

7 August 2017

Subject: Summary of Operating Performance and Financial Status for Quarter 2/2017

To: President

The Stock Exchange of Thailand

U City Public Company Limited and its subsidiaries (the "Company") has recently submitted the reviewed interim financial statements for period ended 30 June 2017 to the Stock Exchange of Thailand with a view to share the information with general investors. The key indicators and changes regarding to the operating performance and financial status are as follows:

1. Operating Performance of the Company for the second quarter ended 30 June 2017

1.1 Revenues

The total revenues of the Company for the first quarter stood at Baht 747.9 million, an increase of Baht 518.1 million or 225.4% when compared to the same period last year. Total revenues constituted of the following:

1) Revenue from the hotel business of Baht 626.8 million, which grew by Baht 413.4 million or 193.8% when compared to the same period of last year. The increase was mainly due to consolidation of the acquired hotel business in Europe.

2) Revenue from the office for rent business of Baht 38.6 million from office building in London, U.K.

3) Other revenue of Baht 82.5 million, which grew by Baht 66.1 million or 400.6% when compared to the same period of last year. The increase was primarily due to gain on sales of long-term investments and other income from the acquired hotel business in Europe.

1.2 Expenses

The Company recorded total expenses for the second quarter of Baht 796.4 million, an increase of Baht 506.8 million or 175.1% compared to the same period last year. Total expenses constituted of the following:

- 1) Cost of hotel operation of Baht 230.9 million, which grew by Baht 148.8 million or 181.0% when compared to the same period last year. The increase was mainly due to consolidation of the acquired hotel business in Europe.
- 2) Cost of rental business of Baht 4.9 million from the office building in London, U.K.
- 3) Selling and servicing expenses of Baht 52.5 million, which grew by Baht 28.8 million or 121.5% when compared to the same period last year. The increase was chiefly from new project development and acquisition-related costs from overseas investments.
- 4) Administrative expenses of Baht 418.8 million, which grew by Baht 291.0 million or 227.7% when compared to the same period last year. The increase was primarily from consolidation of the acquired European hotel business and non-recurring acquisition-related costs from overseas investments.

2. Operating Performance of the Company for the six-month period ended 30 June 2017

2.1 Revenues

The total revenues of the Company for the six-month period stood at Baht 1,207.3 million, an increase of Baht 658.1 million or 119.8% when compared to the same period last year. The increase was mainly due to consolidation of the acquired hotel business in Europe and office buildings in London, UK.

2.2 Expenses

The Company recorded total expenses for the six-month period of Baht 1,129.8 million, an increase of Baht 542.4 million or 92.3% compared to the same period last year. The increase was primarily from consolidation of the acquired hotel business in Europe, costs of the office buildings in London, UK and non-recurring acquisition-related costs from overseas investments.

Financial Status of the Company

As of 30 June 2017, the Company had total assets of Baht 41,079.6 million, total liabilities of Baht 22,316.4 million and total equity attributable to owners of the Company of Baht 18,634.9 million.

Please be informed accordingly.

Sincerely yours,

U City Public Company Limited

-SIGN-

(Mr.Voraphot Chanyakomol)

Director