

SF 098/10

19 August 2010

Subject: Updated Progress of MEGA BANGNA Project

To: President  
The Stock Exchange of Thailand

Siam Future Development Public Company Limited would like to update progress of 'MEGA BANGNA' Project which developed by SF Development Co., Ltd. (Siam Future Development PLC own 49%).

This project is financed by the syndication of Kasikornbank Public Company Limited and Siam Commercial Bank Public Company Limited in the amount of Baht 6.5 billion for the tenor of 12 years and 7 months in order to support construction of the project.

MEGA BANGNA is located on the 8<sup>th</sup> km. of Bangna-Trad Road, providing gross-leasable area of 180,000 sq.m. in the building area of 400,000 sq.m. Anchor tenants of the projects are IKEA (the biggest furniture manufacturer from Sweden), Major Cineplex group (entertainment complex of Cinema-Bowling-Karaoke-Ice Skate), HomePro, Big C Hypermarket and retail shops in many categories such as fashion, food, banking, technology, and wellness center.

At present MEGA BANGNA is under construction, which the first phase of IKEA store is expected to open within November 2011 and MEGA BANGNA will open all services later in the first half of year 2012.

Please be informed accordingly.

Sincerely Yours,

(Mr. Somnuk Pojkasemsin)

President