

11 August 2017

Re: To clarify the financial statements as of 30 June 2017
 To: President
 The Stock Exchange of Thailand

WHA Corporation Public Company Limited (the "Company") submitted its separate financial statement and its consolidated financial statement for the second quarter of 2017 ended on 30 June 2017 which were reviewed by the auditor. The Company hereby clarifies the changes in the performance over 20% as follows:

FINANCIAL PERFORMANCE

Consolidated Financial Statements	Q2 2016	Q2 2017	Increase/(Decrease)	
	THB mm	THB mm	THB mm	%
Total Revenue ^{/1}	1,492.8	2,714.4	1,221.6	81.8%
Share of Profit from Investments in Associates and JVs	491.3	693.3	202.0	41.1%
Total Cost	773.7	1,248.6	474.9	61.4%
Gross Profit	603.8	1,314.7	710.9	117.7%
Net Profit	334.5	972.4	637.9	190.7%

/1 Including other income

In the second quarter of 2017, the Company had the net profit of THB 972.4 mm, which increased by THB 637.9 mm or 190.7%, compared to the same period of the last year.

KEY HIGHLIGHTS

- Total revenue increased by 81.8%, mainly from significantly increase in income from sale of real estate due to increase in land transfer this quarter, compared to the same period of pervious year.
- Share of profit from associates and joint ventures increased by 41.1%, mainly from Gheco-One full operation after planned shutdown maintenance in the first quarter of 2017, COD of Bowin Clean Energy performed in the fourth quarter of 2016 and COD of Gulf VTP achieved on schedule this quarter, adding our Equity MW under operation to 382.1 MW from 319.3 MW in the same period of last year.
- Financial costs decreased by 32.1%, mainly from loan repayment of THB 5,000 mm, from WHAUP's IPO proceeds. Moreover, the Company had repaid the loan from assets monetization to REITs in the fourth quarter of 2016.
- The Company paid the cash dividend of approx. THB 2,200 mm to shareholders on May 23, 2017
- The Company has issued the debenture on April 28, 2017 in the amount of THB 2,600 mm, 3 years tenor and coupon rate at 3.50%, which will be used for capital expenditure and working capital.

PERFORMANCE BY BUSINESS

Rental Properties Business

	Q2 2016	Q2 2017	Increase/(Decrease)	
	THB mm	THB mm	THB mm	%
Revenue	416.7	277.8	(138.9)	(33.3%)
Gross Profit	281.9	166.0	(115.9)	(41.1%)
Gross Profit Margin	67.7%	59.8%		
GPM before adjustment with PPA	68.8%	60.6%		

Rental and service income from warehouses, distribution centers and factories in the second quarter of 2017 was THB 277.8 mm, which decreased by THB 138.9 mm or 33.3% from the same period of previous year. The main reason was due to the large number of assets monetization to HREIT and WHART last year, thereby reducing the leasable area.

Gross profit from rental and service of warehouses, distribution centers and factories in the second quarter of 2017 was THB 166.0 mm, which decreased by THB 115.9 mm or 41.1% from the same period of last year because of the decrease in leasable area from assets monetization to WHART and HREIT in the end of 2016. Moreover, the gross profit margin in the second quarter of 2017 was 59.8%. This gross margin had accounted for the fair value adjustment of the acquired business according to the accounting standards under WHA level. However, the genuine gross margin in the second quarter of 2017 was at 60.6% for the warehouse rental and service business which decreased from 68.8% last year, mainly due to change in product mix between Built-to-Suit and Ready-built facilities.

Industrial Development Business

	Q2 2016	Q2 2017	Increase/(Decrease)	
	THB mm	THB mm	THB mm	%
Revenue	460.6	1,789.8	1,329.2	288.6%
Gross Profit	116.5	949.2	832.7	715.0%
Gross Profit Margin	25.3%	53.0%		
GPM before adjustment with PPA	29.3%	59.6%		

Income from sales of real estate in the second quarter of 2017 stood at THB 1,789.8 mm, which increased by THB 1,329.2 mm or 288.6% from the same period of last year. This was mainly attributable to, during this quarter the Company had transferred the large number of land, compared to the second quarter of previous year.

Gross profit from sale of real estate stood at THB 949.2 mm for the second quarter of 2017, which increased by THB 832.7 mm or 715.0% from the same period of previous year. The main reasons were both increase in revenue and gross margin. Moreover, the gross profit margin in the second quarter of 2017 was 53.0%. This gross margin had accounted for the fair value adjustment of the acquired business according to the accounting standards under WHA level. However, the genuine gross margin in the second quarter of 2017 was at 59.6%

which increased from 29.3% last year, mainly from the cost of assets transferred in this quarter, having lower land and construction costs.

Utilities & Power Business

	Q2 2016	Q2 2017	Increase/(Decrease)	
	THB mm	THB mm	THB mm	%
Revenue	500.2	495.7	(4.5)	(0.9%)
Gross Profit	205.4	199.5	(5.9)	(2.9%)
Gross Profit Margin	41.1%	40.2%		
GPM before adjustment with PPA	44.5%	43.7%		
Share of Profit from Investments in Power Associates	481.7	686.2	204.5	42.5%

Utilities income in the second quarter of 2017 of THB 495.7 mm, which decreased by THB 4.5 mm or 0.9%, compared to the same period of last year, resulting from the one-time excessive charge which collects from the industrial customers for their additional utilities demand, has decreased from THB 55.3 mm to THB 20.9 mm, however, income from sale of raw and industrial water and wastewater treatment service fees increased from THB 444.9 mm to THB 474.7 mm, compared to the same period of previous year, due to Gulf VTP's achieved COD as planned schedule this quarter.

Gross profit from utilities services in the second quarter of 2017 was THB 199.5 mm, which decreased by THB 5.9 mm or 2.9% from the same period of last year. This was mainly from decrease in one-time excessive charge. Moreover, the gross profit margin in the second quarter of 2017 was 40.2%. This gross margin had accounted for the fair value adjustment of the acquired business according to the accounting standards under WHA level. However, the genuine gross margin in the second quarter of 2017 was at 43.7% for the utilities business which decreased from 44.5% last year, from decrease in one-time excessive charge, notwithstanding the increase in volume and selling price.

Share of Profit from Investments in Power Associates in the second quarter of 2017 was THB 686.2 mm, which increased by THB 204.5 mm or 42.5%, compared to the same period of last year, mainly from Gheco-One full operation after planned shutdown maintenance in the first quarter of 2017, COD of Bowin Clean Energy performed in the fourth quarter of 2016 and COD of Gulf VTP achieved on schedule this quarter, adding our Equity MW under operation to 382.1 MW from 319.3 MW in the same period of last year.

Other Income

	Q2 2016	Q2 2017	Increase/(Decrease)	
	THB mm	THB mm	THB mm	%
Dividend and Management income	63.0	94.1	31.1	49.4%
Others	52.3	57.0	4.7	8.9%
Total other income	115.3	151.1	35.8	31.0%

Other income for the second quarter of 2017 stood at THB 151.1 mm, which increased by THB 35.8 mm or 31.0% from the same period of last year. The breakdowns are the details below:

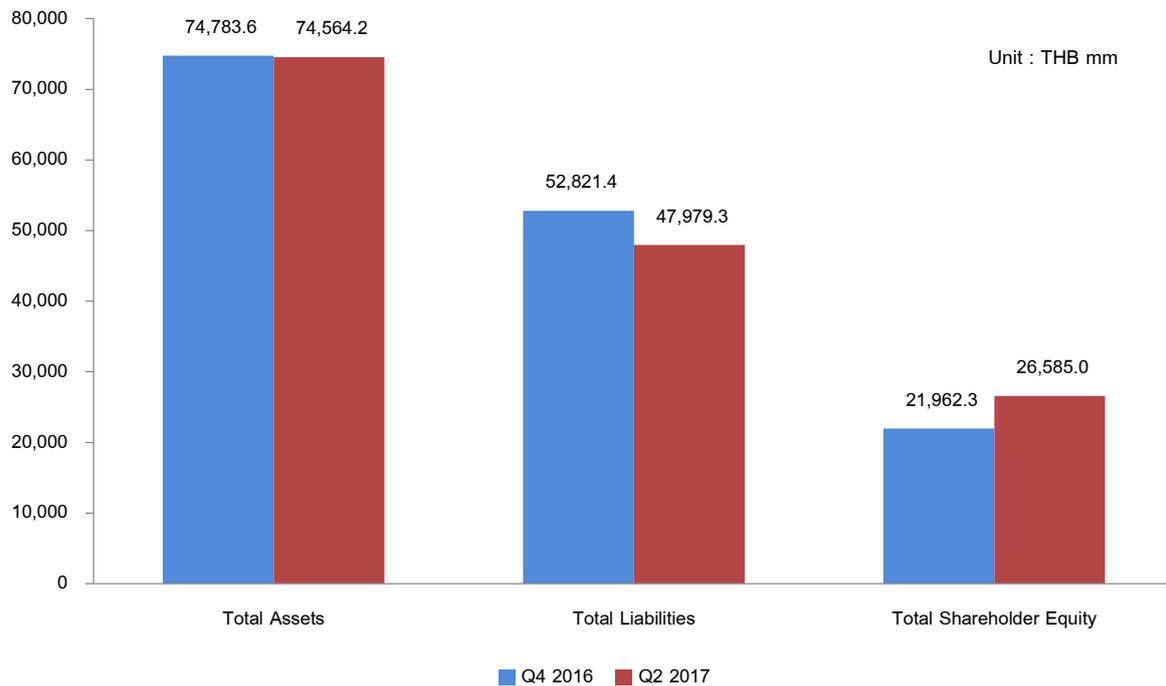
- **Dividend and management income** in the second quarter of 2017 were THB 94.1 mm, which increased by THB 31.1 mm or 49.4% from the same period of 2016. This was as the results of the increase in dividend received from investment in REITs and REIT management, in tandem with the growth in asset size.
- **Other income** comprised of interest income, gain from sale of short-term investments and other income totaling THB 57.0 mm for the second quarter of 2017, which increased by THB 4.7 mm or 8.9%, compared to the same period of the previous year.

Expenses analysis

	Q2 2016	Q2 2017	Increase/(Decrease)	
	THB mm	THB mm	THB mm	%
Selling expense	26.5	161.2	134.7	508.1%
Administrative expense	235.3	306.3	71.0	30.2%
Finance costs	616.9	418.9	(198.0)	(32.1%)
Total expense	878.7	886.5	7.8	0.9%

1. **Selling expense** in the second quarter of 2017 stood at THB 161.2 mm, which increased by THB 134.7 mm or 508.1% from the same period of last year. The selling expenses of the company composed of marketing expenses and promotion expenses associated with land sale in industrial estates.
2. **Administrative expense** in the second quarter of 2017 stood at THB 306.3 mm, which increased by THB 71.0 mm or 30.2% from the same period of last year, mainly due to the expenses related to WHAUP listing, which was one-time expense and also increase in salary, resulting from increase in the number of staff to serve the business expansion.
3. **The finance costs** in the second quarter of 2017 was THB 418.9 mm, which decreased by THB 198.0 mm or 32.1% from the same period of previous year, mainly from loan repayment of THB 5,000 mm, from WHAUP's IPO proceeds. Moreover, the Company had repaid the loan from assets monetization to REITs in the fourth quarter of 2016.

FINANCIAL POSITION



The change in Consolidated Balance Sheet as of 30 June 2017 is summarized as follows.

Assets

As of 30 June 2017, the Company had total assets of THB 74,564.2 mm, which decreased by THB 219.4 mm from THB 74,783.6 mm as of 31 December 2016. The main reasons are as follows:

1. Decrease in short-term investments of THB 1,999.2 mm, which was mainly from the Company divested some investment units to repay loan from financial institutions and debentures.
2. Decrease in short-term loans to related parties of THB 458.2 mm, mainly from the loan repayment from the joint venture.
3. Decrease in investments in available-for-sale of THB 402.4 mm, mainly from decrease in market capitalization of property funds and REITs after the market price decreased during this quarter.
4. Increase in investments in associates of THB 1,567.7 mm due to raising of share of profit from investments in associates and capital increase in associates.
5. Decrease in investment properties (net) of THB 1,971.7 mm, mainly due to the reclassification of assets, comprising of WHA Mega Logistics Center Chonlahampichit KM.3, WHA Mega Logistics Center Bangna Trad KM.19, Omada Aerospace Factory Rayong and WHA Mega Logistics Lamlukka, which will be monetized to WHART in the fourth quarter of 2017. Additional assets will be monetized to HREIT of 21 units in the fourth quarter of 2017. Nonetheless the Company has invested more in the investment properties during this period as well.
6. Increase in non-current assets held for sale of THB 2,229.6 mm due to the reclassification of assets, which will be sold to WHART and HREIT as mentioned above.

Liabilities

As of 30 June 2017, the Company had total liabilities of THB 47,979.3 mm, which decreased by THB 4,842.1 mm from THB 52,821.4 mm as of 31 December 2016. The main reasons are as follows:

1. Decrease in short-term loans from financial institutions of THB 3,351.6 mm, mainly due to the short-term loan repayment of THB 2,500.0 mm after WHAUP listing and BE repayment of THB 810.0 mm.
2. Long-term financial institutions loans repayment of THB 2,495.2 mm
3. Increase in debentures (net) of THB 1,333.2 mm, mainly from the Company has issued debenture, totaling of THB 2,600 mm in the second quarter of 2017. However the Company has repaid some debentures of THB 1,200 mm.
4. Increase in liabilities related directly to non-current assets held for sale of THB 84.1 mm, mainly from the reclassification of liabilities to synchronize with the reclassification of the assets as mentioned above.
5. Decrease in deposits from long-term lease agreement of THB 63.9 mm. This was caused from the reclassification of liabilities to synchronize with the reclassification of the assets as mentioned above. However there was a bit increase in deposits from long-term lease agreement as a result of the new contracts that the Company has secured during this period.

Shareholder's equity

As of 30 June 2017, the Company had total shareholder's equity of THB 26,585.0 mm, which increased by THB 4,622.7 mm from THB 21,962.3 mm as of 31 December 2016, mainly from increase in non-controlling interest in WHAUP after its IPO.

Cash flow analysis

	Q2 2016	Q2 2017
	THB mm	THB mm
Net cash generated (used in) from operating activities	(618.0)	270.9
Net cash generated (used in) from investing activities	(299.7)	1,574.7
Net cash generated (used in) from financing activities	(134.0)	(847.2)
Net increase in cash and cash equivalents	(1,051.8)	998.5
Cash and cash equivalents - ending balance	1,489.3	3,631.3

1. Cash flows from operating activities

The Company had cash inflows (outflows) from operating activities for the second quarter of 2017 was THB 270.9 mm which increased by THB 889.0 mm, compared to same period of last year, mainly from decrease in financial costs and increase in profit before tax expense.

2. Cash flows from investing activities

The Company had cash inflows (outflows) from investing activities for the second quarter of 2017 stood at THB 1,574.4 mm, which increased by THB 1,874.4 mm, compared to same period of last year, mainly from

increase in proceeds from short-term investment disposal (net) to repay loans from financial institutions and debentures in the first quarter of 2017. The Company has also received proceeds from short-term loans to related parties as the result of loan repayment from the joint venture. However the Company had the increase of payments of investments in associates of THB 678.8 mm.

3. Cash flows from financing activities

The Company had cash inflows (outflows) from financing activities was THB (847.2) mm, which decreased by THB 713.2 mm, compared to same period of last year, mainly due to loan repayment of financial institutions and also debentures. However the Company has issued debenture, totaling of THB 2,600 mm in the second quarter of 2017.

Please be informed accordingly.

Sincerely yours,

(Mr. Arttavit Chalernsaphayakorn)
Chief Financial Officer