



บริษัท บางกอกแลนด์ จำกัด (มหาชน)  
BANGKOK LAND PUBLIC COMPANY LIMITED

30<sup>th</sup> May 2011

Subject: Financial results for the year ended 31 March 2011  
To: The President of the Stock Exchange of Thailand

The Company and its subsidiaries reported a net profit of Baht 790 million for the year ended 31 March 2011, which was Baht 261 million higher than the year before.

Total revenue increased 9% to Baht 3,026 million (2010 – Baht 2,788 million). Gross margin increased 25% to 1,212 million (2010 – Baht 971 million). The improvement of revenue and gross margin was mainly the result of higher exhibition revenue with better profit margin compared to last year.

Other revenue increased by Baht 359 million to Baht 1,244 million. In the year ended 31 March 2011, the Company recognized gains of Baht 782 million on debt restructuring, Baht 173 million write back of long outstanding accounts payables, Baht 70 million on revaluation of investment properties, and other miscellaneous gains of Baht 219 million. Other revenue for the year ended 31 March 2010 largely comprised of Baht 253 million debt restructuring gains, Baht 320 million gains on write back of customer deposits and other payables as well as Baht 312 million miscellaneous gains.

Exchange loss on conversion of the Company's foreign currency liabilities at the prevailing market exchange rates as at 31 March 2011 was Baht 279 million compared to a gain of Baht 119 million a year ago.

Interest expenses decreased by Baht 41 million to Baht 143 million resulting from the further reduction of interest bearing debts of the Company.

Please be informed accordingly.

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

  
Anant Kanjanapas  
Chairman