

Overview of FUTUREPF: Initial Assets

Strictly private & confidential

Property	Details	Tenure	Average Appraisal Value ¹	Occupancy Rate (as of Dec 31, 2006)
1. Leasehold right 2. Right to use and seek benefit on common areas	Shopping Mall, partial areas of Future Park Rangsit with salable area of 60,156 sq.m.	Approximately 20 year term, expiring December 31, 2026	THB 4,869 million	93.5% ²

Note: ¹ CB Richard Ellis: THB 5,111 million
American Appraisal: THB 4,626 million
² Not include promotion area



Overview of FUTUREPF: Initial Assets (Cont'd)

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As of Dec 31, 2006	FUTUREPF (Sq.m.)	% of Net Lettable Area
Anchor Tenants ¹	8,641	16.4
Retail Tenants	40,543	71.1
Vacant ²	3,389	6.5
Net Lettable Area ³	52,573	100.0
Occupancy Rate ⁴ (%)	-	93.5
Common Area	48,191	
- Promotion Area	7,743	
- Non Promotion Area	40,448	
Average Rental ⁴ (THB/sq.m./month)	708	
Number of Tenants ⁵ (unit)	419	
Salable Area	60,316	

Note: ¹ Anchor tenant is the store with area over 1,000 sq.m. (Currently, there are EGV, Fitness First, and IT City in FUTUREPF)

² Include renovation area of 1,074 sq.m. or equal to 2.0% of net lettable area

³ Total lettable area of Future Park Rangsit is 179,157 sq.m.

⁴ Not include promotion area

⁵ Not include promotion area, but equal to 756 tenants if include number of tenants in promotion area