

15 February 2010

Subject: Financial results for quarter ended 31 December 2009
To: The President of the Stock Exchange of Thailand

The Company and its subsidiaries reported a profit of Baht 75 million for the 3 months ended 31 December 2009 compared to a loss of Baht 331 million for the same period last year.

The improvement of the Groups performance was primarily the net result of non-operating transactions occurred during the 3 month periods ending 31 December 2008 and 31 December 2009.

Exchange gain on conversion of the Group's foreign currency liabilities at the prevailing market exchange rates as at 31 December 2009 was Baht 34 million compared to a loss of Baht 285 million a year before.

The Group reported a gain of Baht 63 million on the completion of a debt restructuring agreement with a Thai financial institution for the 3 month ended 31 December 2009.

Interest expenses also decreased by Baht 23 million to Baht 52 million (2008 – Baht 75 million) resulting from a reduction of total interest bearing debts.

Please be informed accordingly.

Yours faithfully,
For and on behalf of
Bangkok Land Public Company Limited

Anant Kanjanapas
Chairman