(Translation)

Date: 27 February 2014

Subject : Dividend Payment, Capital increase, Warrant issuance, Set Shareholders' Meeting Date

Attention: President

The Stock Exchange of Thailand

The Board of Directors' Meeting No. 2/2557 of Land & Houses Public Company Limited held on February 27, 2014 at 11.00 a.m. to 13.20 p.m. has resolved as follows:

- 1. That the Minutes of the Board of Directors' Meeting No. 1/2557, be certified.
- 2. Proposed to the Shareholders' Meeting for consideration and approval the annual dividend payment of Baht 0.40 per share from 2013's operations and the accumulated retained earnings. However since the board of directors had agreed and made the interim dividend payment Baht 0.25 per share so the balance of Baht 0.15 per share will be paid to shareholders on May 22, 2014. The record date to determine shareholders' names for the right to receive the dividend shall be on May 2, 2014 and according to Clause 225 of Security and Exchange Act, the closing date of the share register book shall be on May 6, 2014.
- 3. Proposed to the Shareholders' Meeting for consideration and approval the election of the new directors (1. Mr. Pakhawat Kovithvathanaphong 2. Mr. Wisanu Subsompon 3. Mr. Adisorn Thananan-narapool), replacing of those retiring by rotation (The directors who retired by rotation consist of 1. Mr. Pakhawat Kovithvathanaphong 2. Mr. Wisanu Subsompon 3. Mr. Adisorn Thananan-narapool).
- 4. Proposed to the Shareholders' Meeting for consideration and approval the directors' remuneration for the year 2014 in the amount of up to Baht 15,000,000 and authorised the Board of Directors in determining the amount of remuneration payable to each director.
- 5. Proposed to the Shareholders' Meeting for consideration and approval the appointment of Mr. Sophon Permsirivallop and/or Ms. Pimjai Manitkajohnkit and/or Mr. Chayapol Suppasedtanon and/or Ms. Rungnapa Lertsuwankul of Ernst & Young as the Company's auditors for the year 2014 with remuneration of Baht 1,440,000.
- 6. Proposed to the Shareholders' Meeting to consider and approve the issuance and offering for sale of debentures with revolving limit not exceeding from 20 billion baht which has been approved from the Annual General Meeting No.1/2554 on April 26, 2011, to 40 billion baht. The details of which are as follows:

Amount	:	Not exceeding 40 billion baht (Forty billion baht) or the
		equivalents in other currencies.
Maturity	:	Not exceeding 10 Yrs.

Type	:	Any other type of debentures such as;
		- subordinated and/or unsubordinated
		- secured and/or unsecured
		- having and/or not having debentureholders' representative
Offering type	:	To be offer for sale to local investors and/or foreign investors by
		way of public offering and/or private placement and/or
		institutional investors having qualification as specified in the
		notification of the SEC, and entirely of partially within on or
		several times offering, as the Company deems appropriate
Authority to	:	Mr. Adisorn Thananan-narapool and/or Mr. Naporn
determine		Sunthornchitcharoen were authorized to determine the details and
terms and		terms of the debentures, types, guarantees, denominations,
conditions		amounts, maturity, par value, sale prices, interest rates, call option
		and/or sale in secondary markets, put option, offering methods
		and periods based on the circumstances and as they deem
		appropriate. They were also authorised to appoint trustees and/or
		registrars and/or brokers and/or consultants and related parties,
		and to enter into contracts and/or other agreements with related
		parties to prepare and/or submit requests and applications and to
		register the debentures in secondary markets. They were also
		authorised to determine the criteria, conditions and relevant details
		and take any relevant action to achieve the objective within the
		frameworks of related regulations, criteria and laws.
Revolving	:	Be able to issue and offer for sale any type of additional
_		debentures by the amount of the redemption or buy back within
Basis		the limit mentioned above. The outstanding amount of the
		Company's existing debenture, which has not been redeemed, is
		an integral part of this project.

7. Proposed to the Shareholders' Meeting for consideration and approval of issuance of warrants (LH-W3) to existing shareholders; with the following details:

Type : Warrants to purchase newly issued ordinary shares of the (LH-W3);

Quantity : 2,005,184,305 Units;

Distribution : The Company shall issue and distribute warrants to the Company's

shareholders whose names are listed on the date of determination of names of shareholders entitled to be distributed with warrants on May 2, 2014 and shall collect the list of shareholders as per Section 225 of the Securities and Exchange Act B.E.2535 by means of book closing on May 6, 2014 at the rate of distribution of 5 existing shares per 1 unit of warrant (in

case, there are fractions of shares, they shall be rounded off);

Term : Not exceeding 3 years as from the date of issuance of warrants;

Offer Price : Baht 0 (at no cost);

Exercise Ratio: 1 Unit of warrant shall have the right to buy 1 common stock;

Exercise Price: 3.50 Baht per 1 new common stock;

Offer Period : Upon receiving approvals from the Shareholders' Meeting;

Registration : Warrants offered herein shall be registered with the Stock Exchange of

Thailand, thus, subject to the conditions on compliance with all related

rules and announcements;

Details thereof are as per the essence of the warrants to purchase newly issued ordinary shares of the (LH-W3) (Attachments).

8. Proposed to the Shareholders' Meeting for consideration and approval of reduction of the Company's Registered Capital by deducting the Unissued Registered Shares and Amendments of Memorandum of Association, Section 4, in accordance with the Reduction of Registered Capital; by deducting the unissued registered shares, totally 328,347,147 shares, with the par value of 1 Baht per share; out of the registered capital of 10,354,268,670 Baht, the Company has its newly registered capital, totally 10,025,921,523 Baht, divided into 10,025,921,523 shares, with the par value of 1 Baht per share; and for conformity with such reduction of its registered capital, the Company shall amend the Memorandum of Association, Section 4, as follows:

"Section 4 Registered capital amounted to 10,025,921,523 Baht (ten thousand and twenty-five million,

nine hundred and twenty-one thousand, and five hundred and twenty-three

Baht only),

divided into 10,025,921,523 shares (ten thousand and twenty-five

million, nine hundred and twenty-one

thousand, and five hundred and

twenty-three shares)

with the par value of

1 Baht per share,

including:

Common stocks, totally

10,025,921,523 shares (ten thousand and twenty-five million, nine hundred and twenty-one thousand, and five hundred and twenty-three shares);

Preferred stocks:

-none- (

)".

)".

9. Proposed to the Shareholders' Meeting for Consideration and Approval of Increase of the Company's Registered Capital and Amendments of Memorandum of Association, Section 4, in accordance with the Increase of Registered Capital of another 2,005,184,305 Baht by issuing new common stocks of totally 2,005,184,305 shares from the existing registered capital of 10,025,921,523 Baht; therefore, the new registered capital of the Company shall be 12,031,105,828 Baht, divided into common stocks of totally 12,031,105,828 shares, with the par value of 1 Baht per share; and for conformity with such increase of its registered capital in the preceding session, the Company shall amend the Memorandum of Association, Section 4, as follows:

"Section 4 Registered capital amounted to 12,031,105,828 Baht (twelve thousand and thirty-one million,

one hundred and five thousand, eight hundred and twenty-eight Baht only),

nundred and twenty-eight bant only),

divided into 12,031,105,828 shares (twelve thousand and thirty-one

million, one hundred and five thousand, eight hundred and twenty-

eight shares)

with the par value of

Common stocks, totally

including:

1 Baht per share,

12,031,105,828 shares (twelve thousand and thirty-one million, one hundred and five thousand, eight hundred and twenty-

eight shares);

Preferred stocks: -none- (

- 10. Proposed to the Shareholders' Meeting for Consideration and Approval of Distribution of Common Stock Rights Issue of 2,005,184,305 shares, with the par value of 1 Baht per share; for acceptance of the exercise of rights under the warrant for acquisition of common stocks distributed to existing shareholder as specified in the preceding session.
- 11. That the Annual General Meeting of Shareholders No. 1/2557 would be held on 24th April, 2014 at 13.30 p.m. at the Conference Room 1 located at 4th Floor, Q. House Lumpini Building, 1 South Sathorn Road, Kwaeng Tungmahamek, Khet Sathorn, Bangkok to consider the following agenda:
 - 1. To certify the Minutes of the Annual General Meeting of Shareholders No. 1/2556.
- 2. To acknowledge the report on the Company's operating results in respect for the year ended 31st December, 2013.

- 3. To consider and approve the balance sheet and the profit and loss statements for the year ended 31st December, 2013.
- To consider and approve the appropriation of the profits, distribution of dividends and legal reserve for the year 2013.
 - To consider and approve the appointment of directors replacing those retired by rotation.
 - To consider and approve the remuneration to directors. 6.
 - To consider and approve the appointment of auditors and fix their remuneration. 7.
 - 8. To consider and approve the issuance and offer for sale of debentures with revolving limit from not exceeding 20 billion baht to 40 billion baht.
 - To consider and approve the consideration and approval of issuance of warrants (LH-W3) to existing shareholders.
 - 10. To consider and approve the consideration and approval of reduction of the Company's Registered Capital by deducting the Unissued Registered Shares and Amendments of Memorandum of Association, Section 4, in accordance with the Reduction of Registered Capital.
 - 11. To consider and approve the Consideration and Approval of Increase of the Company's Registered Capital and Amendments of Memorandum of Association, Section 4, in accordance with the Increase of Registered Capital.
 - 12. To consider and approve the Consideration and Approval of Distribution of Common Stock Rights Issue.
 - 13. To consider any other business (if any).
 - 12. To fix the record date to determine the right of the shareholders to attend the Annual General Meeting of Shareholders No. 1/2557 shall be on March 14, 2014 and the share register book will be closed on March 17, 2014 in respect to the section 225 of the Securities and Exchange Act

To fix the record date to determine the right to receive the dividend of 0.15 Baht and warrants shall be on May 2, 2014 and the share register book will be closed on May 6, 2014 in respect to

	section of 225 of the Securities and Exchange Act and the dividend will be paid on May 22
	2014.
Please a	acknowledge the above matters.
Yours s	incerely,

Mr. Adisorn Thananan-narapool

Managing Director

(Translation)

Capital increase report form

Land and Houses Public Company Limited February 27, 2014

We, Land and Houses Public Company Limited, hereby report on the resolution of board of directors meeting no. 2/2557, held on February 27, 2014 from 11.00 to 13.20 hours, relating to a capital increase/share allotment as follows:

1. Capital increase:

The board meeting passed a resolution approving the increase of the company's registered capital from THB 10,025,921,523 to THB 12,031,105,828 by issuing 2,005,184,305 ordinary shares with a par value of THB 1 each, totaling THB 2,005,184,305, to accommodate the exercises of the warrants to purchase the newly issued ordinary shares of the Company No.3 (LH-W3) (the "Warrants" or "LH-W3 Warrants"). Details of the each type of capital increase are:-

Type of capital increase	Type of share	Number of	Par value	Total
		shares (shares)	(THB/share)	(THB million)
☐ Specifying the purpose of utilizing proceeds	Ordinary	2,005,184,305	1	2,005.18
	Preferred			
☐ General mandate	Ordinary			
	Preferred			

2. Allotment of new shares:

2.1 If specifying the purpose of utilizing proceeds

Allotted to	Number of shares (shares)	Ratio (old : new)	Sale price (THB/share)	Subscription and payment period	Note
Existing shareholders	Up to 2,005,184,305	Allocation Ratio: 5 existing ordinary shares for 1 unit of Warrants Exercise Ratio: 1 unit of Warrants for 1 ordinary share	Exercise Price: Baht 3.50 per share	The exercise of the rights to purchase the newly issued ordinary shares of the Company under the LH-W3 Warrants shall be in accordance with the conditions	

Allotted to	Number of shares	Ratio (old : new)	Sale price (THB/share)	Subscription and payment	Note
	(shares)			period	
				concerning the	
				exercise of the	
				Warrants as	
				stipulated in the	
				Terms and	
				Conditions	
				Governing the	
				Rights and	
				Obligations of	
				the Issuer and	
				Holders of the	
				Warrants to	
				Purchase the	
				Newly Issued	
				Ordinary	
				Shares of Land	
				and Houses	
				Public	
				Company	
				Limited No. 3	
				(LH-W3) (the	
				"Terms and	
				Conditions")	

The Board of Directors' Meeting No. 2/2557, held on February 27, 2014, passed a resolution to propose to the Annual General Meeting of Shareholders No. 1/2557, to be held on April 24, 2014, to consider and approve the Company to issue and allocate the LH-W3 Warrants in the number of up to 2,005,184,305 units to the existing shareholders of the Company on a *pro rata* basis to their respective shareholdings (Rights Offering), at no cost, at the allocation ratio of 5 existing ordinary shares for 1 unit of Warrants (*In calculating the number of Warrants to be allocated to each shareholder, any fractions derived from the calculation based on the allocation ratio shall be rounded down*). The Company will issue and allocate the Warrants to the shareholders of the Company whose names are appeared on the date for determining the names of shareholders who shall be entitled to receive the LH-W3 Warrants (Record Date) on May 2, 2014 and the date for gathering the names of shareholders under Section 225 of the Securities and Exchange Act B.E. 2535 (as amended) by closing the share register book and suspending the share transfer on May 6, 2014.

The term of the LH-W3 Warrants shall be 3 years from the issuance date. The warrant holders shall be entitled to exercise the Warrants for the first time on the last business day of the first quarter after the from the issuance date.

2.2 Action to be taken by the Company when there are fractions of shares

In the event that there is any adjustment of the exercise ratio upon the occurrence of an event pursuant to the conditions of the rights adjustment as stipulated in the Terms and Conditions and such adjustment results in any factions of shares to be allocated under the LH-W3 Warrants, such fractions of shares shall be rounded down.

3.	Schedule for a shareh	olders' mee	ting to approve	the capital	increase/al	lotment
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The Annual General Meeting of shareholders no. 1/2557 is scheduled to be held on April 24, 2014 at 1.30 p.m. at the Conference Room 1-2, located at 4th Floor, Q. House Lumpini Building, No.1 Sathorn Road, Kwaeng Thoongmahamek, Khet Sathorn, Bangkok.

□ The share register will be recorded for share transfer in order to determine the right to attend this meeting on March 14, 2014. Also, March 17, 2014 will be the book-closing date on which the shareholder list as specified in section 225 of the Security Act shall be complied.

4. Approval of the capital increase/share allotment by relevant governmental agency and conditions thereto (if any)

- 4.1 To register the increase of the registered capital and paid-up capital with the Department of Business Development, the Ministry of Commerce.
- 4.2 To apply for permission from the Stock Exchange of Thailand (the "Stock Exchange") to list the newly issued ordinary shares of the Company being issued upon the exercise of the LH-W3 Warrants, as the listed securities on the Stock Exchange.

5. Objectives of the capital increase and plans for utilizing proceeds received from the capital increase

To use proceeds received from the capital increase as a Company working capital.

6. Benefits which the Company will receive from the capital increase/share allotment:

In the event the warrant holders exercise their rights under the LH-W3 Warrants to purchase the ordinary shares, the Company will be able to utilize such proceeds by using as a Company working capital.

7. Benefits which shareholders will receive from the capital increase/share allotment:

- 7.1 Dividend policy: The Board of Directors shall take the following factors into account when considering dividend payment to the shareholders, namely, the Company's performance, liquidity, business expansion.
- 7.2 Others: Subscribers of new shares issued for this capital increase will be entitled to receive dividends from the Company's business operations starting from the Company's business operations after exercising their rights under the LH-W3 Warrants and being registered as the shareholders of the Company

8. Other details necessary for shareholders to approve the capital increase/share allotment: -None-

9. Schedule of action if the board of directors passes a resolution approving the capital increase or allotment of new shares:

No.	Procedures of the capital increase	Date/Month/Year
1.	Board of Directors, Meeting No. 2/2557	February 27,2014
2.	The date for determining the names of shareholders who shall be entitled to attend the Annual General Meeting of Shareholders No. 1/2557 (Record Date) and the date for gathering the names of shareholders under Section 225 of the Securities and Exchange Act B.E. 2535 (as amended)	March14 and 17, 2014 respectively
3.	Annual General Meeting of Shareholders No.1/2557	April 24, 2014
4.	The date for determining the names of shareholders who shall be entitled to receive the LH-W3 Warrants (Record Date) and the date for gathering the names of shareholders under Section 225 of the Securities and Exchange Act B.E. 2535 (as amended)	May 2 and 6, 2014 respectively
5.	Registration of capital increase with the Ministry of Commerce	Within 14 days from the day of shareholders meeting's resolution

The Company hereby certifies that the information contained in this report form is true and complete in all respects.

Signed_____Authorized director (Mr. Adisorn Thananan-narapool)

Managing Director

(Translation)

<u>Key Features of Warrants to Purchase Newly Issued Ordinary Shares of Land and Houses Public</u> <u>Company Limited No. 3 (LH-W3)</u>

Issuer	Land and Houses Public Company Limited
Name	Warrants to purchase newly issued ordinary shares of Land and Houses Public
	Company Limited No. 3 (LH-W3) (the "Warrants" or "LH-W3 Warrants")
Туре	In named certificate and transferable
Allocation methods	The Warrants shall be issued and allocated to the existing shareholders of the Company on a <i>pro rata</i> basis to their respective shareholdings (Rights Offering) (after being approved by the Annual General Meeting of Shareholders No. 1/2557, which will be held on April 24, 2014) at the allocation ratio of 5 existing ordinary shares for 1 unit of Warrants. The Company will issue and allocate the Warrants to the shareholders whose names appear as shareholders of the Company on the date for determining the names of shareholders who shall be entitled to receive the LH-W3 Warrants (Record Date) on May 2, 2014 and the date for gathering the names of shareholders under Section 225 of the Securities and Exchange Act B.E. 2535 (as amended) by closing the share register book and suspending the share transfer on May 6, 2014. In calculating the number of Warrants to be allocated to each shareholder, any fractions derived from the calculation based on the allocation ratio set forth shall be rounded down. For instance, in case of a shareholder holding 18 shares, such 18 shares if divided by 5 shall be equal to 3.6 (18 divided by 5). In this regard, the fractions of 0.6 shall be rounded down and 3 units of Warrants will be allocated to such shareholder.
Number of warrants	Up to 2,005,184,305 units
issued	Remark: The maximum number of up to 2,005,184,305 units of Warrants that the Company may issue is calculated based on the maximum number of the total shares of the Company expected to be issued as of the date for determining the rights (Record Date) and the date for gathering the names of shareholders who shall be entitled to receive the LH-W3 Warrants <i>divided</i> by the warrant allocation ratio of 5 existing ordinary shares for 1 unit of Warrants.
Price per unit	Baht 0 (at no cost)
Exercise ratio	1 unit of Warrants for 1 ordinary share, unless the exercise ratio is adjusted otherwise pursuant to the conditions concerning the rights adjustment
Exercise price	Baht 3.50 per share, unless the exercise price is adjusted otherwise pursuant to the conditions concerning the rights adjustment
Term of warrants	3 years from the issuance date. The Company shall not extend the term of the Warrants after the issuance.
Exercise period	The warrant holders shall be entitled to exercise their rights under the Warrants to purchase the newly issued ordinary shares of the Company on the last business day of every quarter of each calendar (i.e. the last business day of March, June, September and December) from the issuance date (the "Exercise")

	Date"). The first Exercise Date will be the last business day of the first quarter after the issuance date and the last Exercise Date will be the date of the 3th anniversary from the issuance date. In the event that the last Exercise Date is not a business day, the last Exercise Date shall be postponed to the next business day.	
Period for the notification of the intention to exercise the Warrants	The warrant holders who wish to exercise their rights to purchase the newly issued ordinary shares of the Company shall deliver a notification of intention to exercise the Warrants during 8.30 hrs. until 15.30 hrs. within the period of 5 business days prior to each Exercise Date, save for the last Exercise Date in which the notification of intention to exercise the Warrants shall be delivered during 8.30 hrs. until 15.30 hrs. within the period of 15 business days prior to the last Exercise Date.	
Irrevocability of the notification of intention to exercise the warrants	The intention to exercise the Warrants shall be irrevocable upon the notification of intention to exercise the Warrants is served.	
Numbers of ordinary shares reserved to accommodate the exercise of the Warrants	Up to 2,005,184,305 shares, with a par value of Baht 1 per share, equivalent to 20.0 %* of the total issued shares of the Company *Calculation method for the ratio of the accommodated shares: Number of shares reserved to accommodate the exercise of LH-W3/Number of the total issued shares = 2,005,184,305/10,025,921,523 = 20.0%	
Warrant register	Thailand Securities Depository Company Limited or any person duly appointed to act as the registrar of the Warrants	
Secondary market of the Warrants	The Company will list the Warrants on the Stock Exchange of Thailand.	
Secondary market of the shares issued upon the exercise of the Warrants	The Company will list the ordinary shares issued upon the exercise of the Warrants on the Stock Exchange of Thailand	
Dilution effects	 Control Dilution In the event that all of 2,005,184,305 units of Warrants are fully exercised and all of the warrant holders who exercise the Warrants are not the shareholders of the Company, the shareholding of the existing shareholders of the Company will be diluted by 16.7 %*. *Number of shares reserved to accommodate of Warrants/(Number of 	
	paid-up shares+ Number of shares reserved to accommodate of Warrants) = 2,005,184,305/(10,025,921,523+2,005,184/305) =16.7%	
	2. Price Dilution = ((Po-Pn)*Qw)/((Qo+Qw)*Po) Po = Average market price 7 days prior to the date on which the board of director meetings on February 27,2014 = 9.21 Baht Pn = Exercise price = 3.50 Baht Qw = Number of new ordinary shares from the proceed of all warrants Qn= Number of paid-up shares Price Dilution =	
<u> </u>	- 1100 2 1101011	

	((9.21-3.50)*2,005,184,305)/((10,025,921,523+2,005,184,305)*9.21) = 10.33%
Events that require the issuance of new shares to accommodate the rights adjustment	When the Company adjusts the exercise price and/or the exercise ratio pursuant to the conditions concerning the rights adjustment as stipulated in the Terms and Conditions Governing the Rights and Obligations of the Issuer and Holders of the Warrants to Purchase the Newly Issued Ordinary Shares of Land and Houses Public Company Limited No. 3 (LH-W3) (the "Terms and Conditions"), which resemble the events stipulated in Clause 11(4)(b) of the Notification of the Capital Market Supervisory Board No. TorChor. 34/2551 Re: Application for and Approval of Offer for Sale of Warrants to Purchase Newly Issued Shares and Shares Issuable upon the Exercise of Warrants dated December 15, 2008 (as amended).
Rights adjustment of the Warrants	The Company will be required to adjust the exercise price and/or the exercise ratio upon the occurrence of any of the following events: (a) in the event of any change in the par value of the Company's ordinary
	share as a result of a consolidation or a split of shares (b) in the event that the Company offers ordinary shares to its existing shareholders and/or public and/or specific investors at the net price per newly issued ordinary share below 90 percent of the market price per ordinary share of the Company (c) in the event the Company offers new securities to its existing shareholders and/or public and/or specific investors, and such securities confer the rights of conversion or exchange into ordinary shares or the rights to subscribe for ordinary shares (such as convertible debentures or warrants to purchase ordinary shares) at the net price per newly issued ordinary shares below 90 percent of the market price per ordinary share of the Company (d) in event that the Company distributes dividends, whether in whole or in part, in the form of the Company distributes dividends more than 100% of Consolidate net profit in each year (f) any event that renders the warrant holders losing their rights and interest they should have had pursuant to such Warrants in any way other than those stated in items (a) – (e), the Company shall be entitled to consider adjusting the exercise price and/or the exercise ratio (or adjusting the number of units of
	the Warrants in lieu of adjusting the exercise ratio) in a fair manner. In this respect, the definitions, rights adjustment formula, as well as other details shall be in accordance with the Terms and Conditions.
Purposes of issuing the Warrants and benefits that the Company would gain from the allocation of newly issued shares	 To provide the Company future funding. To increase liquidity of the Company's securities.
Expected benefits to shareholders from the capital increase	In the event the warrant holders exercise their right, the shareholders would gain the benefits from the Company as the Company will be able to utilize such proceeds by investing in the future projects and in line with the objective of the issuance and allocation of the Warrants.
Issuance Dates and Other conditions	Empower Mr. Adisorn Thananan-narapool or Mr. Naporn Sunthornchitcharoen to do:

- (1) Set Issuance Dates
- (1) To determine the conditions and other details which are deemed necessary and appropriate in connection with the issuance and allocation of the LH-W3 Warrants;
- (2) To execute the relevant applications and documents that are required for and relating to the issuance of the LH-W3 Warrants including contacting and filing with the governmental or other competent authorities applications for permission and waiver and such other documents and evidence which are required for issuing the LH-W3 Warrants and listing the LH-W3 Warrants on the Stock Exchange of Thailand; and
- (3) To take any other actions which is required and appropriate for this issuance and allocation of the LH-W3 Warrants.