

SF085/13

7 November 2013

Subject: Clarification of the operating results for the 3<sup>rd</sup> Quarter, 2013

To: President

The Stock Exchange of Thailand

Siam Future Development Public Company Limited would like to clarify the operating results for the 3<sup>rd</sup> Quarter, 2013 ended 30 September 2013, compared with the same period last year. The Details of Revenues, Cost & Expenses, and Net Profit are as follows:

1. Revenues

Rental and service income of 318.46 Million Baht increased by 6.81 Million Baht or 2.19% from the same period last year.

Shared profit from a joint venture on the Mega Bangna Project, of 72.37 Million Baht from its operation increased by 4.29 Million Baht or 6.30% from the same period .

Total Revenues of 407.06 Million Baht increased by 10.89 Million Baht or 2.75% from the same period last year because of increase in Shared profit from Mega Bangna Project.

2. Cost and Expenses

Cost of rental and services of 139.12 Million Baht increased by 6.24 Million Baht or 4.70% from the same period last year .

Loss on fair value adjustment on investment property of 44.84 Million Baht decreased by 25.53 Million Baht or 132.19% from the same period last year because of revised property valuation.

Administrative expenses of 37.94 Million Baht decreased by 5.04 Million Baht or 11.73% from the same period last year due to decrease in miscellaneous expenses.

Total Cost and Expenses of 233.66 Million Baht increased by 27.78 Million Baht or 13.49% from the same period last year according to loss on fair value adjustment on investment property.

3. Net Profit

Net profit of 123.79 Million baht decreased by 12.60 Million Baht or 9.24% from the same period last year according to the above reasons.

Please be informed accordingly.

Sincerely Yours,

(Mr. Somnuk Pojkasemsin)

President