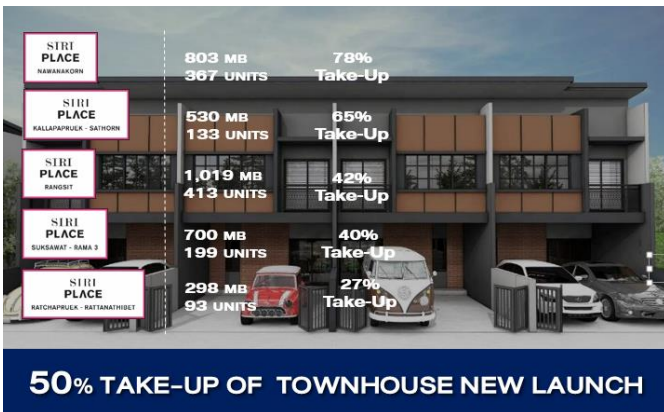


Dear Analysts and Investors,

June 2018

After six months of 2018, we are proud to announce that we have outperformed our own expectation in all dimensions, resulting in our soaring sale growth.

In the first half of the year, we have launched a total of 15 projects worth 29,063 million baht comprising four single detached houses with a total value of 11,725 million baht, five townhouses with a total value of 3,351 million baht and six condominiums with a total value of 13,986 million baht. Our presales of 24,556 million baht for the first half represents a 66% [HoH] growth from last year, accumulating to 55% of the full year target. We also did well in the international market where we secured 6,000 million baht presales, 46% of the full year target.



One of our key strategies this year is to penetrate the affordable townhouse market. During the second quarter, we launched five townhouse projects with a total value of 3,351 million baht under “Siri Place” brand, namely Siri Place Kallapapruek–Sathorn, Siri Place Navanakorn, Siri Place Ratchapruek–Rattanakathibet, Siri Place Suksawat–Rama 3 and Siri Place Rangsit. These townhouses are specifically tailored to the new generations and small families looking for their first home at an affordable price. The feedback has been beyond expectation with over 50% of these townhouse projects sold to date. The penetration into this new market segment resulted in a 175% [HoH] growth in townhouse sales over the same period last year. We are confident that we will continue to be a formidable player in the competitive affordable townhouse market.

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More than 10 years after launching of the flagship single detached house under “Baan Sansiri” brand, we just launched a luxurious housing project in Pattanakan area this June, valued at 3,404 million baht, 36-units with the price range of 65 to 240 million baht. Again, the project has outperformed the target, resulting in an accumulated presales value of 1,500 million baht or about 44% of the project value. As a result, our single detached house presales grew by 61% [HoH].



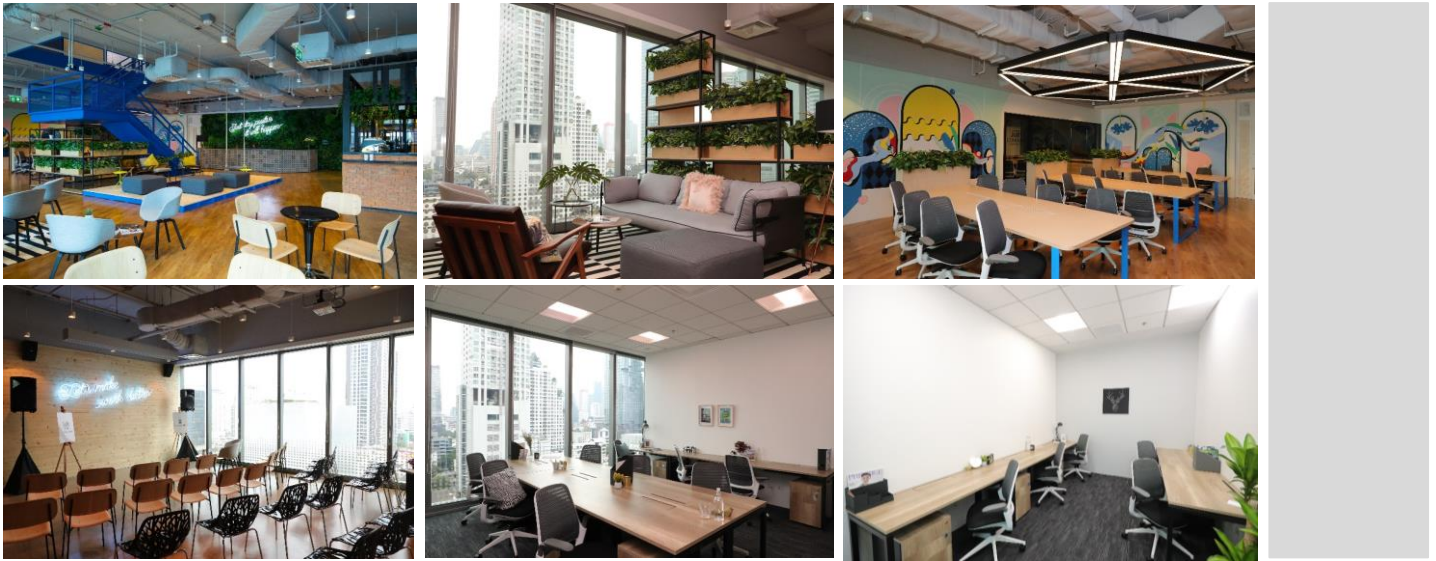
As for our condominium launches in the second quarter of 2018, Sansiri successfully sold out two projects, namely The Base Central Phuket and dcondo Rangsit, which are valued at 1,716 million baht – 590 units and 931 million baht – 482 units, respectively. In addition, our condominium projects in other provinces also did amazingly well. The Edge Pattaya, a 603-unit, 3,273 -million-baht project, is 95% sold; La Casita in Huahin, a 705-unit, 2,390 -million-baht project, 93%; and dcondo Hat Yai, a 461-unit, 806-million-baht project, 55%. The success in the upcountry market has contributed to a 146% [HoH] growth, confirming the recovery of selective markets. The overall condominium presales grew by 59% [HoH].

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Following the announcement to invest over 80 million dollars in several promising businesses late last year, we are pleased to announce that JustCo, major Singapore co-working operators, has officially opened its first premium co-working space in Thailand at the end of May at the AIA Sathorn Tower. It spans 3,200 square metres across two storeys. JustCo offers not only office spaces for rent but also a platform for the community to interact and exchange ideas and know-how, enabling its clients' businesses to grow even further. Additionally, JustCo has just announced a 160-million-dollar joint venture with GIC Private Limited, formerly Government of Singapore Investment Corporation, and Frasers Property, which will see JustCo's operations expand to 10 countries within 2020, including Thailand, Indonesia, Korean, Japan, Vietnam, Malaysia, Philippines, India and Australia. JustCo hopes that this undertaking will make it Asia's largest co-working space operator with a total floor area of 300,000 square metres.

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Lastly, in the third quarter of this year, we are excited to be launching 3 new condominium projects under the brand “XT”, all within one kilometre from either BTS or MRT stations, namely Sansiri XT Ekkamai, Sansiri XT Huai Khwang and Sansiri XT Phayathai. This new brand of condominiums is aimed at the millennial generation whose preference and lifestyles are distinctively difference. All of the three will be officially unveiled from August onwards.



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