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Minutes of the Annual General Meeting of Shareholders No. 31/2010
Univentures Public Company Limited
Held on Thursday 22nd April 2010
At Oueen Park 3 Room, 2nd Floor, The Imperial Queen Park Hotel
No. 199 Sukhumvit 22 Road, Kweang Klongton, Khet Klongtoei, Bangkok 10110

The Meeting commenced at 14:00 hours.

Miss Potjanee Thanavaranit, the Chairman of the Board of Directors, presided as the Chairman of the Meeting.

The Chairman welcomed and thanked the shareholders for attending the Company's Annual General Meeting of Shareholders No. 31/2010, and informed the Meeting that there were 26 shareholders who were present in person and 30 shareholders who were represented by proxies, holding the total of 488,745,172 shares, representing 63.91 percent of the total shares issued which more than 1/3 of the total shares issued, thus constituting a quorum of the Meeting pursuant to the Articles of Association of the Company. The Chairman therefore declared the Annual General Meeting of Shareholders No. 31/2010 open.

Before the meeting proceeded to the agendas, the Chairman introduced the directors who attended the meeting to the shareholders as follows ;

1	Mr. Suwit Chindasaguan	Independent Director / Chairman of Audit Committee / Member of Compensation and Nominating Committee
2	Mr. Nararat Limnararat	Independent director / Member of Audit Committee / Member of Compensation and Nominating Committee
3	Mr. Thapana Sirivadhanabhakdi	Director / Chairman of Executive Committee / Member of Compensation and Nominating Committee
4	Mr. Panot Sirivadhanabhakdi	Director / Executive Committee
5	Mr. Sithichai Chaikriengkrai	Director / Executive Committee
6	Mrs. Ornruedi Na – Ranong	Director / President / Secretary of Compensation and Nominating Committee
7	Mr. Thanapol Sirithanachai	Director / Managing Director

In addition, she also introduced the following persons:

1.	Mr. Alongkorn Prathanrasnikorn	Company's secretary
2.	Ms. Pradthana Udomsin	Vice President, Accounting Department
3.	Mr. Rachod Nantakwang	Vice President, Finance and Budget Department
4.	Mr. Nirand Lilamethwat	KPMG Phoomchai Audit Limited's representative who was the Company's auditor for the year 2009
5.	Ms. Vannaporn Jongpevadechanon	KPMG Phoomchai Audit Limited's representative
6.	Mr. Neramit Trongpromsuk	Legal Counselor from DN 36 Limited as the Meeting's inspector

The Chairman also informed the Meeting that in order to promote the good coporate governance and to treat the shareholders equally, the Company had given the opportunity to the shareholders to propose the agenda of the Meeting and propose the list of person for considering to be elected to be directors of the Company as the company's criteria via the Company's website within 22nd February 2010, however, there was no shareholder proposing the agenda of the Meeting and the list of person for considering to be elected to be directors of the Company.

The President informed the vote procedure in each agenda that in case there was neither disapproval nor abstainsion from any shareholder in any agenda, it would be concluded that the Meeting unanimously approved, however, in case there is disapproval or abstainsion from any shareholder in any agenda, such shareholder(s) was required to mark ☒ in the pink card for his disapproval or in the blue card for his abstainsion and after that please raised his hand for the Company's staff to pick up the card for vote counting. The shareholders who approved or did not abstain would be deemed to approve. However, they were the exception for Agenda 2 which was only to acknowledge the Company's Annual Performance for the year 2009, not voting, and for Agenda 5 which to appoint directors in place of those retiring by rotation for the year 2010, for transparency purposes, she asked the Meeting to vote electing directors to replace the retiring directors by rotation individually with the same criteria. In order to avoid waiting the result of voting of the agenda which was considering, she asked to proceed and consider to next agenda, then finished voting the next agenda, it will be back for the vote result of previous agenda.

Then, Chairman proposed that the Meeting consider the following agenda items.

Agenda 1 To adopt the Minutes of the Annual General Meeting of Shareholders No. 30/2009 held on 23rd April 2009

The Chairman asked the Meeting to adopt the Minutes of the Annual General Meeting of Shareholders No. 30/2009 held on 23rd April 2009, as per the copy provided to the shareholders for consideration together with the notice calling this meeting.

The Meeting passed a unanimous resolution that the Minutes of the Annual General Meeting of Shareholders No. 30/2009 held on 23rd April 2009 be adopted as proposed, as per the following votes:

Vote	**Number of votes** (1 vote per share)	**% of the number of the total votes attending the meeting**
Approved	488,745,172	100.00%
Disapproved	-	-
Abstained	-	-

Agenda 2 To acknowledge the Company's Annual Performance for the year 2009

The Chairman asked the President to report the Meeting the operating performance of the Company for the year 2009, according to the details stated in the Annual Report of 2009, which had been sent to the shareholders in the form of CD together with the notice calling this meeting, the details were as follws:

As of 31st December 2009, the total assets of the Company and of its subsidiary companies were at THB 3,764 million, increasing from the previous year of THB 1,313 million or 54 percent which had the significant results as follows: the increase of the property project value which were U Sabai Condominium and U Delight @ Bangsue Station Condominium of THB 563 million and also increase of developing project of Park Ventures (at Polenchit and Wireless intersection) of THB 624 million. The total liabilities was THB 1,625 million increasing from the previous year of THB 1,190 million which resulted from the record of rental receivable from the related transaction of long-term land lease agreement at Polenchit and Wireless intersection of Park Ventures of THB 800 million and long-term loan from finance institutions for property development of the U Delight @ Bangsue Station Condominium of THB 128 million and the total shareholders' equity was THB 2,138 million increasing from the previous year of THB 123 million or 6 percent which mainly resulted from the capital increase of Grand Unity Development Co., Ltd, of THB 220 million (the totalregistered capital was THB 600 million) for the extension of business according to the company's plan.

The revenue of the Company in 2009 was THB 1,316 million decreasing from the previous year of THB 144 million or 11.87%. For the Zinc oxide business, the revenue decreased of THB 230 million from the previous year since the economics crisis in the United States of America and the slowing down of the world economics crisis especially in the first quarter of 2009 as well as the rapidly increased of Zinc Oxide price eventhough having the increase of sales volume 860 tons comparing to the same period of the year 2008. The total sales volume of Zinc Oxide in the year 2009 was 14,086 tons. For the property development, the revenue was THB 463 million or 34.08% of the total revenue, increasing of THB 398 million from the previous year. In the year 2003, the Company had recognized the revenue from Parkville Vibhavadi 4 Project, U Sabai Condominium Project and U Delight @ Bangsue Station Condominium Project which the construction were completed and transferred to the clients during quarter 3 and 4 of the year 2009, it resulted to increase the revenue of property business significantly. However, the total expenses increased THB 167 million from THB 1,161 million in the year 2008 by increasing from cost of goods sold and cost of sales in condominium projects of THB 142 million from the year 2008 which was in the same direction of revenue. The expenses for sales and management were THB 25 million.

Therefore, the net profit in 2009 was at THB 8.24 million decreasing of THB 54 million as compared to the operating performance in the previous year. The profit per share was calculated at THB 0.011. The booked value as the end of the year 2009 was THB 2.80 per share.

In addition, the Chairman asked Mr. Thanapol Sirithanachai, Managing Director to present the progress of the property development projects to the Meeting which he summarized the strategies for the property development project as 2 parts which the first part was Park Ventures Project under Lertratakarn Co., Ltd. which 100% held by the Company. At the present, it was under the construction for 33 floor office, retail and hotel building at the corner of Ploenchit-Wittayu Road which the total area approximately of 81,000 square meter and had Thai Obayashi (Thailand) Company Limites as the main contractor. The Company had leased the hotel area to TCC Luxury Hotel and Resort Company Limited by having Hotel Okura as the hotel chain. It was expected to lease the office area around September 2011. For the second part was the condominium projects under Grand Unity Development Co., Ltd. which the Company was the major shareholder and self operated, the Company had 3 projects in the year of 2009 which were U Sabai, U Delight @ Bangsue Station Condominium and U Delight @ Huay Kwang Station Condominium and launched 1 new project, U Delight @ Jatujuk Station Condominium in the beginning of the year 2010. The total value approximately was THB 4,600 million. The client target was the middle class and the Company concerned the propoer price and product design which served the clients' need. All 4 projects currently had the sales volume around 96%, 98%, 68% and 98% respectively. For the year 2010, the Company still had the plans to invest for launching condominium projects for responsing of the client need expansion and also could recognition in the next year.

The Chairman also report the appraisal result and ranking which the Company recieved in the year of 2009 to the Meeting which the detail were as follows:

- Rank BBB/stable or stable from TRIS Rating Co., Ltd.
- 89% of good coporate governace of listed companies, increasing from 83% in the year of 2008
- 98.13% from Annual General Meeting of Sharehiolders arrangement, increasing from 94.75% of the year 2008.

As no one put forward any more question, President then proposed that the Meeting acknowledge the operating performance report of the Company for the year 2009.

The Meeting acknowledged the operating performance report of the Company of 2009.

Agenda 3 To consider approving the balance sheet and income statement of the Company for the year ended 31st December 2009

The Chairman asked the Meeting to approve the balance sheet and the profit and loss statement for the year ended 31st December 2009 which had been made as the accepted accounting standard and duly been audited and certified by the certified public accountant, per the details of Annual Report 2009 in the form of CD sent to the shareholders together with the notice calling this meeting.

As no other had any question on the subject matter, the Chairman proposed that the Meeting approve the balance sheet and the income statement for the year ended 31st December 2009.

The Meeting unanimously resolved that the balance sheet and the income statement for year ended 31st December 2009 as audited and certified by the certified public accountant and reviewed by the Audit Committee be approved, as per the following votes:

Vote	**Number of votes** (1 vote per share)	**% of the number of the total votes attending the meeting**
Approved	488,759,473	100.00%
Disapproved	-	-
Abstained	-	-

Agenda 4 To consider and approve the appropriation of retained earning and the distribution of dividend for the operation period ending 31st December 2009

The Chairman asked the President to propose the Meeting to consider approving the appropriation of profit for the year ended 31st December 2009 operating results and the dividend payment. The President informed the Meeting that as the dividend payment policy of the Company had been fixed to pay not less than 50% of net profit after tax and any reserve of the consolidated financial statements subject to the investment plan, necessity and the appropriation in the future. After obtained the approval from the Board of Director, the Company would propose to the obtain the approval from the Annual General Meeiting except the interim dividend payment which Board of Directors had the authority to approve and then report to the next Shareholders' Meeting.

From the operation performanace as of the year 2009, the Company had net profit in the amount of THB 8.25 million or THB 0.011 per share. The Board of Directors considered and resolved to propose the Annual General Meeting of Shareholders to consider and approve the appropriation of retained earning and the distribution of dividend for the operation period of the year 2009 as follows:

1. Allocated net profit as the Legal Reserve in the rate of 5% of net profit which was equivalent to THB 500,000
2. Paid dividend at the rate of THB 0.01 per share or 92.73% of net profit and the total of THB 7,647,706. The Company would pay dividend to shareholders those names registered in the Shareholders' Registry (record date) as of Tuesday 16th March 2010, book-closed date on Wednesday, 17th March 2010 and the payment would be scheduled in Tuesday, 11th May 2010.

As no one put forward any more question, President then asked the Meeting to approve the appropriation of profit from the operating performance of 2009 and the payment of dividend.

The Meeting unanimously resolved that the appropriation of profit from the operating performance of 2009 as legal reserve fund under the law at the rate of 5 percent of the net profit which was THB 500,000 and that payment of dividend at the rate of THB 0.01 per share or totally of THB 7,647,706 be made to the shareholders whose names were listed in the Shareholders Register as of Tuesday 16th March 2010, book-closed date on Wednesday, 17th March 2010 and the payment would be scheduled in Tuesday, 11th May 2010, as per the following votes:

Vote	Number of votes (1 vote per share)	% of the number of the total votes attending the meeting
Approved	488,759,473	100.00%
Disapproved	-	-
Abstained	-	-

Agenda 5 To appoint directors in place of those retiring by rotation for the year 2010

The Chairman stated to the Meeting that in order to comply with the section 71 of Public Limited Companies Act B.E. 2535 and under No. 15 of the Articles of Association of the Company, one-third of the total number of directors must retire by rotation at an annual general meeting of shareholders. The 3 directors who must retire by rotation at this annual general meeting of shareholders were:

1 Mr. Suwit Chindasanguan
2. Mr. Sithichai Chaikriengkrai
3. Mr. Thanapol Sirithanachai

The Board of Director of the Company, without participation by any of directors who having interests therein, agreed with the Compensation and Nominating Committee to propose the Annual General Meeting of Shareholders to re-elected all 3 directors as directors of the Company for another term since they had good knowledge, managerial skill and had qualification according to the Public Companies Act, without any prohibited characteristics for the appointment as directors of the Company under the criteria of the related regulation. Biography of the directors and the Definition of Independent Directors had been sent to the shareholders together with the notice calling this meeting.

Eventhough, the Public Companies Act did not specified that the directors who were proposed to be re-elected had to leave the Meeting room but all 3 directors asked to do before the consideration pursuant to this agenda.

No one put forward any more question, hence, the Chairman proposed to the Meeting to pass a resolution that the 3 retiring directors by rotation in 2010 be re-elected as directors of the Company for another term. However, for transparency purposes, she asked the Meeting to consider electing directors to replace the retiring directors by rotation individually

The Meeting passed the unanimous resolutions that all 3 retiring directors be re-elected as directors of the Company, as per the following votes:

1. Mr. Suwit Chindasanguan

Vote	Number of votes (1 vote per share)	% of the number of the total votes attending the meeting
Approved	488,259,475	100.00%
Disapproved	-	-
Abstained	-	-

2. Mr. Sithichai Chaikriengkrai

Vote	Number of votes (1 vote per share)	% of the number of the total votes attending the meeting
Approved	488,759,475	100.00%
Disapproved	-	-
Abstained	-	-

3. Mr. Thanapol Sirithanachai

Vote	Number of votes (1 vote per share)	% of the number of the total votes attending the meeting
Approved	488,759,475	100.00%
Disapproved	-	-
Abstained	-	-

The Chairman invited 3 directors coming back to the Meeting room.

Agenda 6 To consider the directors' remuneration for the year 2010

The Chairman asked the President to inform the Meeting that in order to comply with No. 28 of the Articles of Association of the Company, the directors would receive the remuneration as fixed by the Annual General Meeting of the shareholders. Since the Annual General Meeting of the shareholders No. 30/2009 had resolved to fix the directors' remuneration and the remuneration of committee members and had been effective from the Meeting date onward which the details were shown in Annex 4 of the notice calling this meeting as follows:

	Chairman		Member	
	Meeting Allowance (Baht)	Monthly Retainer Fee (Baht)	Meeting Allowance (Baht)	Monthly Retainer Fee (Baht)
➢ Board of Directors	22,000	16,000	18,000	8,000
➢ Executive Directors	-	25,000	-	20,000*
➢ Audit Committee	-	40,000	-	30,000
➢ Compensation and Nominating Committee	22,000	-	18,000	-

The directors' remuneration and the remuneration of committee members for the year 2010 had been fixed with the circumspectly consideration by Board of Directors and agreed with the proposal by the Compensation and Nominating Committee. The criteria and policy for consideration were as follows:

1. Performance of the Company
2. Scope of duties and responsibilities of each board or committee
3. Experience, knowledge and capabilities of directors
4. Compare to other companies in the same industry

As no one put forward any more question, the Chairman proposed to the Meeting that the remuneration for the directors and committee members of 2010 be approved which the Board of Directors had agreed with the proposal by the Compensation and Nominating Committee at the same rates approved by the Annual General Meeting of Shareholders of 2009 and had not changed since the year of 2006.

The Meeting passed a unanimous resolution that the directors' and the committees members' remunerations for the year 2010 be approved as proposed, as per the following votes:

Vote	**Number of votes** (1 vote per share)	**% of the number of the total votes attending the meeting**
Approved	488,759,475	100.00%
Disapproved	-	-
Abstained	-	-

Agenda 7 To consider the appointment and the remuneration of the Company's auditor for the year 2010

The Chairman asked Mr. Suwit Chindasaguan, the Chairman of Audit Committee to propose the Meeting to appoint the auditor and fix the remuneration of the Company's auditor for the year 2010 by informing the Meeting that in order to comply with the Public Companies Act B.E. 2535 and No. 35 of the Articles of Association of the Company that the Annual General Meeting appointed the auditor and fixed the remuneration of the Company's auditor every year. The Board of Directors by proposed by Audit Committee agreed to propose the Annual General Meeting of Shareholders to consider and appopnt KPMG Phoomchai Audit Limited to express the opinion on the financial statements of the Company and its 9 subsidiaries in year 2010 by

(1) Mr. Nirand Lilamethwat Certified Public Accountant License No. 2316 and/or
(2) Miss Nittaya Chetchotiros Certified Public Accountant License No. 4439 and/or
(3) Miss. Vannaporn Jongpevadechanon Certified Public Accountant License No. 4098 and/or
(4) Miss Vipavan Pattavanvivek Certified Public Accountant License No. 4795

All 4 persons had the qualifications as stipulated by the office of the Securities and Exchange Commission and worked in the good reputation audit firm and accepted accounting standard. In the fact that KPMG Phoomchai Audit Limited has been the auditor of the Company and its subsidiaries for past 2 years consecutively and not had any relationships and conflict of interest with the Company, its subsidiaries, directors, management, major shareholder or their related persons, therefore KPMG Phoomchai Audit Limited is independent for auditing and express its opinion to the financial statements of the company and its subsidiaries. The President mentioned their biography, experience and capability of all 4 auditors to the Meeting.

The Board of Directors, as proposed by the Audit Committee, agreed to propose the Meeting approve for audit fees of the Company and its 9 subsidiaries for the year 2010, totalling THB 2,782,000, decreasing of THB 95,000 from the previous year, as proposed by the Audit Committee which was the reasonable audit fee when comparing the scope of work.

As no one put forward any more question, hence, the Chairman proposed to the Meeting to approve the appointment of auditors and the fixing of auditing fees for the year 2010.

The Meeting unanimously resolved that to appoint KPMG Phoomchai Audit Limited to be the auditor of the Company by having one of the following persons: Mr. Nirand Lilamethwat, Certified Public Accountant License No. 2316 and/or Miss Nittaya Chetchotiros, Certified Public Accountant License No. 4439 and/or Miss. Vannaporn Jongpevadechanon, Certified Public Accountant License No. 4098 and/or Miss Vipavan Pattavanvivek, Certified Public Accountant License No. 4795 to express his/her opinion on the financial statements of the Company and its 9 subsidiaries and approve for audit fees for the year 2010, totalling THB 2,782,000 as per the following votes:

Vote	Number of votes (1 vote per share)	% of the number of the total votes attending the meeting
Approved	488,759,475	100.00%
Disapproved	-	-
Abstained	-	-

Agenda 8 To consider and approve the capital decrease by eliminating the Company's registered ordinary shares which were not paid up of 179,757,875 shares

The Chairman asked the President to propose the Meeting to consider and approve the capital decrease by eliminating the Company's registered ordinary shares which were not paid up of 179,757,875 by informing the Meeting that in order to comply with Section 140 of the Public Companies Act B.E. 2535 which mentioned that the shareholders' meeting may resolve for the capital decrease by eliminating the Company's registered ordinary shares which were not paid up. Since the Company had issued the warrants to purchase ordinary shares to the existing shareholders No. 1 (UV-W1) and the warrants to purchase ordinary shares to the directors and employees (ESOP-W3) which the company had registered the capital of the company in order to place under the both said warrants, however, the both warrants already expired on 19th February 2010 and 30th September 2008 respectively. Therefore, the Board of Directors proposed by the management agreed to propose the Shareholders' Meeting to consider and approve the capital decrease by eliminating the Company's registered ordinary shares which were not paid up of 179,757,875 shares from without exercising UV-W1 warrant of 177,523,385 shares and ESOP-W3 warrant of 2,234,490 shares. After such capital decrease, the registered capital of the Company will be 764,770,615 baht (fully paid up).

This agenda needed at least 3 of 4 of total votes of shareholders who attended the Meeting and had the right to vaote.

As no one put forward any more question, hence, the Chairman proposed to the Meeting to approve the appointment of auditors and the fixing of auditing fees for the year 2010.

The Meeting unanimously resolved that the capital decrease by eliminating the Company's registered ordinary shares which were not paid up of 179,757,875 shares as per the following votes:

Vote	Number of votes (1 vote per share)	% of the number of the total votes attending the meeting
Approved	488,770,575	100.00%
Disapproved	-	-
Abstained	-	-

Agenda 9 To consider and approve the principle to purchase the insurance policy for liabilities of the directors and management of the Company

The Chairman asked the Company's secreatary to propose the Meeting to consider and approve the principle to purchase the insurance policy for liabilities of the directors and management of the Company by informing that eventhough the transaction of the principle to purchase the insurance policy for liabilities of the directors and management of the Company was not required by the approval from the shareholder's meeting since its size and premium were very tiny comparing to the total asset value of the Company, however, in order to comply with the good governance, the board of directors agreed to propose the Shareholders' Meeting to consider and approve the principle to purchase the insurance policy for liabilities of the directors and management of the Company which may occur from their decision and duties. The principle would be considered (1) the conditions for liabilities coverage (2) sum insured and (3) premium rate in order to be appropriate and to be in line with the value of the property development projects and other businesses under the management of the Company.

As no one put forward any more question, hence, the Chairman proposed to the Meeting to approve the principle to purchase the insurance policy for liabilities of the directors and management of the Company.

The Meeting unanimously resolved the principle to purchase the insurance policy for liabilities of the directors and management of the Company which would be considered (1) the conditions for liabilities coverage (2) sum insured and (3) premium rate in order to be appropriate and to be in line with the value of the property development projects and other businesses under the management of the Company as per the following votes:

Vote	Number of votes (1 vote per share)	% of the number of the total votes attending the meeting
Approved	488,770,575	100.00%
Disapproved	-	-
Abstained	-	-

Agenda 10 To consider and approve the amendment of Memorandum of Association of the Company in order to be consistent with the capital decrease

Mr. Pramut Thitathan, the proxy of Aldelfos Company Limited which held 431,297,126 shares or 56.40% of total paid up shares of the Company, informed the Meeting that in order to consistent with the resolution for capital decrease by eliminating the Company's registered ordinary shares which were not paid up of 179,757,875 shares as agenda 8, then he would like to propose the additional agenda to the Meeting to consider and approve the amendment of Memorandum of Association of the Company No. 4 as follows:

No 4.	Registered Capital amount	764,770,615	Baht	(Seven Hundred Sixty Four Million Seven Hundred Seventy Sixty and fifteen Baht)
	Divided into	764,770,615	shares	(Seven Hundred Sixty Four Million Seven Hundred Seventy Sixty and fifteen shares)
	Par value	1	Baht	(One Baht)
	Divided into ordinary shares	764,770,615	shares	(Seven Hundred Sixty Four Million Seven Hundred Seventy Sixty and fifteen shares
	Preferred share	-None-	share	(- share)

The Chairman informed the Meeting that the proxy of Aldelfos Company Limited, holding 431,297,126 shares or 56.40% of total paid up shares of the Company, could propose to add the agenda which did not specify in the notice calling this meeting as the section 105 paragraph 2 of Public Limited Companies Act B.E. 2535 no. 2 mentioned.

As no one put forward any more question, hence, the Chairman proposed to the Meeting to approve the amendment of Memorandum of Association of the Company in order to be consistent with the capital decrease

This agenda needed at least 3 of 4 of total votes of shareholders who attended the Meeting and had the right to vaote.

The Meeting unanimously resolved the amendment of Memorandum of Association of the Company in order to be consistent with the capital decrease of 179,757,875 shares as agenda 8 as per the following votes:

Vote	**Number of votes** (1 vote per share)	**% of the number of the total votes attending the meeting**
Approved	488,770,575	100.00%
Disapproved	-	-
Abstained	-	-

The Chairman informed the shareholders that all agendas had already been considered, therefore she invited any shareholders who would like to ask or give the opinion in other matters. There were the shareholders who had some inquiry as follow:

Mr. Pakron Pornleesangsuwan: Would like the Board of Directors to describe the detail of purchasing the insurance policy for liabilities of the directors and management of the Company as agenda 9 which it was not found to be considered by the shareholders meeting of other companies

Chairman: Actually there was no any law mentioned that the purchase of the insurance policy for liabilities of the directors and management of the listed company was needed to be approved by the shareholders, however, the Board of Directors had considered that eventhough the Company had the good risk management, careful and good faith decision making but there might have unforeseen events which impacted the Company in the future. So, big companies normally purchased such insurance policy to transfer risk to insurance companies. The Board of Directors also concerned the transparency of this transaction, therefore, they asked the Shareholders' Meeting to approve the principle to purchase the insurance policy.

Mr. Pakron Pornleesangsuwan:	Would like to know the performance projection of the year 2010.
President:	For the property development business, the Company expected to recognize the revenue about THB 1,000 million from U Delight @ Bangsue Station Project in the year 2010 and gradually recognize the revenues from U Delight @ Huay Kwang Station Project and U Delight @ Jatujak Station Project in the year 1011. For the Zinc Oxide business, the price of Zinc Oxide was currently increase and the Company had the increase of orders for producing the tires which would make the revenue increased after the economic crisis in the United States of America from the end of the year 2008 until the year 2009 which the Company had order decreased.
Mr. Sorasak Kuratanapisal:	Would like to know the increase of the marketing proportion of Zinc Oxide business which specified in page 19 of Annual Repot.
President:	The marketing proportion of Zinc Oxide business in the year 2009 increased to be around 55%
Mr. Sorasak Kuratanapisal:	Why was the cost of the property development as specified in the note to financial satements page 104 higher than the revenue.
Managing Director:	The cost of the property development as specified in the note to financial satements page 104 were the cost of projects which were under developing and woul be deleted when the projects were completed and transferred to the clients. Therefore, the remaining cost was the cost of the project which were not transferred.

As no anyone put forward any more question, the Chairman then adjourned the Meeting, and thanked all shareholders who devoted their time to attend this Meeting and to inquire and express viewpoints which were most beneficial to the Company.

The Meeting was adjourned at 15:20 hours.

Singed	Miss Potjanee Thanavaranit	Chairman of the Board
	(Miss Potjanee Thanavaranit)	/ Chairman to the Meeting
Singed	Mrs. Ornruedi Na - Ranong	President
	(Mrs. Ornruedi Na - Ranong)	
Singed	Mr. Alongkorn Prathanrasnikorn	the Company's secretary
	(Mr. Alongkorn Prathanrasnikorn)	/ Prepared Minutes