

LPN/SorKor/217/2009

July 16, 2009

Subject : The Purchase of land to develop Lumpini Ville Ratburana-Riverview  
Attention : The Director and Manager  
The Stock Exchange of Thailand

L.P.N. Development Public Company Limited would like to inform you our purchase of land for developing project with the following details:

Purchase of land for developing Lumpini Ville Ratburana-Riverview

1. Date of transaction : April 30, 2009
2. Contracted parties : Juristic Person with no related benefit with the Company
3. Details of the Land
  - 3.1 A land title deed no. : 11805 and 29435
  - 3.2 Total area : 5 Rai 75 Sq.wah
  - 3.3 Location : Bangpakok Sub-District (North Bangpakok), Ratburana District, Bangkok
  - 3.4 Landscape : Vacant Land
  - 3.5 Obligation : None
4. Total price : Baht 72,712,220  
(Baht: Seventy two million seven hundred twelve thousand and two hundred and twenty)
5. Payment : All payment was made on the day of ownership transference
6. Sources of found : Profit from the operation of the company and financial institution.
7. Benefits on the listed company
  - 7.1 The company will develop this pilot of land into building residential condominium, consisting of 29 and 31 storeys.
  - 7.2 Approximately 1,028 units
  - 7.3 Total revenue of the project is approximately 1,200 MB
  - 7.4 Project will be competed in 16 months (July 2009 – October 2010)
  - 7.5 Selling period is within 6 months (July 2009 –December2009)
  - 7.6 Starting to transfer the right of ownership and will recognize income on Q4/2010
  - 7.7 Gross profit is approximately 30%

Yours sincerely,

(Mr. Opas Sripayak)  
Managing Director