

TRANSLATION

ANNOUNCES ANNUAL DIVIDEND PAYMENT, SETS DATE FOR ORDINARY GENERAL MEETING OF SHAREHOLDERS AND APPROVE THE CONNECTED TRANSACTIONS

The board of directors of Thai Factory Development Public Company Limited at the meeting no. 3/2009 held on March 17, 2009 passed the following resolutions:

1. That the annual dividend payment at the rate of Baht 0.02 per share, the total of Baht 12,751,960.70 for 2008's operational results will be paid on 28 May 2009. The record date shall be 12 May 2009 for the right receives dividend payment for the operational results for the year 2008, and the list of shareholders shall be collected pursuant to Section 225 of the Securities and Exchange Act by closing the share register book for suspension of share transfer on 13 May 2009.
2. That an ordinary general meeting of shareholders should be held on Wednesday, 29 April 2009 at 14.30 a.m., Din-Daeng Room, P4 Floor., Princeton Park Suites Co., Ltd., No. 3 Mitmaitree Road, Din Daeng Sub District, Din Daeng District, Bangkok 10400. The record date shall be 1 April 2009 for the right to attend the meeting and exercising votes at the 2009 AGM, and the list of shareholders shall be collected pursuant to Section 225 of the Securities and Exchange Act by closing the share register book for suspension of share transfer on 2 April 2009.
3. The agenda for the annual ordinary general meeting of shareholders will be as follows:
 - 3.1 Certify the minutes of the ordinary general meeting of shareholders 2008.
 - 3.2 Acknowledge the operating results for 2008.
 - 3.3 Approve the company's balance sheets, profit and loss statements, and cash flow statements as at December 31, 2008.
 - 3.4 Consider the allocation for 2008's operational results, and dividend payment.
 - 3.5 Appoint new directors to succeed those completing their terms.
 - 3.6 Consider for fixing the directors' remuneration.
 - 3.7 Appoint auditors and fix the auditing fee for 2009.
 - 3.8 Approve the Company to enter into a transaction to sell ordinary shares of Princeton Park Suites Co., Ltd., concerning the connected transactions.

3.9 Consider other issues (if any).

4. Approve the Company to enter into a transaction to sell ordinary shares of Princeton Park Suites Co., Ltd., concerning the connected transactions, which can be classified as a disposition of assets transaction and also a connected transaction which requires disclosure according to the notification of the Board of Governors of the Stock Exchange of Thailand on Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets, 2004 and Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, 2003. The Company therefore would like to inform Stock Exchange of Thailand of the transaction. The information memorandum of the transaction is attached herewith.
5. The Board of Directors considered the appointment of DS Prudential Management Co., Ltd. as an Independent Financial Advisor to provide opinion to individual investors and passed a resolution in approving the appointment of DS Prudential Management Co., Ltd., an Independent Financial Advisor, approved by the SEC, as the Independent Financial Advisor to provide opinions to TFD's individual investors on the disposition of existing Princeton Park Suites Co., Ltd. ordinary shares.

Please be informed accordingly.

Signature _____ Authorized
Signature
(Ms. Siriporn Pinprayong)
Position Assistant Managing Director
Administration Information Technology