

(Translation)

PP. 258/2015

23 July 2015

Subject: Submission of the Report on the Result of the Tender Offer for Securities of Grande Asset Hotels and Property Public Company Limited (Form 256-2)

To: Secretary-General of the Securities and Exchange Commission
Director and Manager of the Stock Exchange of Thailand

Enclosure: The Report on the Result of the Tender Offer for Securities of Grande Asset Hotels and Property Public Company Limited (Form 256-2)

Property Perfect Public Company Limited (the "Company"), as the Tender Offeror, had made the tender offer for all securities of Grande Asset Hotels and Property Public Company Limited ("GRAND") with the tender offer period of 25 business days from 17 June 2015 to 22 July 2015.

The Company would like to submit the Report on the Result of the Tender Offer for Securities of Grande Asset Hotels and Property Public Company Limited (Form 256-2) to the Securities and Exchange Commission, and the Stock Exchange of Thailand as detail provided in enclosure.

Please be informed accordingly,

Sincerely Yours,

Property Perfect Public Company Limited

PROPERTY PERFECTบริษัท พร็อพเพอร์ตี้ เพอร์เฟก จำกัด (มหาชน)
Property Perfect Public Company Limited

(Mr. Chainid Adhyanasakul)

Director



(Ms. Sirirat Wongwattana)

Director

The Offeror

(Translation)

Form of Report on the Result of the Tender Offer

23 July 2015

To: Secretary-General of the Securities and Exchange Commission

We, Property Perfect Public Company Limited (the "Company" or the "Offeror") hereby report the result of the tender offer for the securities of Grande Asset Hotels and Property Public Company Limited ("GRAND" or the "Target") as follows:

1. Shares

	Type of shares	No. of shares	% of total paid-up shares of the Target ^{1/}	% of total voting rights
Shares held prior to the making of tender offer	Ordinary	1,173,558,657 ^{2/}	40.62 ^{2/}	40.62 ^{2/}
Shares offered to be purchased	Ordinary	1,715,480,580 ^{3/}	59.38 ^{3/}	59.38 ^{3/}
Share tendered	Ordinary	49,099,819	1.70	1.70
Shares purchased from these tendered	Ordinary	49,099,819	1.70	1.70

2. Convertible Securities

-None-

^{1/} The total number of outstanding shares = ordinary shares + preferred shares – shares repurchased by the Target and are outstanding at the end of the month prior to the month of the tender offer

^{2/} The Offeror holds the Target's securities indirectly through Metro Premier Holding Company Limited in the amount of 1,026,558,657 shares or equivalent to 35.53 percent of the total issued and paid-up securities of the Target and through Thai Property Public Company Limited in the amount of 147,000,000 shares or equivalent to 5.09 percent of the total issued and paid-up securities of the Target

^{3/} The Offeror offers to purchase all ordinary shares of the Target. However, Metro Premier Holding Company Limited and Thai Property Public Company Limited, subsidiaries of the Offeror which hold Target's shares in total of 1,173,558,657 shares or equivalent to 40.62 percent of the total issued and paid-up securities of the Target, made an intention not to accept the offer in this Tender Offer.

(Translation)

3. The amount of securities held by each Offeror after the tender offer: the securities held by person(s) in the same group as the Offeror and person(s) under Section 258 of the Offeror and of the person(s) in the same group as the Offeror shall be included.

3.1. Shares

Name	No. of shares	% of total paid-up shares of the Target ^{4/}	% of total voting rights
I. The Offeror	49,099,819	1.70	1.70
II. Persons in the same group as the Offeror			
- Metro Premier Holding Company Limited	1,026,558,657	35.53	35.53
- Thai Property Public Company Limited	147,000,000	5.09	5.09
III. Persons under Section 258 of the persons in i. and ii.	-	-	-
Total	1,222,658,476	42.32	42.32

3.2. Convertible Securities

-None-

Property Perfect Public Company Limited



(Mr. Chainid Adhyanasakul)

Director

(Ms. Sirirat Wongwattana)

Director

The Offeror

^{4/} Refer to Footnote 1