

14 August 2013

Subject: Clarification on the interim financial statements as of 30 June 2013

To: The President of the Stock Exchange of Thailand

Bangkok Land reported a net profit and comprehensive income attributable to the owner of the Company of Baht 373 million for the quarter ended 30 June 2013 compared to a profit of Baht 282 million for the same period last year.

Total revenue decreased by 30% to Baht 768 million (2012 – Baht 1101 million) with gross profit reduced by 16% to Baht 375 million (2012 – Baht 448 million). The decrease of revenue and gross profit was primarily the result of lower real estate sales compared to last year.

Other revenue was Baht 664 million compared to Baht 94 million a year ago. The higher other revenue for this year was largely the result of revaluation gains of Baht 634 million of the group's investment properties.


Exchange loss on conversion of the group's foreign currency liabilities at the prevailing market exchange rates as at 30 June 2013 was Baht 242 million compared to a gain of Baht 42 million last year.

There was no profit attributable to non-controlling interests of the Company's subsidiary, Impact Exhibition Management Co. Ltd., compared to Baht 63 million a year before as a result of the share buyback from the minority shareholder of the subsidiary in the final quarter of last financial year ended 31 March 2013.

Income tax rose by Baht 145 million to Baht 168 million (2012 – Baht 23 million) chiefly resulted from the effect of deferred tax on the revaluation of the group's investment properties.

Please be informed accordingly.

Yours faithfully,



Anant Kanjanapas
Chairman



บริษัท บางกอกแลนด์ จำกัด (มหาชน)

BANGKOK LAND PUBLIC COMPANY LIMITED

47/569-576 Moo 3, 10th Floor New Geneva Industry Condominium, Popular 3 Road,
Banmai Sub-District, Pakkred District, Nonthaburi 11120
Tel : 02 504 4940-9 E-mail : info@bangkokland.co.th

www.BANGKOKLAND.CO.TH