

Ref.NUSA 045/2013

August 15, 2013

Subject : Report on the progress of the operation to eliminate the conflict of Interest of Nusasiri Group.

Attention : Director and Manager
The Stock Exchange of Thailand

As regards to Nusasiri Public Company Limited (Previously Angpao Assets Public Company Limited) requested the Stock Exchange of Thailand (SET) for approval to remove the causes of possible delisting. Hence, the SET permitted the Company to remove causes of possible delisting and approval to resume its trading in the main market under the Property & Construction Industry, Property Development Sector from September 9, 2011 onwards. The Company will disclose the progress of the operation to eliminate the conflict to the SET when there is significant progress and the Company has reported progress on a quarterly basis.

The Company would like to report on the progress of the operation to eliminate the conflict of Interest at as June 30, 2013 to the SET as follows;

Asset Group 5 : The assets for other businesses

The right ownership, Thecpcharoen Property Co., Ltd., Commercial building 1 plots, Transferred ownership to the third party for 1 plot on June 13, 2013. ***(The rest of the property details as in appendix)***

Thus, if there is any significant progresses ,the company will inform the SET in further.

Please be informed accordingly

Yours sincerely,

(Mr. Somjit Chaichana)
Director /Company Secretary

Department of Company Secretary
Tel. 02 714 4555

Appendix

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 to transferred ownership to the incorporation
KN Realestate Co., Ltd.	Bang Po Project, KN Realestate Co., Ltd.	25	5	- Transferred ownership to Nusasiri Pcl. (Previously Angpao Assets Pcl.) of 1 plot ,title deed no.156032 on April 30, 2012 - Transferred ownership to the third party of 19 plots with title deed no. 155954 to 155967 and 155970 to 155974 on April 30, 2012
KMP Property Co., Ltd.	A land at Pangnga province	1	1	Waiting for sale
Nusapraya Hotel and Spa Co., Ltd.	Jangwattan Donmuang Project	10	4	- Transferred ownership to the third party of 1 plot with title deed no.15510 on June 26, 2012 - Transferred ownership to the third party of 2 plot, title deed no. 11603 and 11599 on August 24,2012 and September 6,2012 as priority . - Transferred ownership to the third party of 3 plot, title deed no. 11617, 11613 and 2468 on March 27, 2013 as priority .
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	-

Right Owners of the Assets	Project / Type of Assets	Total of unit	Current Status of Unit	Remark
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				
Nusasiri Grand Public Company limited	Nusasiri Grand Condo Project	6	5	Transferred ownership to the third party of 1 unit with title deed no. 2/099
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	4	- Transferred ownership to the third party of 1 plot , title deed no. 15898 on April 26 ,2011 - Transferred ownership to the third Party of 2 plots, title deed no. 20391 and 20390 on May 12,2011 and January 9,2012 as priority .
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 3 units , title deed no. 2/044, 2/045 and 2/046 on August 11, 2011 - Transferred ownership to the third party of 1 unit , title deed no. 2/066 on March 28 ,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	1	-
5. The Assets for operating other unrelated business				
1) V Speed Auto Import Co., Ltd.	Land	2	2	-
2)Thecpcharoen Property Co., Ltd	Commercial building	3	0	- Transferred ownership to the third party of 1 plot, title deed no. 7901 on December 25 ,2012 - Transferred ownership to the third party of 1 plot, title deed no. 7900 on January 15 ,2013 - Transferred ownership to the third party of 1 plot, title deed no.7903 on June 13, 2013

Right Owners of the Assets	Project / Type of Assets	Total of unit	Current Status of Unit	Remark
. The assets which are land but has no potential				
V Speed Auto Import Co., Ltd.	Land and entrance- exit road	8	8	-