

SF 040/15

5 November 2015

Subject: Clarification of the operating results for the 3rd Quarter, 2015

To: President

The Stock Exchange of Thailand

Siam Future Development Public Company Limited would like to clarify the operating results for the 3rd Quarter, 2015 ended 30 September 2015, compared with the same period last year. Details are as follows:

1. Revenues

Rental and service income of 343.52 Million Baht increased by 13.66 Million Baht or 4.14% from the same period last year due to rental and service income from a new anchor tenant in Pattaya project which opened in late 2014 and increase in common area income as well as rental and service income.

2. Expenses

Cost of rental and service of 139.50 Million Baht which is nearly the same compared to the same period last year.

Fair value adjustment on investment property, net of 46.07 Million Baht decreased by 32.58 Million Baht or 41.42% due to investment property revaluation of Pattaya project last year.

Total expenses of 244.02 Million Baht decreased by 40.28 Million Baht or 14.17% from the same period last year according to the above reasons.

3. Net Profit

Net profit of 192.91 Million Baht increased by 33.53 Million Baht or 21.04% from the same period last year according to the above reasons.

Please be informed accordingly.

Sincerely Yours,

(Mr. Somnuk Pojkasemsin)

President