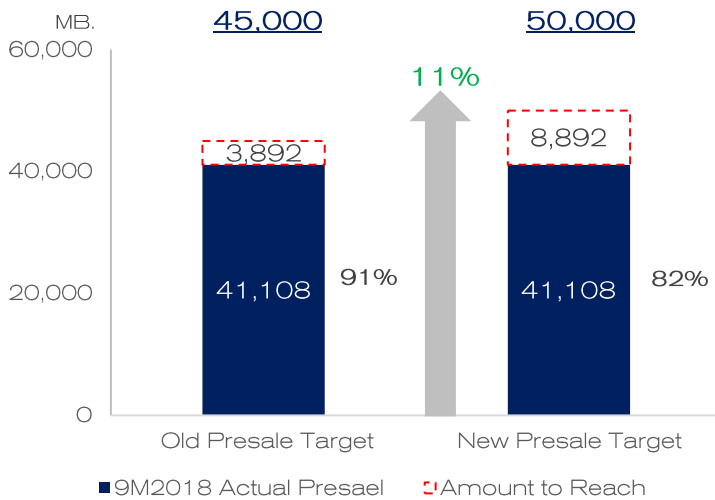


Dear Analysts and Investors,

September 2018



Over the past 3 quarters of 2018, Sansiri has outperformed its expectation from both low-rise and high-rise projects presale, resulting in soaring presales of 41,108 million baht. With this success, Sansiri had officially announced the new 2018 presales target of 50,000 million baht, or an increase of 11 percent over the original target. The new presale target is contributed to 16,000 million baht from single detached house projects, 3,500 million baht from townhouse projects and 30,500 million baht from condominium projects. Sansiri has also reduced the number of new project

launches to 29 projects, worth 69,656 million baht, while retaining the total revenue target at 30,000 million baht, consisting of 23,000 million baht from transfer and 7,000 million baht from other revenue.



The launches of 22 projects valued at approximately 56,969 million baht over the past 3 quarters have contributed an outstanding presales performance in all product types (Single Detached House, Town House, and Condominiums) with a soaring presales of 41,108 million baht, securing 82 percent of the target and a 67 percent increase (YoY). The presales consists of 12,759 million baht of Single Detached House, a 42 percent increase (YoY) mainly from its medium-premium segmentation, namely, Baan Sansiri, Narasiri, Setthasiri and Burasiri; 2,525 million baht from Townhouse, an 87 percent increase (YoY) from penetration into new townhouse market under "SIRI Place" brand; and lastly, 25,824 million baht from condominiums, an 80 percent increase (YoY) mainly from condominium projects under the new brand series, "MARK my Base" and "XT Extend Your Lifestyle" as well as dCondo brand that still remains in high demand in upcountry markets. In addition, the overseas market remains to be Sansiri's strength that has continuously generated significant presales of 12,183 million baht, accumulating 94 percent of the oversea presales target. Gaining the beyond expectations performance, Sansiri is confident that the Company will definitely achieve the new presales target at 50,000 million baht this year.

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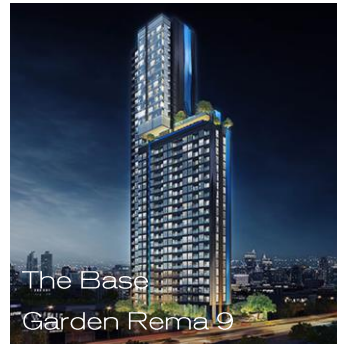
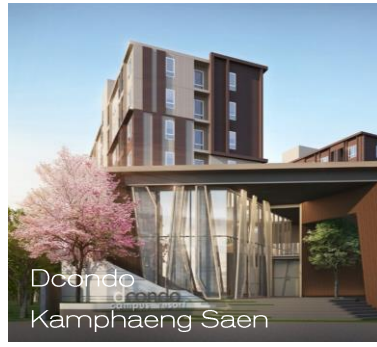
In the third quarter, Sansiri launched two new brand condominium series, “XT Extend Your Style” and “MARK my Base”. The 3 condominium projects with a total presale of 10,384 million baht were launched under XT brand, which target the Millennials with a new living concept by providing flexible layouts and special Co-facilities areas. There were XT Ekkamai, valued at 3,582-million-baht with 70 percent sold; XT Huaykwang, valued at 7,744-million-baht with 47 percent sold; and XT Phayathai, valued at 10,050-million-baht with 40 percent sold. The other 2 condominium projects with a total presale of 1,010 million baht were launched under “The Base” brand, which targets first jobbers. There were The Base Sukhumvit 50, valued at 1,557-million-baht, and The Base Sapaan Mai, valued at 2,716-million-baht, of which both projects aim for the presales at 65% and 40% of their project value this year, respectively.

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In the latter half of this year, Sansiri is prepared to deliver 4 condominium projects. The first two projects under Sansiri Company, the 1,785-million-baht dCondo Ping with 100 percent sold, and the 1,217 million-baht dCondo Kamphaengsaen with a 71 percent sold, are ready to transfer in the third quarter onwards. The other 2 joint venture projects where the transfer have been moved up to the third quarter are: The 3,065-million-baht The Line Asoke Ratchada with a 98 percent sold; and, the 2,349-million-baht The Base Garden Rama 9 with a 91 percent sold. Sansiri is confident that the Company will achieve its transfer target and realize approximately 700 million baht in share of gain under joint ventures projects this year.

Lastly, in addition to the outstanding performance, Sansiri remains committed to prudent financial management policy to continuously maximize returns for the shareholders. In August, Sansiri through BBL, KTB, KBank, and SCB issued a 4,000 million baht with 1,000 million baht Green Shoe option SIRI218A debenture, holding a 3-year period at an interest rate of 3.20 percent with a BBB+ credit rating. Within the subscription period, Sansiri was able to sell all the 5,000 million baht debenture, thus reducing the Company's cost of fund to 3.40 percent.

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