

SF012/14

12 February 2014

Subject: Clarification of the operating results for the year 2013

To: President

The Stock Exchange of Thailand

Siam Future Development Public Company Limited would like to clarify the operating results for the year 2013. The Details of Revenues, Cost & Expenses, and Net Profit are as follows:

1. Revenues

Rental and service income of 1,299.27 Million Baht increased by 12.57 Million Baht or 0.97% from the same period last year because of increasing in rental and service income.

Revenue from finance lease contracts of 7.41 Million Baht increased from the same period last year because the company had new long-term tenant.

Shared profit from Mega Bangna Project, of 291.57 Million Baht decreased by 789.70 Million Baht or 73.03% from the same period last year because Mega Bangna gain on fair value adjustment on investment property that was book in 2012 of 991.53 Million Baht .

Total Revenues of 1,657.90 Million Baht decreased by 783.79 Million Baht or 32.10% from the same period last year according to the above reasons.

2. Cost and Expenses

Cost of rental and services of 562.34 Million Baht increased by 36.48 Million Baht or 6.93% from the same period last year .

Cost of finance lease contracts of 4.54 Million Baht because the company had new long-term tenant.

Loss on fair value adjustment on investment property of 154.87 Million Baht because revised property valuation.

Total Cost and Expenses of 927.15 Million Baht increased by 34.61 Million Baht or 3.9% from the same period last year according to the above reasons.

3. Net Profit

Net profit of 511.86 Million baht decreased by 889.05 Million Baht or 63.46% from the same period last year year because of the opening of Mega Bangna Project as the reasons above.

Please be informed accordingly.

Sincerely Yours,

(Mr. Somnuk Pojkasemsin)

President