

SF 030/16

10 May 2016

Subject: Clarification of the operating results for the 1st Quarter, 2016

To: President

The Stock Exchange of Thailand

Siam Future Development Public Company Limited would like to clarify the operating results for the 1st quarter, 2016 ended 31 March 2016, compared with the same period last year with main reasons as follows:

1. Rental and service income of 399 Million Baht increased by 9 Million Baht or 2.8% from the same period last year due to an increase in common area income.

2. Shared profit from a joint venture, Mega Bangna Project of 144 Million Baht increased by 15 Million Baht or 11.7% because of increase from contract renewal of existing tenants, higher rental rate from new tenants and increase from common area income as well as a decrease in interest expense from loan refinance.

3. In this period the company has extended land contract of Marketplace Thonglo Project for 20 years (expired in year 2037) and Marketplace Nanglinchee Project for 30 years (expired in year 2047), therefore the company has recorded additional gain from fair value adjustment on investment property in amount 80 Million Baht.

4. Net Profit of 311 Million Baht increased by 104 Million Baht or 50% from the same period last year according to the above reasons.

Please be informed accordingly.

Sincerely Yours,

(Mr. Somnuk Pojkasemsin)

President