(F 53-4)

CAPITAL INCREASE REPORT FORM HOT POT PUBLIC COMPANY LIMITED February 28, 2018

Hot Pot Public Company Limited ("the Company") hereby report of the resolution of the Board of Directors' Meeting No. 1/2018, held on February 28, 2018 at 15.00 hrs. in respect of capital increase and share allotment as follows:

1. Capital Increase

The Board of Directors' Meeting passed a resolution approving the increase of the Company's registered capital from Baht 121,800,000 to Baht 194,880,000 by issuing 292,320,000 newly issued ordinary shares with par value of Baht 0.25 per share, totaling Baht 73,080,000. Details of the each type of capital increase are as follows:

Type of capital increase	Type of share	Number of	Par value	Total
		shares (shares)	(Baht/share)	(Baht)
	Ordinary	243,600,000	0.25	60,900,000
of utilizing proceeds	Preferred	-	-	-
☐ General mandate	Ordinary	48,720,000	0.25	12,180,000
	Preferred	-	-	-

2. Allotment of the newly issued ordinary shares

The Board of Directors' Meeting passed a resolution approving the allotment of 292,320,000 newly issued ordinary shares with par value of Baht 0.25 per share, totaling Baht 73,080,000 with the details as follows:

2.1 Details of the allocation under a specific objective

Allotted to	No. of shares	Ratio	Selling Price	Subscription	Remarks
			per share (Baht)	Date	
1. The existing	243,600,000	2 existing	1.30 Baht	June 18 - 22,	Please see
shareholders (Right		ordinary share	per share	2018	remarks
Offering) – the First		: 1 newly			below
Right Offering		issued			after
		ordinary share			Clause 2.2

Allotted to	No. of shares	Ratio	Selling Price	Subscription	Remarks
			per share (Baht)	Date	
2. The existing	Remaining	Please see	The offering price	Please see	Please see
shareholders (Right	shares from the	remarks below	shall be	remarks	remarks
Offering) – the other	allocation under		determined	below	below
right offering, (in	Clause 1.		by the Board of		after
the case that the	(the number of		Directors or any		Clause 2.2
shares remaining	shares cannot		person designed by		
from the allocation	be specifically		the Board of		
under Clause 1.)	determined)		Directors which		
			shall not lower		
			than the offering		
			price to the		
			existing		
			shareholders		
			in proportion to the		
			number of shares		
			held by each		
			shareholder in		
			the First Right		
			Offering		
			under Clause 1.		

2.2 Details of the allocation under a general mandate

Allotted to	Type of shares	Number of shares (shares)	Percentage of paid-up capital	Note
Specific investors (Private Placement)	Ordinary	48,720,000	10.00	Please see remarks
(i iivate i ideciricit)				below

Remarks : The Board of Directors' Meeting No. 1/2018, held on February 28, 2018 passed resolution to approve the increase of the Company's registered capital in amount of Baht 73,080,000 from the current registered capital of Baht 121,800,000 to the new registered capital of Baht 194,880,000 by issuing ordinary shares in amount of 292,320,000 shares at par value of Baht 0.25 per share. The details of the allotment of the newly issued ordinary shares are as follows:

(1) Amount not exceeding 243,600,000 newly issued ordinary shares or equal 50.00% of the current paid-up capital of the Company to be offered to existing shareholders (the First Right Offering) in proportion to the number of shares held by each shareholder (Right Offering) under Specific Objective by offer for sale to existing shareholders of the Company whose names appear on the date to determine the names of the shareholders who are entitled to have right to offer the newly issued ordinary shares (Record Date) on May 18, 2018 at the ratio of 2 existing ordinary share to 1 newly issued ordinary share (any fraction of shares will be rounded down). The offering price is Baht 1.30 per share (or 92.86% of the weighted-average price of the Company's ordinary shares traded on the Stock Exchange of Thailand between February 19 - 27, 2018 totaling 7 consecutive business days before the date on which the Board of Directors' Meeting No. 1/2018 held on February 28, 2018 is approving the capital increase of the Company that equal to Baht 1.40 per share). The subscription and payment period for the purchase of the newly issued ordinary shares will be during June 18 - 22, 2018 at 9.00 am. - 3.30 pm.

The allotment of newly issued ordinary shares to the existing shareholders as mention above has details as follows:

In case there is remaining unsubscribed ordinary shares from the subscription by the existing shareholders on a prorate basis or any remaining shares for any reasons, the existing shareholders shall be entitled to subscribe for the additional shares exceeding their rights at the same offer price of Right Offering. Whereby the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or person(s) who is authorized by the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer shall be authorized to consider the allocation of the remaining unsubscribed shares to the existing shareholders who intend to subscribe and purchase the additional shares exceeding their rights according to the below conditions:

(a) In case the remaining unsubscribed shares are less than the shares expressed to be subscribed by existing shareholders, they shall be allocated to each existing shareholder, who intends to subscribe additional shares exceeding their rights. The allocation for each shareholder is equal to the proportion of the ordinary shares of the existing shareholders who intend to subscribe additional shares exceeding their rights. In this regards, the above allocation procedure shall be repeated until there is no remain unallocated right, which deems appropriate by the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer and/or person(s) who is authorized by the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer. Within 14 days from the last day of the subscription period, the Company shall refund the subscription amount for the ordinary shares that have not been additionally allocated to the existing shareholders as mentioned above without interest.

(b) In case the numbers of remaining unsubscribed shares are greater than the shares expressed to be subscribed by existing shareholders, they shall be allocated to all existing shareholders who intend to subscribe for additional shares exceeding their rights and have fully paid the subscription amount.

The allocation of oversubscribed newly issued ordinary shares as per the details (a) and (b) above in any case shall not enable any oversubscription shareholders to hold the Company's shares in an increasing nature reaching or crossing the point where a tender offer must be made, as prescribed in the Notification of the Capital Market Supervisory Board No. TorChor. 12/2554 Re: Rules, Conditions and Procedures for the Acquisition of Securities for Business Takeovers, or in violation of the foreign limit as specified in the Company's Articles of Association.

Nonetheless, the existing shareholders of the Company whose names appear on the date to determine the names of the shareholders who are entitled to have right to offer the newly issued ordinary shares (Record Date) on May 18, 2018 shall receive the right to subscribe the newly issued ordinary shares only after the Annual General Meeting of Shareholders 2018 has approved the capital increase of the Company.

(2) In the case of the newly issued ordinary shares remaining from the allocation to the existing shareholders in proportion to the number of shares held by each shareholder under Clause (1), the Company may allocate all or part of the remaining newly issued ordinary shares to the existing shareholders in proportion to the number of shares held by each shareholder (Right Offering) again. In this regard, for the other right offering the Company will determine all details relating to the offering, for example, allocation ratio, offering price, subscription date, Record Date, etc. in accordance with the details and conditions which shall be further determined by the Board of Directors and again informed to the shareholders in advance. However, the offering price shall

be determined by the Board of Directors or any person designed by the Board of Directors which shall not lower than the offering price to the existing shareholders in proportion to the number of shares held by each shareholder in the first offering under Clause (1).

Therefore, for flexibility in the allocation and offering of the newly issued ordinary shares to the existing shareholders in proportion to the number of shares held by each shareholder (Right Offering) under Clause (1) and (2) above, assigned the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer and/or person(s) who is authorized by the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer shall be authorized or have the authority to take any actions necessary as appropriate regarding the offering of such increased newly issued ordinary shares, which include changing the subscription period and payment date, determining an offering price and other conditions and details in issuing and offering of such increased shares as deemed appropriate, including the authority to correct wording or contents for Minutes of Shareholders' Meeting or Memorandum of Association and/or the various actions necessary in compliance with the order of Registrar in relation to the registration of registered capital increase with Department of Business Development, Ministry of Commerce, as well as listing the increased shares in the Market for Alternative Investment ("the MAI"), Ministry of Commerce or other relevant agencies.

- (3) Amount not exceeding 48,720,000 newly issued ordinary shares or equal 10.00% of the current paid-up capital of the Company to be offered in same time or to separate into partial for offering in lots from time to time to private placement under General Mandate. Therefore, the offering and allocation of the newly issued ordinary shares to private placement under the general mandate will be subject to the following conditions:
 - (3.1) The investor(s) who will be allocated with the newly issued ordinary shares by way of private placement under the General Mandate, must have the qualification as follows:
 - (a) Being institutional investors in accordance with the definition prescribed in the Notification of the Securities and Exchange Commission No. KorJor. 17/2551 Re: Determination of Definitions in Notifications relating to Issuance and Offer for Sale of Securities, or

- (b) Being individual investors or juristic persons who have stable financial positions with capability to make medium to long term investment in the Company, and/or must be strategic partners or have the capability to seek for strategic partners or have capability to provide advice or business opportunity which will enhance the Company's operation.
- (3.2) The investor(s) who will be allocated with the newly issued ordinary shares of the Company by way of private placement under the General Mandate will not be connected persons of the Company, which in turn makes this offering and allocation of newly issued ordinary shares considered as the connected transaction, under the Notification of the Capital Market Supervisory Board No. TorJor. 21/2551 Re: Rules on Connected Transactions (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies concerning Connected Transactions B.E. 2546 (2003). The Company will further disclose the list of investors who will be allocated with the newly issued ordinary shares.

Therefore, assigned the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer and/or person(s) who is authorized by the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer shall be authorized or have the authority to determine the offering price of the shares at the best market price in accordance with the market condition during the offering period to the investor(s) which shall not lower than Baht 1.30 per share and shall not lower than one of the following price:

(a) The weighted average of share price trading on the Stock Exchange of Thailand ("SET") for not less than 7 consecutive trading days but not exceeding 15 consecutive trading days prior to the determination date of the offering price of such shares in each time ("Market Price"), whereby such weighted average of share price is required to use the average price of shares trading in each day. Provide that, the determination date of offering price is required to backward not exceeding 3 trading days prior to the first date of offering shares to the investor(s). However, the Board of Directors and/or the Executive Committee and/or Executive Officer and/or Deputy Chief Executive Officer and/or Deputy Chief

- Executive Officer may determine the discount on the offering price but shall not exceed 10% of such Market Price.
- (b) The price which is determined by the book building method surveyed by the securities company.

In this regard, the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer and/or person(s) who is authorized by the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer shall offer the entire shares within the period not exceeding 12 months from the date of the Shareholders meeting of the Company has resolved for the approval of such offering shares to the private placement.

For the allotment and offering of capital increase ordinary shares of the Company above, the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer and/or person(s) who is authorized by the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer shall have the authorities to consider the fixing of other details regarding the allotment and offering of capital increase ordinary shares, such as searching of investors in private placement; fixing of the terms, conditions and details regarding the allotment and offering of capital increase ordinary shares and/or allot newly issued ordinary shares as consideration for the acquisition; negotiation, entry into agreement and execution of relevant documents and agreements regarding the allotment and offering of capital increase ordinary shares; and execution of applications for permission and necessary and relevant evidence regarding such allotment and offering of capital increase ordinary shares, including determining other conditions and details in issuing and offering of such increased shares as deemed appropriate, as well as the authority to correct wording or contents for minutes of shareholders' meeting or Memorandum of Association and/or others application and/or the various actions necessary in compliance with the order of Registrar in relation to the registration of registered capital increase with Department of Business Development, Ministry of Commerce from time to time in accordance with the payments of the subscriber(s) in each time, including listing the increased shares in the MAI and submission of information and documents to the Securities and Exchange Commission, the MAI, Ministry of Commerce or other relevant authorities.

The allocation of newly issued ordinary shares to investors in private placement above in any case shall not enable any investors to hold the Company's shares in an increasing nature reaching or crossing the point where a tender offer must be made, as prescribed in the Notification of the Capital Market Supervisory Board No. Tor Jor. 12/2554 Re: Rules, Conditions and Procedures for the Acquisition of Securities for Business Takeovers, or in violation of the foreign limit as specified in the Company's Articles of Association.

The offering of newly issued ordinary shares will be offered to private placement after the Company has offered the newly issued ordinary shares to the existing shareholders in proportion to the number of shares held by each shareholder (Right Offering) under Specific Objective successfully.

2.3 The Company's plan in case there is a fraction of shares remaining

Fractions will be discarded

2.4 The number of shares remaining from other allotment

- None -

3. Schedule for the shareholders' meeting for the approval of capital increase and allotment

The Annual General Meeting of Shareholders 2018 is scheduled to be held on April 23, 2018 at 14.00 hrs., at Sathorn 1 Room, Mezzanine, Anantara Hotel Bangkok Sathorn, 36 Narathiwat-Rachanakarin Road, Yannawa, Sathorn, Bangkok. The date of determining the names of shareholders who shall have the right to attend the Annual General Meeting of Shareholders 2018 on March 16, 2018 (Record Date).

4. Approval of the capital increase / share allotment by relevant governmental agency and condition for such approval (if any)

- 4.1 Approval of the Annual General Meeting of Shareholders 2018 on the increase of registered capital and other related matter.
- 4.2 The Company shall register the capital increase including the amendment of the Memorandum of Association of the Company and register the paid-up capital with Department of Business Development, Ministry of Commerce.

4.3 The Company shall submit the application form to the Market for Alternative Investment ("the MAI") for approval of newly issued ordinary shares that offered to the existing shareholders in proportion to the number of shares held by each shareholder (Right Offering) and to the private placement to listing and trading in the MAI.

5. Objective of the capital increase and plans for utilizing proceeds received from the capital increase

5.1 The proceeds received from the capital increase to the existing shareholders in proportion to the number of shares held by each shareholder (Right Offering) approximately of Baht 316.68 million will be utilized as follows:

Objective of the capital increase	Approx. amount of capital utilized (Million Baht)	Estimated timing for utilizing the capital increased
1. Use as working capital ¹	266.68	Year 2018 - 2019
Develop the existing branches and expand new	50.00	Year 2018 - 2019
branches ²		

- Remarks:

 Use as working capital within the Company to increase liquidity, to finance the Company to pay bills of exchange due within March 2018 amounting to Baht 115 million, repayment of short-term loans in the amount of Baht 59.23 million, other payable in the amount of Baht 129.99 million, long-term loans from financial institutions that has due date within one year in the amount of Baht 18.00 million which totaling more than Baht 207.22 million, the remaining amount Baht 59.46 million will be used as working capital to reserve for expenses incurred in operating and other accrued expenses.
 - The value of the transaction is based on the acquisition criteria equal to 9.38%. The transaction is considered as the total value of the consideration which calculated from the Company's financial statements as of December 31, 2017 in accordance with the Notification of the Capital Market Supervisory Board No. TorChor 20/2551 Re:Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Asset and the Notification of the Stock Exchange of Thailand Re: Disclosure of Information and Act of Listed Companies Concerning the Acquisition and Disposition of Assets B.E. 2547 (2004) and amended. Therefore, before the Company will develop the existing branches and expand new branches, the Company will explore the feasibility of investing in finance, investment in value for money before

developing branches and expanding its branches in order to make the branch operations are profitable.

5.2 The proceeds received from the capital increase to the private placement approximately of Baht 63.34 million (if calculated from the offering price of newly issued ordinary shares of not lower than the offering price to the existing shareholders in proportion to the number of shares held by each shareholder (Right Offering) that equal to Baht 1.30 per share) will be utilized as follows:

Objective of the capital increase	Approx. amount of capital utilized (Million Baht)	Estimated timing for utilizing the capital
		increased
To be the addition capital	63.34	Year 2018 - 2019
for the Company's future		(Pending for the result of
business expansion		the offering of newly issued
		capital shares to investors
		in private placement within
		the period not exceeding
		12 months from the date of
		the Annual General Meeting
		of Shareholders 2018 has
		resolved for the approval of
		such offering shares)

However, the amount of the proceeds received from the capital increase and the timing for utilizing proceeds received from the capital increase are based on preliminary estimation and subject to actual proceeds that the Company will receive from the capital increase.

6. Benefits which the Company will receive from the capital increase / share allotment

- 6.1 To enhance the Company's liquidity and use as working capital in its business.
- 6.2 To increase capital to invest in developing the existing branches of the Company including expand new branches to meet the needs of consumers even more. This will result the Company has ability to make profitable and trend to perform its operation better in the future.
- 6.3 Strengthen the financial position of the Company, increase shareholders' equity of the Company, reduce risks of delisting from the Market for Alternative Investment ("the MAI") if the shareholders' equity is less than zero.

7. Benefits which the shareholders will receive from the capital increase/share allotment

7.1 Policy of Paying Dividend

The Company has a policy to pay dividends to shareholders at the rate of not less than 40% of net profit after tax and deducted by the legal reserve. As of December 31, 2017, the Company had a deficit of Baht 422.26 million. The Company must clear all the accumulated losses before the Company can pay dividends.

- 7.2 Rights in Dividend for Subscribers of Capital Increase
 Subscribers in capital increase ordinary shares in this occasion are entitled to receive dividend from operation effecting from the day of registration to become shareholders of the Company.
- 7.3 Reduce risks that the Company's shares may be banned from trading and may be delisted from the Market for Alternative Investment ("the MAI").
- 7.4 As of December 31, 2017, the book value of the Company is Baht 0.07 per share. The capital increase at the offering price of Baht 1.30 per share will increase the book value of the Company to be Baht 0.48 per share (only calculate form the capital increase to the existing shareholders in proportion to the number of shares held by each shareholder).

8. Other details necessary for the shareholders to approve the capital increase/share allotment

The effect on the shareholders that may happen from the offering of the newly issued ordinary shares is as follows:

8.1 Control Dilution

(a) In case that the existing shareholders subscribed the newly issued ordinary shares in proportion to the number of shares held by each shareholder and the Company did not offer the newly issued ordinary shares to the private placement

The existing shareholders who subscribed the newly issued ordinary shares will not affect the voting rights of the shareholders (Control Dilution) in any way.

(b) In case that the existing shareholders subscribed the newly issued ordinary shares in proportion to the number of shares held by each shareholder and the Company offered the newly issued ordinary shares to the private placement

(c) In case that the existing shareholders unsubscribed the newly issued ordinary shares in proportion to the number of shares held by each shareholder and the Company offered the newly issued ordinary shares to the private placement

8.2 Earnings per share Dilution

= <u>Earnings Per Share before offering - Earnings Per Share after offering</u>
Earnings Per Share before offering

9.09%

By which

Earnings Per Share before offering = Net Profits / Total issued shares before offering Earnings Per Share after offering = Net Profits / Total issued shares after offering

This offering has no effect on EPS dilution due to the Company has net loss.

8.3 Price Dilution

The Price Dilution from the offering of the newly issued ordinary shares to the existing shareholders and the private placement compare to the market price which is being the weighted average of share price trading on the Stock Exchange of Thailand ("SET") for historical of 7 consecutive trading days prior to the date on which the Board of Directors unanimously passed the resolution to propose such offering to the AGM, which is during the

period of February 19 - 27, 2018, equal to Baht 1.40 per share (information from SETSMART). The effect is as follows:

(a) In case that the existing shareholders subscribed the newly issued ordinary shares in proportion to the number of shares held by each shareholder and the Company did not offer the newly issued ordinary shares to the private placement

(b) In case that the existing shareholders subscribed the newly issued ordinary shares in proportion to the number of shares held by each shareholder and the Company offered the newly issued ordinary shares to the private placement

The offering price to the private placement could not yet be calculated since assigned the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer and/or person(s) who is authorized by the Board of Directors and/or the Executive Committee and/or Executive Chairman and/or Chief Executive Officer and/or Deputy Chief Executive Officer shall be authorized or have the authority to determine the offering price of the shares at the best market price in accordance with the market condition during the offering period to the investor(s). Therefore, if calculate from an offering price of not lower than the offering price to the existing shareholders in proportion to the number of shares held by each shareholder (Right Offering) that equal to Baht 1.30 per share, the Price Dilution will be as follows:

= <u>(Mar</u>	ket price before offering – Market price after offering*)
	Market price before offering
By which	
* Market price	e after offering
= (Market	price x Paid-up shares) + [Offering price x (Shares offering to RO + PP)]
	Paid-up shares + (Shares offering to RO + PP)
=	(1.40 x 487,200,000) + [1.30 x (243,600,000 + 48,720,000)]
	487,200,000 + (243,600,000 + 48,720,000)
=	Baht 1.36 per share
=	(1.40 – 1.36)
	1.40
=	2.86%
	d the newly issued ordinary shares to the private placement
= <u>(Mar</u>	ket price before offering – Market price after offering*)
	Market price before offering
By which	(Madak wise v Deid ve desuce) v (DD wise v Cleves effectes to DD)
* Market price after o	
	(Paid-up shares + Shares offering to PP)
	$= (1.40 \times 487,200,000) + (1.30 \times 48,720,000)$
	(487,200,000 + 48,720,000)
	= Baht 1.39 per share
=	(1.40 – 1.39)
	1.40

9. Opinion of the Board of Directors

The Board of Directors gave an opinion that the capital increase and the allotment of newly issued ordinary shares in this time will expand the Company's capital base which will strengthen and strength of the financial of the Company including will help to improve the financial liquidity of the Company. In addition, the Company can bring proceeds from the capital increase to generate revenues from business expansion of the Company in the future. This will create long-term returns for the Company and its shareholders.

10. Schedule of action where the Board of Directors of the Company passes a resolution approving the capital increase / share allotment

Date	Process
February 28, 2018	The date of the Board of Directors' Meeting that approved the capital
	increase and the allotment of newly issued ordinary shares and other
	relevant
March 16, 2018	The date of determining the names of shareholders who shall have the
	right to attend the Annual General Meeting of Shareholders 2018
	(Record Date)
April 23, 2018	The Annual General Meeting of Shareholders 2018
Within 14 days from the	Registration of capital increase with the Department of Business
date of AGM	Development, Ministry of Commerce
May 18, 2018	The date of determining the names of shareholders (Record Date) who
	shall have the right to subscribe newly issued ordinary shares (Right
	Offering) – the Frist Right Offering
June 18 - 22, 2018	The subscription and payment period for the purchase of the newly
	issued ordinary shares (Right Offering) – the Frist Right Offering
Within 14 days from the	Registration of paid-up capital with the Department of Business
end of the date of the	Development, Ministry of Commerce
subscription period	
The allotment of the newly	Will be occur after the Company has offered the newly issued ordinary
issued ordinary shares to	shares to the existing shareholders in proportion to the number of
the Private Placement	shares held by each shareholder (Right Offering) under Specific
	Objective successfully

Enclosure 5

The Company hereby certifies that the information contain herein is true and complete in all respects.

Signed *-Signature-* Authorized director (Mr. Sompon Roekwibunsi)

Chief Executive Officer

(To be signed by the directors who are authorized to sign on behalf of the Company, with the Company's seal affixed)

Signed *-Signature-* Authorized director (Mr.Chotiwit Taechaubol)