

SF 083/13

22 October 2013

Subject: Report on Land Acquisition of Joint Venture Company

To: President

The Stock Exchange of Thailand

Siam Future Development Public Company Limited would like to announce the investment on land acquisition of Joint Venture Company named "North Bangkok Development Co., Ltd." The land is located on Rangsit-Nakornnayok road, Pathumtani Province. The Land size is 250 Rai and valued at Baht 700 Million whereas the Company has shareholding proportion of 49% in the Joint Venture Company. Purpose of land acquisition is to develop a new shopping center in the future and further expand business opportunity.

Herein the details of the transaction to be entered:

1. The transaction Date : 21 October 2013
2. The party involved : The juristic person which is not related to the Company.
Ikano Pte. whom is the partner in the Mega Bangna Project.
3. The general characteristics of the transaction :

The Company invested on share capital of North Bangkok development Co., Ltd. which was set up to develop and operate the new shopping center. The capital is used to fund the land acquisition. The shareholding structure is as follows:

Name of Shareholders	Shareholding proportion
1. Siam Future Development PLC	49%
2. Ikano Pte.	49%
3. Thai Vanasiri Co., Ltd.	2%
Total	100%

4. Transaction Volume :

4.1 Investment on share capital

Baht 343.00 Million

4.2 Total assets Baht 11,631.75 Million

(The company balance sheet , as at 30 June 2013)

4.3 The ratio of transaction value 2.95%

(Transaction Value / Total assets value = 343.00 / 11,631.75)

5. Source of Fund : The company's working capital and loan from bank.

6. The Benefit expected to be generated for the Company as the result of the said transaction:

To develop a new shopping center which will increase income over the long term.

Please be informed accordingly.

Sincerely Yours,

(Mr. Somnuk Pojkasemsin)

President