

TRANSLATION

No. F/53 -

24 February 2010

Subject : Financial Statements Submission

Attention : Managing Director
Stock Exchange of Thailand

Attachment : Financial statements for the year ended 31
December 2009

Thai Factory Development Public Company Limited (the Company) would like to submit the financial statements for the year ended 31 December 2009 and the operational performance including the financial position of the Company and its subsidiaries in comparison with the same period of the year 2008 as follows.

The Company's operational performance for the year 2009 showed a net profit of Baht 49.332 million compared with that of the year 2008 which showed a net profit of Baht 55.243 million or about 10.70% decrease. This resulted mainly from in last year, the Company had realized a negative goodwill for Baht 69.820 million from purchase of common shares in a company engaged in office renting business.

Faithfully yours,

(Mr.Gumpol Tiyarat)
Managing Director