

SF071/13

7 August 2013

Subject: Clarification of the operating results for the 2nd Quarter, 2013

To: President

The Stock Exchange of Thailand

Siam Future Development Public Company Limited would like to clarify the operating results for the 2nd Quarter, 2013 ended 30 June 2013, compared with the same period last year.

The operating results for the 2nd Quarter, year 2013 increased from the same period last year, mainly because the Company recognized Shared profit from a joint venture which was derived Profit from operation of 72.79 Million Baht of Mega Bangna. Details of Revenues, Cost & Expenses, and Net Profit are as follows:

1. Revenues

Rental and service income of 331.22 Million Baht increased by 3.76 Million Baht or 1.15% from the same period last year.

Shared profit from a joint venture on the Mega Bangna Project, of 72.79 Million Baht from its operation increased by 16.31 Million Baht or 28.87% from the same period since Mega Bangna opened in May 2012, hence only recognizing 2 months of profit during 2nd Quarter 2012 while recognizing in full in 2nd Quarter 2013.

Total Revenues of 417.16 Million Baht increased by 17.68 Million Baht or 4.43% from the same period last year according to the above reasons.

2. Cost and Expenses

Cost of rental and services of 144.48 Million Baht increased by 12.12 Million Baht or 9.16% from the same period last year because of an increase in minimum wage of security guards and cleaning services.

Loss on fair value adjustment on investment property of 27.23 Million Baht decreased by 1.58 Million Baht or 5.48% from the same period last year.

Administrative expenses of 41.52 Million Baht increased by 7.29 Million Baht or 21.28% from the same period last year due to increase in marketing expense and miscellaneous expenses.

Total Cost and Expenses of 222.68 Million Baht increased by 17.64 Million Baht or 8.6% from the same period last year according to the above reasons.

3. Net Profit

Net profit of 142.93 Million baht increased by 5.75 Million Baht or 4.2% from the same period last year according to the above reasons.

Please be informed accordingly.

Sincerely Yours,

(Mr. Somnuk Pojkasemsin)

President