



Invitation Letter of
The 2021 Annual General Shareholders' Meeting

On Wednesday, April 28, 2021 10:00 AM

At Pimarnman Room, Anantara Siam Bangkok Hotel

Ratchadamri, Bangkok

March 12, 2021

Issue: Invitation for the Annual General Shareholders' Meeting Year 2021

To: All Shareholders of Lalin Property Public Company Limited

- Attachments:**
1. A copy of the 2020 Annual General Shareholder's Meeting Minutes.
 2. The Annual Report 2020.
 3. Information of nominated persons to be directors.
 4. Documents and evidences that the participants must declare before participating the meeting, proxy regulation, registration and voting in the shareholders' meeting.
 5. Map of meeting place.
 6. Proxy form A., B. and C.
 7. The information of independent committee members for proxy of shareholders.

The company's board of directors resolves for summoning the 2021 annual general shareholders' meeting on Wednesday, April 28, 2021, 10:00 am at Pimarnman Room, Anantara Siam Bangkok Hotel, Ratchadamri Road, Bangkok. The issues to be considered are according to the following agenda.

Agenda 1: To consider and approve the minutes of the 2020 Annual General Shareholder's Meeting.

Fact and reason: The Annual General Shareholder's Meeting Year 2020 was held on Wednesday, April 29, 2020. The minutes was issued within 14 days after the general shareholders' meeting. It was submitted to the Stock Exchange of Thailand and Ministry of Commerce within the period specified by the law. The detail of the copy of the 2020 annual general shareholders' meeting minutes is according to the attached document 1.

Opinion of the committees: The report is correct, hence it shall be approved.

Agenda 2: To consider the company's operating performance in 2019, and adopt the financial statements for the year ended December 31, 2020 which have been audited and certified by the Auditor.

Fact and reason: According to Public Limited Company Act, it states that the company must prepare annual balance sheet and income statement that have already been checked by the auditor at the end of each company fiscal year. This shall be presented in the shareholders' meeting for approval. The number concerning the summary of important performance during the year 2020

appears in the 2020 annual report, page 11 and the financial statements appears on page 153 according to the attached document 2.

Opinion of the committees: Shall acknowledge the 2020 company performance report and approve the 2020 financial statements that has been audited and approved by the auditor according to the general accounting standard.

Agenda 3: To consider and approve the 2020 profit allocation in order to pay dividend and extra dividend to shareholders.

Fact and reason: In case of no other necessary reasons, the Company has a policy of paying dividend at rate not less than 30% of net profit. The payment, however, shall not significantly affect the normal operation of the company. In addition, a number of factors shall be brought up for consideration of dividend payment. This includes the performance and financial position of the company, company's liquidity, business expansion and other factors. In year 2020, the company has the net profit 1,333,171,373.78 baht or 1.44 baht per share. The board of directors resolved to pay the interim dividend for the first half operation at rate 0.25 baht per share on September 11th, 2020.

Opinion of the committees: Shall approve the allocation of profits derived from operational results for the year 2020 at the rate of 0.55 baht per share or 508,749,692.55 baht and paid additional dividends for profit from expropriation at the rate of 0.06 baht per share or 55,499,966.46 baht. So the total dividend for the year is 0.61 baht per share or 564,249,659.01 baht. The company has already paid the interim dividend for the first half according to the board of director's resolve of 3/2020 at the rate of 0.25 baht per share on September 11th, 2020 and the shareholders' meeting shall approve the dividend payment for the second half for the shareholders at the rate of 0.36 baht per share. The record date to determine shareholders' names for the right to receive the Dividend will be on March 17, 2021. The dividend payment date will be on May 14, 2021. The annual dividend at the rate of 0.61 baht per share is equal to 42.32% of net profit which is in line with company's dividend policy. When compared to the dividend payment in 2019, the details can be described as follows.

Details of Dividend Payment	Year 2020 (proposed year)	Year 2019 (past year)
1. Net profit (Baht)	1,333,171,373.78 Baht	891,511,834.46 Baht
2. Net profit / Share (Baht)	1.44 Baht	0.96 Baht
3. Number of shares		
3.1 Amount of interim dividend payment shares	924,999,441 shares	924,999,441 shares
3.2 Amount of annual dividend payment shares	924,999,441 shares	924,999,441 shares
4. Total dividend for the year payment per share	0.61 Baht	0.385 Baht

(Baht : share)		
4.1 Interim dividend payment (Baht : share)		
- Cash	0.25 Baht	0.175 Baht
- Stock Dividend	-	-
4.2 Annual dividend payment (Baht : share)		
- Cash	0.30 Baht	0.21 Baht
- Stock Dividend	-	-
4.3 Extra dividend payment (Baht : share)		
- Cash	0.06 baht	-
- Stock Dividend	-	-
5. Total dividend payment approximate (Baht)	564,249,659.01 Baht	356,124,784.79 Baht
6. Dividend payment ratio	42.32%	39.95%

Agenda 4: To consider and nominate directors replace directors who shall retire by rotation

Fact and reason: According to the Public Limited Company Act Section 71 and company's regulation no. 15, it states that the committee members shall retire by rotation for the annual general shareholders' meeting at the rate of one third of the total number of committee members. If it is impossible to do so, the number of directors near those mentioned above shall be retired, and the directors holding the position at the longest period shall be retired. For the annual general shareholders' meeting in this year, there are two directors who shall retire by rotation as follows:

1. Mr. Taveesak Watcharakawong Chairman
2. Mr. Suvarn Thansathit Independent director and chairman of the audit committee

Both directors were scrutinized and well considered by nomination and remuneration committee To be a qualified person and no features which are prohibited by law and passed qualifications in various fields, based on their qualifications, experiences, and expertise in various kinds of profession; as well as, their performance in serving as company's directors in the past. Also, the company had invited our shareholders to propose the name of candidates to be elected as directors in advance. After end of proposal period, there was no shareholder to propose name of candidates to be elected as directors. Nomination and remuneration committee have approved to present to the board of directors. In order to appoint both directors who have completed their term. Return to be a director for another term. (Brief biographies of the both directors are provided in the attachment. According to Enclosure 3)

In case of nomination of Mr. Suvarn Thansathit to be company's independent director for another term, the board of directors has well considered and ensured that he can give an independent opinion and meet all qualification standard. In addition, Mr. Suvarn Thansathit has

qualifications, experiences; as well as, his well performance in serving as company's independent directors in the past. The board of directors, therefore, unanimously approved and proposed him to be an independent director for another term even though he has already served more than 9 years. If approved for another term will be independent directors for 21 years.

Opinion of the committees: Shall nominate Mr. Taveesak Watcharakawong and Mr. Suvarn Thansathit who shall retire by rotation to serve for another term. Those two persons were scrutinized and considered by the board of directors, and their qualifications are suitable for company's business.

Agenda 5: Approve the appointment of the new director.

Fact and reason: To strengthen the administration, corporate governance, and operations of the company to comply with the policy, objectives and regulations of the company. The Board of Directors has approved to add one more new director. The nominated person, Mr. Seri Sintuas, has been approved by nomination and remuneration committee which he is entirely qualified and non-illegal person. (Brief history of the newly appointed committee In the attachment according to enclosure 3)

Opinion of the committees: Shall nominate Mr. Seri Sintuas as the Company's director. He was scrutinized and considered by the board of directors, and their qualifications are suitable for company's business.

Agenda 6: To consider and approve the remuneration of company's directors, audit committee, nomination and remuneration committee, risk management committee and corporate governance and sustainable development committee for the year 2021.

Fact and reason: The Company's prescribed remuneration is evaluated by the nomination and remuneration committee. The prescribed remuneration has been through careful compared with other companies in the same category. The rate is taken from the same class of industry to be the reference. The scope of work of audit committee, nomination and remuneration committee, risk management committee and corporate governance and sustainable development committee are specified in the 2020 annual report, page 114 - 123.

From the consideration of the nomination and remuneration committee, the issue shall be proposed to the meeting for remuneration approval. These are concluded in the table below.

	Year 2021 (proposed year)	Year 2020 (past year)
<u>Company Directors</u>		
<u>Annual remuneration</u>		
Chairman	None	None
Directors	None	None
<u>Meeting allowance</u>		
Chairman	20,000 Baht / Time	20,000 Baht / Time
Directors	20,000 Baht / Person/ Time	20,000 Baht / Person/ Time
<u>Other remunerations</u>		
Chairman	None	None
Directors	None	None
<u>Audit Committee</u>		
<u>Annual remuneration</u>		
Chairman of the AC	600,000 Baht / Year	600,000 Baht / Year
Member of the AC	450,000 Baht / Person / Year	450,000 Baht / Person / Year
<u>Meeting allowance</u>		
Chairman of the AC	None	None
Member of the AC	None	None
<u>Other remunerations</u>		
Chairman of the AC	None	None
Member of the AC	None	None
<u>nomination and remuneration committee / risk management committee / corporate governance and sustainable development committee</u> (Then director who holds the position of management of the company will not receive remuneration)		
<u>Annual remuneration</u>		
Chairman	None	None
Directors	None	None
<u>Meeting allowance</u>		
Chairman	20,000 Baht / Time	None
Directors	15,000 Baht / Person/ Time	None
<u>Other remunerations</u>		
Chairman	None	None
Directors	None	None

Opinion of the committees: Shall propose in the meeting for approval. This includes all the auditing committee, nomination and remuneration committee, risk management committee, corporate governance and sustainable development committee as stated above.

Agenda 7: To consider and nominate company's auditor and set the audit fees for the year 2021.

Fact and reason: According to Public Limited Company Act, it states that the general shareholders' meeting shall nominate the auditor and set the company's audit fee annually. The audit committee has considered and resolved to propose to board of directors meeting. From the suggestion of the auditing committee, the company's committee considers to nominate Ms.Wanya Buddasathien, Certified No.4387 or Ms.Waraporn Intaraprasit, Certified No.7881 or Ms.Chonthicha Lertvilai, Certified No.12258 or Ms.Waraporn Phanpakdeenupong, Certified No.12261 or Ms.Ratchanok Jensuwana, Certified No. 13765 of C.W.W.P Company Limited to the Annual general shareholders' meeting for approval to be the 2021 company's auditor. All the auditors listed above have no relationship or any interest with the company / subsidiaries / executives / major shareholders or related to such person in anyway.

To this issue, the company committee by present of audit committee proposes to the general shareholders' meeting for the 2021 company's auditing fee approval. The audit fee is 1,310,000 baht which increased from the 2020 by 60,000 baht. At present, the company's auditor is Ms.Wanya Buddasathien who has been served as the company's auditor for 3 years since 2018.

From the last accounting period, the company paid Non-Audit fee from using the English translation service for financial budget from the auditing office which costs 60,000 baht which is the same amount of the 2020.

The opinions of the auditing committee to the nomination and the remuneration of the auditor are stated in the 2020 annual report, page 148.

Opinion of the committees: Shall nominate Ms.Wanya Buddasathien, Certified No.4387 or Ms.Waraporn Intaraprasit, Certified No.7881 or Ms.Chonthicha Lertvilai, Certified No.12258 or Ms.Waraporn Phanpakdeenupong, Certified No.12261 or Ms.Ratchanok Jensuwana, Certified No. 13765 of C.W.W.P Company Limited to be the company's auditor in the year 2021 and set the audit fee at 1,310,000 baht as request.

Agenda 8: Other issues for consideration (if any)

We; therefore, invite you to participate in the 2021 Annual General Shareholders' Meeting on Wednesday April 28th, 2021, 10:00 am at Pimarnman Room, Anantara Siam Bangkok, Ratchadamri Road, Bangkok. The company will open for registration in order to participate in the general shareholder's meeting starting from 8:00 am. If any of the shareholders wish to provide a proxy to others or the company's independent committee to participate and vote in the meeting, please fill in the proxy form and sign as for the attached document 8. The form shall be used by one and only one form. Please send the proxy form back to the company within Tuesday, April 27th, 2021. For your convenience, the company has already paid for the revenue stamp on the proxy statement for the proxies that have registered to attend this general shareholders' meeting as well.

Best Regards,

A handwritten signature in black ink, appearing to read 'C. Chakarakul', with a long horizontal flourish extending to the right.

Mr. Chaiyan Chakarakul
Chairman of Executive Board