

Subject : Performance Statement for year ended 31 December 2016

Attention : The President, The Stock Exchange of Thailand

According to the separate financial statements and consolidated financial statements for the year ended 31 December 2016, Sub Sri Thai Public Company Limited (“The company”) and its subsidiaries had the Net Loss of 139.59 million Baht which had increased 75.60 million Baht or 118.14% compared with amount of the Net Loss of 63.99 million Baht of the operating result for the year ended 31 December 2015 , mainly from loss on fair value adjustment of investment properties amounted 26.09 million Baht and impairment loss on assets amounted 155 million Baht and others. The company would like to clarify the operating result as follows:

1. The sales and service income of the year ended 31 December 2016 by segment (according to note to consolidated interim financial statements for the year ended December 31, 2016) are as the following:
 - Warehouse and Wharf business had total sale and service income of 325 million Baht compared with amount of total sales and service income of 276 million Baht for the year ended December 31, 2015 which had increased 49 million Baht or 18% from rental and document storage services.
 - Food and Beverage business had total sale of 2,708 million Baht compared with amount of total sales income of 2,562 million Baht for the year ended December 31, 2015 which had increased 146 million Baht or 6% from increasing of the number of branches and sale promotion.
 - Fashion business had total sale of 181 million Baht compared with amount of total sales income of 236 million Baht for the year ended December 31, 2015 which had decreased 55 million Baht or 23% from decreasing of sales.
2. The cost of sales and services 1,414 million Baht compared with amount of total cost of sales and services of 1,348 million Baht for the year ended December 31, 2015 which had increased 66 million Baht or 5% from increasing of sales and services.

3. The selling expenses 1,488 million Baht compared with amount of total selling expenses of 1,445 million Baht for the year ended December 31, 2015 which had increased 43 million Baht or 3% from increasing of the number of branches and sales promotion.
4. The company arranged for appraisal of the fair value for the investment properties based on the appraisal value calculated by an independent appraiser using the income approach (according to TAS 40 (revised 2015) Investment Property). The company recorded loss on fair value adjustment of investment properties of total 26.09 million Baht for this year.
5. The company arranged for appraisal of the recoverable amount of its assets for Fashion business (according to TAS 36 (revised 2015) impairment of assets). The appraisal found that the recoverable amount of the assets was lower than their the book value. The company recorded impairment loss on assets of total 155 million Baht.
6. Tax income (expense) 25 million Baht compared with amount of Tax income (expense) of (12) million Baht for the year ended December 31, 2015 which had decreased 37 million Baht due the reversal of deferred tax (deferred tax liabilities) on impairment loss on assets.

Please be informed accordingly.

Yours Sincerely

Sub Sri Thai Public Company Limited.

(Mr. Supasith Sukhanindr)

Managing Director