

Translation

August 13, 2015

Subject: Clarification for the operating results exceeding 20% from the same period of last year

Attention: Managing Director

The Stock Exchange of Thailand

The Company hereby reports the performance of the consolidated financial statements for the three-month and six-month periods ended June 30, 2015 compared with the three-month and six-month periods ended June 30, 2014. These financial statements complied with the effective Accounting Standards for the periods beginning on or after January 1, 2015.

For the three-month and six-month periods ended June 30, 2014, the Company had restated the consolidated interim financial information by including Dusit Thani College as a subsidiary of the Group, in order to compare with the same periods of 2015 and also restated the financial statements to the adoption of TFRS 11. The Company has re-evaluated the involvement in interests in joint arrangements and reclassified the investment from jointly controlled entity to joint venture. As a consequence, the Group has changed the accounting policy for the investment in joint venture from proportionate consolidation to the equity method. These joint ventures are Le Cordon Bleu Dusit Co., Ltd., Dusit Bird Hotels Pvt. Ltd. and Dusit Fudu Hotel Management (Shanghai) Co., Ltd. The effects of such changes were impacts to the recognized of assets, liabilities and comprehensive income of the Group.

Overview - Market

Resulted from the political crisis occurred in 2014 up to the seizure by the National Council for Peace and Order (NCPO), the tourism business was significantly and directly affected, especially to Dusit Thani Bangkok with the congregation and off-road in front of hotel. However, for 2015, the tourists, mainly Chinese and Asian return to Thailand, but number of European and Russian tourists declined due to a slowdown in the economy of their countries. These matters impacted to hotel's revenues, especially resorts, such as in Maldives, Phuket, etc. The number of Chinese and Asian tourists has been mitigated the European and Russian and caused higher occupancy rate, but lower average room rate. Therefore, the revenues from sales and services for the three-month and six-month periods ended June 30, 2015 increased only 5% and compared to the same period of last year, excluding the compensation from insurance claim in 2014 of Baht 35.35 million, net profit for three-month period increased by 35.23%, and for the six-month period increased by 550.86%.

Financial Performance

The performance for the three-month period ended June 30, 2015 compared to the same period of 2014, the Company has revenues from sales and services of Baht 997.14 million, increased from the same quarter of 2014 by Baht 48.35 million, 5.1%, mainly from hotel business, especially from Dusit Thani Bangkok which increased from last year by Baht 73 million. However, there was renovation work at Dusit Thani Manila and the decline number of Russia and European tourists of Dusit Thani Maldives caused both hotels have lower revenues. The other income also decreased by Baht 42.94 million because the same period of 2014, the Company received the compensation from insurance claim in the amount of Baht 35.35 million, and in 2015, the share of profit from investment by equity method decreased by Baht 15.76 million. After deducting expenses and profit of non-controlling interests, net loss of the Company was Baht 66.33 million.

The performance for the six-month period ended June 30, 2015 compared to the same period of 2014:

1. Revenues

The Company has total revenues of Baht 2,693.86 million, increased from the same period of last year by Baht 85.71 million, or 3.29%, consisted of the following:

Hotel business

The Company has revenues from hotel business in the amount of Baht 2,247.03 million, increased from the same period of last year by 4.62%, mainly from Dusit Thani Bangkok (which was most affected from the year 2014 political situation), but decreased from Dusit Thani Manila which had renovated its hotel and Dusit Thani Maldives which was affected from the slowdown of tourists from Europe and Russia.

Hotel management business

The Company had revenue from hotel management from other hotels in Thailand and overseas in the amount of Baht 62.02 million, slightly increased from the same period of last year resulted from the DusitD2 Nairobi.

Education business

The Company had revenue from education business in the amount of Baht 220.73 million, comprised revenues from Dusit Thani College, management service in education to Lyceum of the Philippines University and share of profit from Le Cordon Bleu Dusit Co., Ltd., joint arrangement by accounting method, increased from the same period of last year by 8%.

Other business

Other business revenues compared to last year were as follows:

- The share of profit from investments by the equity method - Dusit Thani Freehold and Leasehold Property Fund of Baht 45.72 million, decreased from the same period of last year by Baht 5.51 million.

- In addition, the Company had realized the deferred gain on sales of asset held for sale (Dusit Thani Laguna Phuket) to Dusit Thani Freehold and Leasehold Property Fund

which deferred since late 2010 of Baht 6.90 million, because the Company provided the guarantee for the minimum rental payment during first 4 years and was due this year.

2. Cost of sales and services and gross profit

The Company had cost of sales and services in the amount of Baht 1,456.04 million, decreased from the same period of last year by Baht 7.39 million, comprised direct cost, such as cost of room, cost of food and beverage, salary and employee benefits, etc. and cost of services-depreciation and amortization of Baht 311.63 million, increased from the same period of last year by Baht 16.81 million resulted from the completed of renovation work mainly from Dusit Thani Manila. The comparison with total revenue from sales and services, the gross profit was 27%, increased from the same period of last year due to a focus on cost management and the increase of revenue segments.

3. Selling and administrative expenses

The Company had selling expenses in the amount of Baht 204.64 million, increased from the same period of last year by Baht 8.82 million and administrative expenses in the amount of Baht 500.62 million, decreased from the same period of last year by Baht 9.66 million, mainly from employee relations expenses and other administrative expenses. The Company still focuses on marketing strategy and controls cost to minimize the negative impacts from Global economic declining.

After deducted cost of sales and selling and administrative expenses, the earnings before interest, income tax and depreciation and amortization (EBITDA) was Baht 526.56 million, increased from the same period of last year by Baht 93.14 million, or 21.49% with a key driver being the improvement in the Dusit Thani Bangkok. After deducting interest expenses, income tax, depreciation and profit of non-controlling interest, net profit of the Company was Baht 131.51 million, increased from the same period of last year by Baht 105.15 million, or 398.9%, and earnings per share was Baht 1.56.

Financial Position

The consolidated statement of financial position of the Company and subsidiaries as of June 30, 2015 compared with the balances as of December 31, 2014 as follows:

Total Assets were Baht 9,043.55 million, increased by Baht 31.16 million, majority consisted of the following:

The increase of assets of Baht 225.20 million, mainly resulted from the following:

- The increase of trade and other receivable by Baht 118.74 million because of the increase of revenue.
- The increased of available-for-sale investment by Baht 21.39 million, resulted from the increased in fair value of available-for-sales securities.
- The Long-term loans to related party increased by Baht 36.36 million, resulted from Dusit China Capital Co., Ltd. provided loans to Dusit Fudu Hotel Management (Shanghai) Co., Ltd.
- The increase of property, plant and equipment by Baht 30.96 million, resulted from renovation work of Dusit Thani Manila Baht 118.60 million and from

Dusit Thani Hotel Studies Co., Ltd. Baht 67 million (its school will open in August 2015) and the depreciation according to their useful period.

The decrease of assets of Baht 194.04 million, mainly resulted from the following:

- Cash and cash equivalents and short-term investments decreased by Baht 100.11 million, resulted from the renovated in plant and acquisition of equipment for hotels and school.
- Inventories decreased by Baht 13.67 million. The Company reserved inventories as per their necessary.
- Investment in joint ventures decreased by Baht 19.71 million, mainly resulted the share of loss from Dusit Fudu Hotel Management (Shanghai) Co., Ltd. to reduce the value of investment of Baht 4.73 million and net of dividend and share profit from Le Cordon Bleu Dusit Co., Ltd. of Baht 15.07 million.
- Prepaid rental of land and buildings decreased by Baht 39.15 million, mainly because of amortization according to the lease period.
- Deferred income tax assets decreased by Baht 13.03 million, resulted from the decrease of accumulated tax losses.

Total Liabilities were Baht 3,712.69 million, decreased by Baht 87.59 million, majority consisted of the following:

The decrease of liabilities of Baht 294.63 million, mainly resulted from the following:

- The decrease of trade and other payables by Baht 181.12 million, resulted from trade accounts payable decreased by Baht 44.18 million, deposit received decreased by Baht 59.17 million, accrued expenses decreased by Baht 89.58 million, and other payables decreased by Baht 25.20 million. Unearned revenue of Dusit Thani College increased by Baht 23.13 million and payables from acquisition of assets increased by Baht 13.88 million.
- The decrease of liabilities under rental guaranteed by Baht 86.31 million, resulted from the payment to Property Fund and the Company has terminated such guarantee.
- The decrease of deferred gain on sales of assets held for sale by Baht 6.90 million which sold to Property Fund and deferred. This amount was realized as income in this period.
- The decrease of deferred rental revenue by Baht 12.61 million, resulted from the realization as income according to the lease period.

The increase of liabilities of Baht 207.04 million, mainly resulted from the following:

- The increase of bank overdraft and short-term loans from financial institutions by Baht 69.00 million, for its working capital.

- The increase of current portion of loan-term loans and long-term loans by Baht 101.61 million, because a subsidiary has additional borrowing for its hotel renovation.
- The increase of employee benefit obligations by Baht 12.08 million, resulted from the years and number of employees served to the Group.
- The increase of liabilities from investments in joint ventures by Baht 17.76 million, represented the negative investment in Dusit Fudu Hotel Management (Shanghai) Co., Ltd.

The Equity attributable to owners of the Company was Baht 4,524.60 million, increased by Baht 81.32 million, resulted from the operations profit by Baht 131.51 million, the measurement gain on available-for-sale investments (fair value) by Baht 16.81 million, the rate exchange conversion difference on the foreign operations by Baht 17.88 million and dividends payment of the Company by Baht 85.00 million. The non-controlling interest was Baht 806.26 million, increased by Baht 37.43 million.

Financial ratios

- Debt (excluding deferred rental revenue) to Equity was 0.57 : 1
- Debt (interest bearing debt) to Equity was 0.37 : 1
- Return on Assets (ROA) was 2.13%
- Return on Equity (ROE) was 2.93%
- Book value was Baht 53.53 per share