



บริษัท บางกอกแลนด์ จำกัด (มหาชน)  
BANGKOK LAND PUBLIC COMPANY LIMITED

30 May 2012

Subject: Clarification on Financial results for the year ended 31 March 2012  
To: The President of the Stock Exchange of Thailand

The Company and its subsidiaries reported a net profit of Baht 621 million for the year ended 31 March 2012, which was Baht 173 million lower than the year before.

Total revenue increased 17% to Baht 3,354 million (2011 – Baht 2,873 million) with gross margin rose 9% to Baht 1,325 million (2011 – Baht 1,212 million). The increase of revenue and gross margin was mainly the result of higher real estate transfers of completed projects and higher exhibition and convention income compared with last year.

Other revenue decreased by Baht 323 million to Baht 921 million. In the year ended 31 March 2012, the Company wrote back Baht 513 million of interest over accrued, reversed Baht 103 million long outstanding accounts payables and recognized other miscellaneous gains of Baht 266 million. Other revenue for the year ended 31 March 2011 largely comprised of Baht 782 million debt restructuring gains, Baht 173 million of gains on write back of long outstanding accounts payables and Baht 70 million gains on revaluation of investment properties.

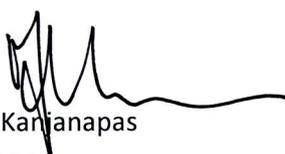
Exchange gain on conversion of the Company's foreign currency liabilities at the prevailing market exchange rates as at 31 March 2012 was Baht 183 million compared to a loss of Baht 279 million a year ago.

Interest expense decreased by Baht 76 million resulting from the reduction of the interest bearing debts of the Company.

Other non-recurring items comprised mainly Baht 481 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