



(-English Translation-)

(Amendment)

15 May 2013

Subject : The Explanation for the cause of the change in the Company's performance with respect of the 1st quarter financial statement of the Company ending 31 March 2013.

To : President
The Stock Exchange of Thailand

Referring to Sansiri Public Company Limited's the 1st quarter financial statement of the Company ending 31 March 2013, it has reported a profit which varied more than 20%, compared to the previous year's.

With this regard, the Company would like to explain as the following. Total revenues slightly decreased with enhanced disbursement affecting a declined return to negative figures compared to prior year's. Major reason came from 45% growing up of selling expenditures at 306.57 million baht mainly consisted of 184.02 million baht marketing investment and 144.30 million baht sale support. Meanwhile transfer burden and others in such selling category were declined by 21.75 million baht. Also, loss on diminution in value of property development for sale was registered at 17.02 million baht owing to its higher value than independent appraisal's. However, above selling expansion assist to promote for the next two years revenue in renowned provinces of about twenty billion baht, a double increase from prior year. This affected to the more than 20% variance of the profit of the Company and its subsidiaries when compared to the previous year.

Therefore, we inform you respectfully.

Yours sincerely,

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(Mr. Wanchak Buranasiri)
Authorized Director