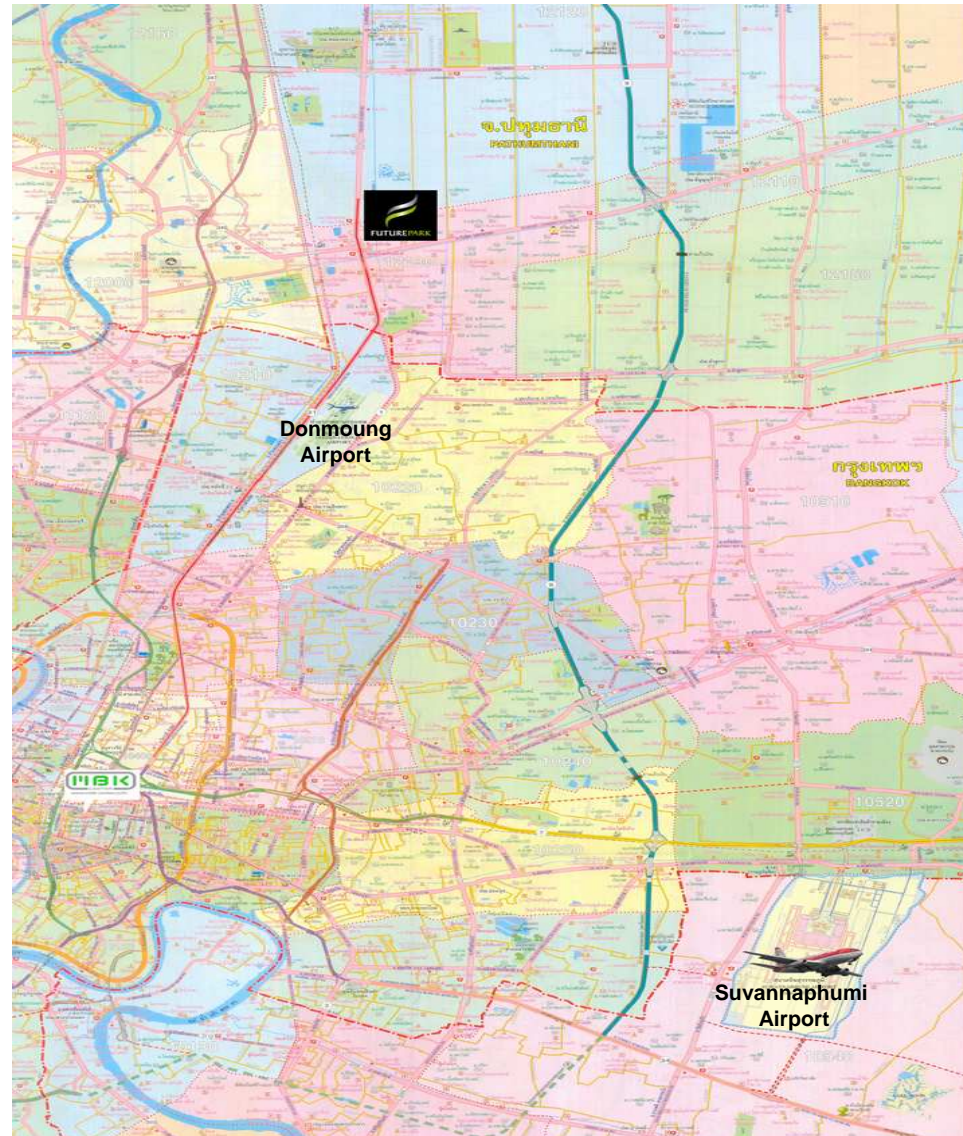


# Overview of Future Park Rangsit: Map of Bangkok

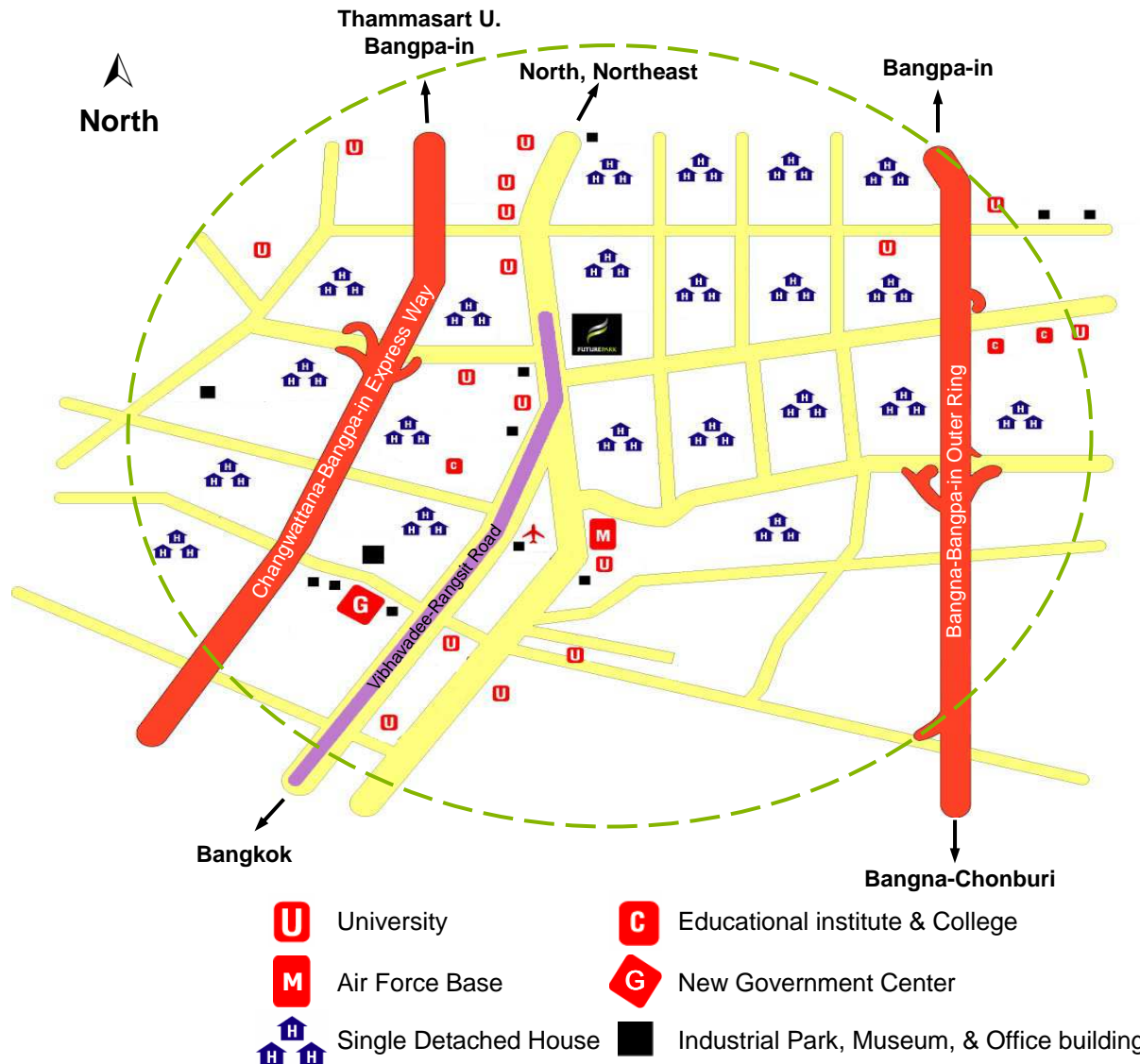
*Strictly private & confidential*



North

# Overview of Future Park Rangsit: Catch Area

*Strictly private & confidential*

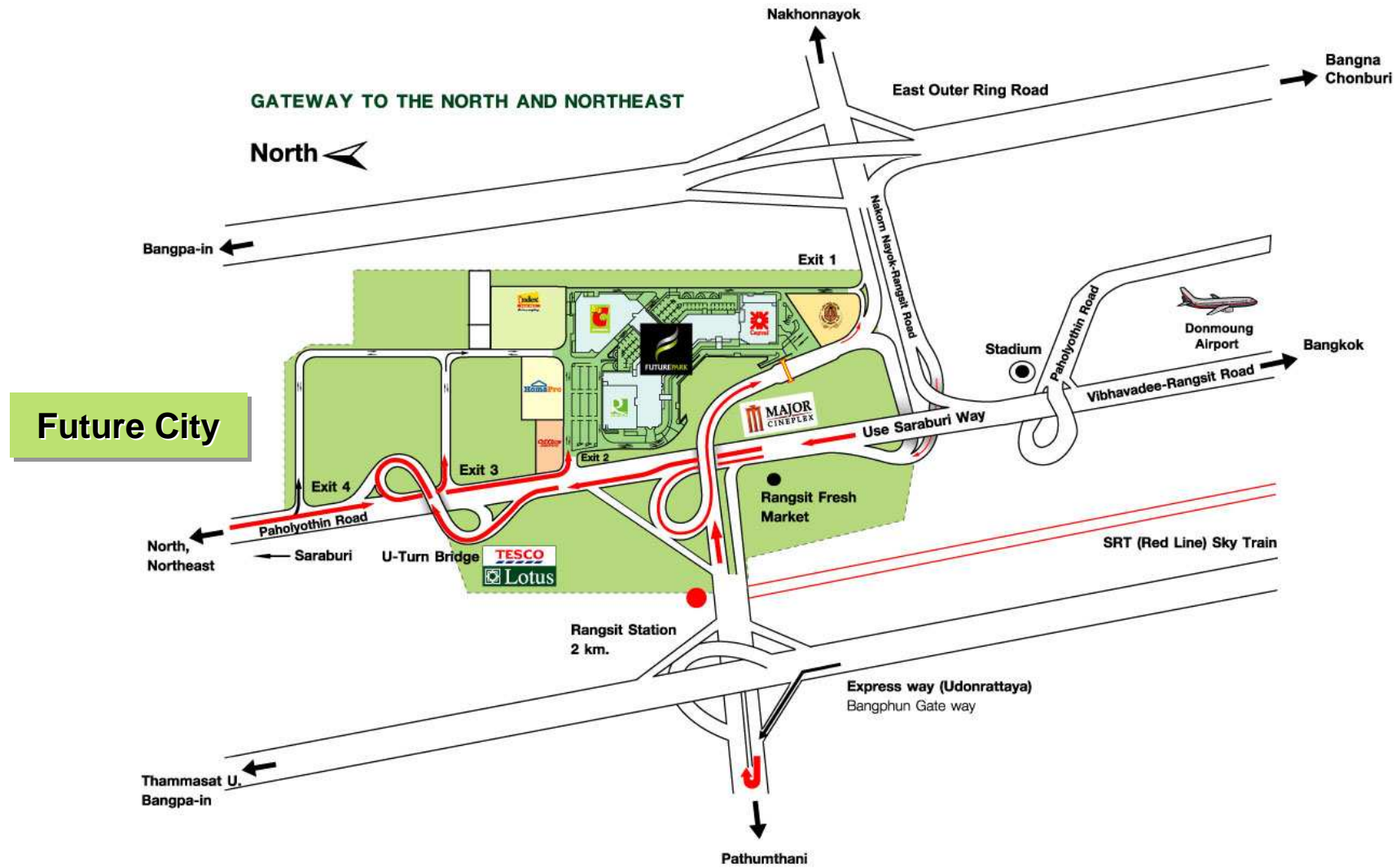


## Within a 20 Km radius:

- There is no large shopping complex in 20 Km radius
- During 2003 – 1H2006, there are approximately 360 property development projects comprising 161,278 residential units
- In aggregate, there are 22 universities, educational institutes, and colleges comprising approximately 170,000 students in total
- Currently, there are 30 government and government related offices totaling approximately 195,000 officers
- There will be another 25 government and government related offices to be completed in 2007, totaling approximately 60,000 officers

# Overview of Future Park Rangsit: Location Map

*Strictly private & confidential*



# Overview of Future Park Rangsit: Assets Overview

*Strictly private & confidential*

## Future Park Rangsit

**Address:** 94 Paholyothin Road, Pathumthani 12130, Thailand

**Description** Future Park Rangsit is one of the leading shopping malls in Thailand, located on 108 rai 1 ngan 67.5 sq.wah (42.87 acres) plot of land and in strategic suburban location in the northern part of Bangkok, which consists of a 5-storey block and 7-storey block car park behind the mall and outdoor car park with parking space of up to 7,000 cars. Future Park Rangsit is a lifestyle entertainment complex and is the only one shopping mall in Thailand that consists of 2 department stores and 1 supercenter.

**Year of Construction Completion:** 1995

### As of June 30, 2006 Mall<sup>1</sup> (sq.m.)

<b>Lettable Area</b>	179,157
<b>Common Area</b>	48,191
- Promotion Area	7,743
- Non Promotion Area	40,448
<b>Total Plaza Area</b>	227,348
<b>Service Area</b>	56,281
<b>Car Park</b>	215,640
<b>Total</b>	499,269
<b>Occupancy Rate<sup>2</sup></b>	97%
<b>Number of Tenants<sup>3</sup> (unit)</b>	542



Note: <sup>1</sup> Include FUTUREPF

<sup>2</sup> Not include promotion area

<sup>3</sup> Not include promotion area, but equal to 882 tenants if include number of tenants in promotion area

# Overview of Future Park Rangsit: Highlight of Future Park Rangsit

*Strictly private & confidential*

- Strategic location: accessibility and rapid growth in residential surrounding area
- Future Park Rangsit, comprising 2 department stores and 1 supercenter, accounts for around 6.4% of total retail area in Bangkok and its vicinity
- Future Park Rangsit is a well-structured retail property as it has clear and complete zoning such as fashion, IT, and lifestyle boutique service, etc
- Future Park Rangsit has 300 branded fashion shops, 60 restaurants to suit customers' appetite, 12 banks to facilitate all kind of financial transactions, and 126 mobile shops



# Overview of Future Park Rangsit: Accessibility

*Strictly private & confidential*

<b>Paholyothin Road</b>	<ul style="list-style-type: none"><li>• Located on Paholyothin road, a 10-lane highway links from Bangkok to Ayudthaya, Pathumthani, Nakornnayok, and Saraburi. The road is gateway to northern part and northeastern part of Thailand, which are approximately 56 provinces in the northern and northeastern parts of Thailand</li></ul>
<b>Express way (Udonrattaya)</b>	<ul style="list-style-type: none"><li>• Rangsit-Pathumthani road connects to Udonrattaya express way which has an exit on Bangpoo where it is only 3 kilometers away from Future Park Rangsit</li></ul>
<b>Outer Ring Road</b>	<ul style="list-style-type: none"><li>• East outer ring exits at Rangsit-Nakornnayok road and it is approximately 10 kilometers away from Future Park Rangsit</li></ul>
<b>Tollway (Utrapimook)</b>	<ul style="list-style-type: none"><li>• Tollway (Utrapimook) is constructing the Exit next to Future Park Rangsit. That construction due to be finished by December 2007</li></ul>
<b>Rangsit Interchange Bridge</b>	<ul style="list-style-type: none"><li>• Connect Paholyothin road with Rangsit-Nakornnayok road to east outer ring</li><li>• Rangsit-Pathumthani road passes through SRT to connect with Udonrattaya express way</li><li>• The construction due to be finished by December 2007</li></ul>
<b>SRT (Red Line) Sky Train</b>	<ul style="list-style-type: none"><li>• Upon completion, SRT (Red Line) sky train will lie adjacent to Future Park Rangsit building approximately 2 kilometers from the building. Future Park Rangsit may also be used as Park and Ride</li><li>• The project is expected to be completed in the foreseeable future</li></ul>