stock Exchange of Thailand (“SET”), NUSASIRI Public Company Limited has already received its approval and the SET also permitted to trade the said securities in Real Estate Industry and Construction Industry in the Property Development Sector on SET since 9 September, 2011. Moreover, the Company has proceeded to disclose the progress of removal of conflict of interest to the SET when there is any significant progress on the quarterly basis.

The Company, therefore, would like to report the progress on the action of the removal of the conflict of Interest to the SET as of December 31, 2020 in the quarter 4/2020 that there is any change. *(the details shown in the appendix)*

Thus, if there is any significant progress, the company will inform to the SET furthermore.

Please be informed accordingly

Yours sincerely,

(Mr. Sompjit Chaichanajarak)
Director/ Company Secretary

Right Owners of the Assets	Project / Type of Assets	Total of unit	Current Status of Unit	Remark
1.The Asset Group Waiting to be Finalized the Action by Court				
Mr. Visanu Thepcharoen	Bang Po Project, KN Realestate Co., Ltd.	2	2	It is the road in the project , waiting for transferring ownership to the Incorporation
KN Realestate Co., Ltd.	Bang Po Project, KN Realestate Co., Ltd.	25	5	- Transferred ownership in 2012 of 20 plots.
KMP Property Co., Ltd.	A land at Pangnga province	1	0	Transfer repayment to Thana chart Bank, on September, 2015 of 1 plot.
Nusapraya Hotel and Spa Co., Ltd.	Jangwattan Donmuang Project	10	2	- Sold of 3 plots in 2012. - Transferred ownership of 3 plots on March 22, 2013. - Transferred ownership to the third party of 3 plot, title deed no. 11617, 11613 and 2468 on March 27, 2013 as priority. - Transferred ownership to the third Party of 1 plot, , title deed no. 11601 on April 27, 2016 - Transferred ownership to the third Party of 1 plot, , title deed no. 11582
2.The Asset Group of Public Utilities in the Projects and public service				
KMP Property Co., Ltd.	Krisana Rama 5 Project	5	5	Waiting for transferring ownership to the Incorporation
VS Property Co., Ltd. (Presently VS Best Cars Co., Ltd.)	Nusasiri Sathorn-Ring Road Project	5	5	Waiting for transferring ownership to the Incorporation
Nusasiri Co., Ltd. (Presently The Success Herritage Management Co., Ltd.)	Nusasiri Sathorn-Pinklao Project	5	5	Waiting for transferring ownership to the Incorporation
Mrs.Siriya Thepjarearn	Pavillion Project in Phuket	1	1	-
3. The Asset Group Committed to be Transferred to the Third Party is in Current Status as follows :				
1) The residential condominiums which are already engaged with the Sales and Purchase Agreement but they are pledged at Bank as the Company's collaterals				

Right Owners of the Assets	Project / Type of Assets	Total of unit	Current Status of Unit	Remark
Nusasiri Grand Public Company Limited	Nusasiri Grand Condo Project	6	2	<ul style="list-style-type: none"> - Transferred ownership in 2011 of 1 unit. - Transferred ownership to the third Party of 1 plot, title deed No. 2/352, on November 4, 2014. - Transferred ownership to the third Party of 1 plot, title deed No. 23732, on December 24, 2019. - Transferred ownership to the third Party of 1 plot, title deed No. 2/332, on December 29, 2020.
2) The assets used for setting off debts with creditors, such as, contractors and material suppliers				
KMP Property Co., Ltd.	Krisana Rama 5 Project	7	0	<ul style="list-style-type: none"> - In 2011, transferred ownership of 2 plots. - In 2012, transferred ownership of 2 plots. - Transferred ownership to the third Party of 2 plots, title deed No. 2 0 4 4 6 and title deed No. 20522, on August 20, 2014. - Transferred ownership to the third Party of 1 plot, title deed no. 20388
4. The Assets Waiting for Sale or Without Competitive Competency				
1) The condominium units in Plaza area				
Nusasiri Grand Public Company limited	BMC, Nusasiri Grand Condo Project	4	0	- Transferred ownership to the third Party of all units in 2011 and 2012.
2) The condominium units located on the different area from the company's units which is in plaza area				
Nusasiri Grand Public Company limited	Nusasiri Grand Condo Project	2	2	-
3) A house at bad location (3 ways intersection)				
KMP Property Co., Ltd.	Krisana Rama 5 Project	1	0	Transferred ownership to the third Party of 1 plot, title deed no.20478
5. The Assets for operating other unrelated business				

Right Owners of the Assets	Project / Type of Assets	Total of unit	Current Status of Unit	Remark
1) V Speed Auto Import Co., Ltd.	Land	2	2	-
2) Thepcharoen Property Co., Ltd	Commercial building	3	0	- In 2012, transferred ownership to the third party of 1 plot and 2 plots in 2013.
6. The assets which are land but has no potential				
V Speed Auto Import Co., Ltd.	Land and entrance - exit road	8	8	-