

# Message from the Chairman of the Board of Directors

**Dear Shareholders of  
Univentures Public Company Limited,**

In 2019, the deceleration of global economy that is partly resulted from the protraction of trade conflict between the United States and the People's Republic of China has impacted countries that rely on exports for driving their economic growth. This includes Thailand which has exports in proportion of 50% of its economic size. The Office of the National Economic and Social Development Council (NESDB) expects the value and volume of Thai exports in 2019 to decline by -1.2% and -1.7% compared to those of 2018 growth at 7.5% and 3.9% respectively. This leads to impact on domestic demand and private consumption, particularly on sale decrease of household in real estate sector and vehicles according to the decline of industrial employment and revenue from tourism sector, agricultural sector, and consumer confidence. There is also higher rigidity on grant of loan from financial institutions due to the signal of lower debt quality and tighter credit supervision measures. NESDB expects that Thai economy in 2019 will expand by 2.7% - 3.2% compared to 4.1% of 2018.

Pressure from the aforementioned deceleration of Thai economy, combined with impact from Loan to Value Measures (LTV) and decline of foreign purchasing power on property, particularly from Chinese customers due to the deceleration of Chinese economy and devaluation of RMB, leads to more competitive aggression in overall real estate market in 2019. Consequently, the Company has considered to adjust its structure for property investment to be appropriate with its investment strategy and changing



business conditions, as well as proceeding with strategies to maintain its capability to compete in real estate business. GRAND UNITY Development Company Limited has launched multiple new brands of condominium projects in order to increase product variety to cover all level of customer segments. It continues to be the leader in property development to raise the standard of quality of life in residential through development of its new super luxury project "ANIL Sathorn 12" located on Sathorn central business district next to railway station under WELL Building Standard of International WELL Building Institute (IWBI) of the United States which is the first international standard that provides certification for building that supports wellbeing of its tenants. It also continuously launches promotional activities and develops new sale channels to drive performance to meet targets.

On zinc oxide business in the fiscal year of 2019, Thai-Lysaght Company Limited ("TL") faces pressure from aggressive price competition due to the decline of demand of real sector and exports and the fluctuating prices of raw material in global market. Nevertheless, as the leader of zinc oxide business, TL still continues to develop its product quality to be distinguished and meet with demand of customer in order to increase its capability to compete in long-term. This is done through the research and development for reducing size of zinc oxide to be at nano level that has been partnered with Chiang Mai University. This project has proven to succeed in lab and is under planning to expand investment and

commercial production in the near future. The adjustment of business strategy to be in line with changing situations in each period along with the determination of directors, executives, and employees to drive the business of UV Group to have continuous progress. In the fiscal year 2019 (1 October 2018 - 30 September 2019) the Company has total revenue from all business operations of 19,008.7 million Baht (including the performance of Golden Land Property Development Public Company Limited (“GOLD”) for 10 months between 1 October 2018 - 31 July 2019) and the total net profit of 2,572.3 million Baht from the business operation of 1,284.5 million Baht and the profit from selling GOLD shares (after deducting related expenses, tax and legal reserve) 1,287.8 million Baht.

At the same time, the Company is also aware of the importance of operating business on the basis of transparency, good corporate governance, and corporate social responsibility to stakeholders, society, and environment. In fiscal year 2019, the Company has complied strictly to laws related to business operations and has also reviewed and amended Corporate Governance Policy, Code of Business Ethics, Charter of the Board of Directors and Subcommittees to be in line with 2017 Corporate Governance Code for registered companies (CG Code) and Corporate Governance Report of Thai Listed Companies (CGR), including appropriate to the context and business conditions of UV Group. This has resulted in the Company receiving survey results on corporate governance of registered companies in 2019 at level of “excellent” from Thai Institute of Directors for the fourth consecutive year and also received assessment result on quality of 2019 Annual General Meeting of Shareholders by Thai Investors Association at full 100 scores. Furthermore, as the Company aims to submit its request to become member of Thai Private Sector Collective Action Coalition Against Corruption (“Thai CAC Project”) within 2020, the Company has prepared its readiness in various aspects in which it has appointed CAC working team to push for operations that encourage transparency and increase

efficiency of its anti-corruption policy to be sufficient and appropriate for submission to become member of Thai CAC Project and for maintaining its membership status in Thai CAC Project in the future. It has also developed approach to review corruption risks within important departments of main businesses in order to evaluate risks and conduct risk management plan properly, as well as communicating its policies and guidelines on anti-corruption to employees and trade partners of UV Group. For business activities and public activities for the benefits of society, environment, and stakeholders that the Company have accomplished in 2019 and has set as target to pursue continuously every year, they are presented in section “Corporate Social Responsibility” of this Annual Report.

On behalf of the Board of Directors of Univentures Public Company Limited, we would like to give appreciation for the management and employees of UV Group who dedicated their physical and mental strengths to perform their work at full capability for the Company to achieve success which is an important factor driving the Company to grow with stability and sustainability. In addition, the Company would like to give appreciation for its customers, business partners, and all shareholders who have been providing confidence and continuous support for UV Group. All shareholders shall be confident that we will aim to perform our duties and operate businesses with transparency according to good corporate governance in order for businesses of UV Group to grow with stability and create returns to shareholders sustainably.



**(Miss Potjaneer Thanavarant)**  
**Chairman of the Board of Directors**