



บริษัท บางกอกแลนด์ จำกัด (มหาชน)
BANGKOK LAND PUBLIC COMPANY LIMITED

14 February 2012

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

The Company and its subsidiaries reported a net loss of Baht 268 million for the quarter ended 31 December 2011 compared to a net profit of Baht 7 million for the same period last year.

During the period under review, the Group's performance was badly affected by the flooding of Thailand. Total revenue for the quarter decreased 32% to Baht 605 million (2010 – Baht 889 million). Gross margin decreased 55% to Baht 204 million (2010 – Baht 457 million). The decrease in revenue and gross margin was largely the result of slower property transfer and cancellation of exhibition events.

Exchange gain on conversion of the Company's foreign currency liabilities at the prevailing market exchange rates as at 31 December 2011 was Baht 87 million compared to a loss of Baht 101 million the year before.

Interest expense decreased by Baht 29 million to Baht 8 million resulting from the reduction of interest bearing debts of the Company.

Other non-recurring items comprised mainly Baht 476 million provision for compensation in respect of a legal proceeding claiming a subsidiary of the Company in breach of a property sale agreement.

Please be informed accordingly.

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

Anant Kanjanapas
Chairman