

(Translation)

10 August 2010

Re: Disclosure of Information regarding Connected Transaction : Short-Term Lease not exceeding 3 years

To President  
The Stock Exchange of Thailand

The Board of Director's Meeting of BEC World Public Company Limited (the "Company") in the Meeting No. 6/2553 dated 10 August 2010, has approved a subsidiary to renew the Office Lease Agreement of Maleenont Tower. As the said renewal of the Lease Agreements is deemed as a connected transaction of the Company: Short-Term Lease not exceeding 3 years, therefore, the Company shall report and disclose the related information as follows:

1. Date of Transaction

First Transaction: Floor 26-28; from 11 November 2010 – 10 November 2013

Second Transaction: Floor 21 and 25; from 19 January 2011 – 18 January 2014

2. Parties: Transaction between Subsidiary and Connected Person

Lessee – BEC – Tero Entertainment Public Company Limited [BEC-Tero]

Lessor – Millionaire Property Fund (the "Property Fund")

3. General Details of Transaction

BEC-Tero is intended to renew the Lease Agreement of Maleenont Tower with the Property Fund having details of the said renewal as follows:

- Details of Building: the building located at No. 3199 Rama IV Road,  
Klongton Subdistric, Klongtoey District, Bangkok 10110
- Size of Lease Premises: Total area of 5,526.5 Sq.m.
- Term: 3 years
- Rental Rate: Baht 240 per Sq.m. per month
- Other Conditions: As indicated in the previous Lease Agreement

4. Total Value of the Transaction:

Monthly rent is at the amount of Baht 1,326,360.-. The total rent for the whole 3-year lease term is at the amount of Baht 47,748,960.- (exclusive of common service fee, expenses for water supply and electricity, household and land tax, other related taxes and expenses, etc.)

5. Details of Connected Person

- Name of the Connected Person: Millionaire Property Fund
- Relationship: BEC – Tero Entertainment Public Company Limited [BEC-Tero] - our subsidiary which BEC holds 60% of the paid up capital and the substantial portion of the rest is held by non - connected parties. Maleenont group are managements and the majority shareholders of the Company and also the shareholders of Maleenont Tower Co., Ltd. Maleenont Tower Co., Ltd. is the investment unit holder of the Property Fund holding more than 10% of the total issued investment units. The Property Fund has appointed Maleenont Tower Co., Ltd. to manage the property under the Property Management Agreement.

6. Directors who have Interests:

The directors who have Interests were not attended the Meeting and did not have the right to vote in the Agenda for approval of this connected transaction.

7. Opinion of the Board of Director concerning the Transaction:

The Board of Directors considered and opined that the entering into the connected transaction is based on the reasonable ground and supportive reason. Though, the Property Fund proposed the rental rate of the lease of Maleenont Tower as the same rate of the previous contract, but the said rental rate is at the same level with the market rates of the comparable buildings within the adjacent area. Also, if compared to the rental rate as proposed by the Property Fund to other lessees in the Building, this rental rate is better compared to those proposed to other lessees. Therefore, the Board of Directors has approved the Company to enter into this transaction as this will be for the best interest of the Company.

In addition, there is no opinion of any other director or audit committee which is different from the opinion of the Board of Directors as stated above.

Please be informed accordingly.

Sincerely yours,

(Chatchai Thiamtong)

Vice President - Finance