

SF 018/17

May 8<sup>th</sup>, 2017

Subject: Clarification of the operating results for the 1<sup>st</sup> Quarter, 2017

To: President

The Stock Exchange of Thailand

Siam Future Development Public Company Limited ('Company') would like to clarify the operating results for the 1<sup>st</sup> quarter, 2017 ended 31<sup>st</sup> March 2017, compared with the same period last year with main reasons as follows (Refer to notes to financial statement number 18 Segment Information)

1. Recurring profit of 117.9 Million Baht increased by 10.4 Million Baht or 10% from

1.1) Share profit from MEGA BANGNA of 80.3 Million Baht increased by 17 Million Baht or 27% because of rental and service income increase from existing tenants, higher rental rate from new tenants replacement as well as common area income management.

1.2) Finance cost of 17.4 Million Baht decreased by 4.9 Million Baht or 22% as a result of 750 Million Baht Bond repayment during 1<sup>st</sup> quarter 2016.

1.3) Other income of 6.5 Million Baht decreased by 13.9 Million Baht or 68%, due to previous year's recognition of the deposit as an income from anchor tenant of Petchkasem project, which early terminated the lease agreement.

1.4) Income tax expense of 0.17 Million Baht decreased by 16.7 million Baht or 99%, due to the cancellation of recording Deferred tax for finance lease income of Bangbon project's anchor tenant which early terminated the lease agreement.

2. Profit from fair value adjustment of investment property of 131.6 Million Baht decreased by 70 Million Baht or 35% because in the 1<sup>st</sup> quarter of 2016 Company recorded gain on revaluation of the Market Place Nanglinchee project and the Market Place Thonglor project which extended the land lease contract for 30 years and 20 years respectively.

3. Net Profit of 248 Million Baht decreased by 63 Million Baht or 20% from the same period last year according to the above reasons.

Please be informed accordingly.

Sincerely Yours,

(Mr. Somnuk Pojkasemsin)

President