

SF 066/16

November 8th, 2016

Subject: Clarification of the operating results for the 3rd Quarter, 2016

To: President
The Stock Exchange of Thailand

Siam Future Development Public Company Limited would like to clarify the operating results for the 3rd quarter, 2016 ended 30 September 2016, compared with the same period last year with main reasons as follows:

1. Shared profit from a joint venture, Mega Bangna Project of 141 Million Baht increased by 14 Million Baht or 11% because of increase from contract renewal of existing tenants in Year 2015, higher rental rate from new tenants and increase from common area income as well as a decrease in interest expense from loan refinance.

2. Gain on Fair value adjustment on investment property increased by 50 Million Baht in a result of an increase from tenants replacement in Petchkasem Project.

3. Net Profit of 242 Million Baht increased by 50 Million Baht or 26% from the same period last year according to the above reasons.

Please be informed accordingly.

Sincerely Yours,

(Mr. Somnuk Pojkasemsin)

President