



C.P. Seven Eleven Public Company Limited : (CP7-11)

Investor Information Release
27 February 2007

2006 Results

Cash dividend payment of Baht 0.25 per share

The Board of Directors has approved to pay a cash dividend of Baht 0.25 per share or dividend payout of 84% for the year 2006. The closing date of register book will be on April 5, 2007 and the dividend will be paid on May 15, 2007.

Continued Growth of Retailing Business

Thailand retail value of 2006 was Baht 2.3 trillion (*source: BOT*) with the growth rate of only 5% due to lower purchasing power and consumer confidence including high oil prices, turmoil in political situation, flooding, bird flu and unrest in the South. In 2007, the industry expects to grow with the similar trend of 5% since it is believed that the unfavorable environment still remains. The upcoming challenge for giant retail operators is the implementation of Retail Business Act to control long term expansion plan. However, CP7-11 expansion plan of 2007 will open 400-450 stores with focusing on more portion of franchise store type to support social communities and economy. SSS growth is targeted at 3-5%.

The PRC's retail sale is expected to grow 13% and 12% in 2006 and 2007 (*source: National Bureau of Statistic of China*) respectively along with double digit GDP growth rate of approximately 10%. The PRC's 11th Economic Development Policy stimulates country development in preparation of Olympic Games in 2008 which supports income growth and purchasing power. However, the competition is expected to intensify and market consolidation will enhance. Lotus Supercenter is planned to open 2-5 stores in 2007.

2006 Highlights

Store Network (Type)	2005	2006
Corporate	1,931	2,119
Franchise	1,191	1,449
Sub-area	189	216
Total	3,311	3,784

With total revenues for FY06 of Baht 104,873 million and total cost and expenses of Baht 104,965 million, the Company reported a consolidated net profit for FY06 ended December 31, 2006 of Baht 1,332 million or a decrease of 11.7% YoY.

Store Network (PTT/non PTT)	2005	2006
In PTT gas station	396	505
Stand-alone	2,915	3,279
Total	3,311	3,784

- **Total revenue** increased 6.0% YoY. The increment firstly stems from store expansion of both 7-Eleven in Thailand and Lotus Supercenter in PRC, generating net sales increasing of 4.6% YoY. Secondly, service income, mainly from Counter Service and phone card commission, increased 84.7% YoY resulting from an increment in average bill transactions of 6.8 in FY05 to 8.6 million/month in FY06. Other operating income, comprising of marketing support and franchise royalty fee, was growing 8.9%.

Store Network (Geography)	2005	2006
BKK and suburban	1,748	1,960
Upcountry	1,563	1,824
Total	3,311	3,784

- **By business segment**, sales & service income (before elimination) are generated from convenience store business of 64%, supercenter business of 30%, and other businesses of 6%.

Product Sales Mix & Margin	2005	2006
Product Sales Mix (%)		
Foods	48.4%	46.8%
Non-Foods	51.6%	53.2%
Gross Margin Mix (%)		
Foods	26.6%	27.0%
Non-Foods	13.0%	12.5%
Total Product (excl. T&E)	25.9%	26.2%
Total Product	19.6%	19.3%

- **7-Eleven**, we expanded another 473 stores in FY06 with geographical combination of 212 stores in Bangkok and suburban and 261 stores in provincial areas; 188 as corporate stores versus 258 franchise and 27 sub area stores. Though spending per visit slightly decreased to 56 Baht, customer/store/day was increased to 1,156 people. These allow us to achieve same store sales growth of 7.8% YoY.

- **Lotus Supercenter**, reported revenue growth of 6% YoY and total costs and expenses faster growth of 12% YoY resulting in an operating loss of Baht 3,321 million in FY06 (before minority interest). In FY06, we opened 3 supercenter stores which 1 store located in Shanghai city, 2 stores in other cities, resulting in total of 20 stores in Shanghai city and 23 stores in other cities.

Average tickets/store/day	1,156 tickets
Average spending/ticket	Bt. 56
Average sales/store/day	Bt. 64,564
Average same store sales/store/day	Bt. 65,607
No. of Shanghai Lotus Supercenter	43 stores

- **Balance Sheet** remains healthy with cash position of Baht 9,952 million. Total assets were Baht 42,970 million and total liabilities were Baht 34,934 million. Account payable day was 96 and inventory day was 36, resulting in positive cash flows from operation for FY06 of Baht 6,092 million.

Financial Highlights

Balance Sheet

	Consolidated (Million Baht)				Company Only (Million Baht)			
	2004	2005	2006	YoY%	2004	2005	2006	YoY%
Cash	7,156	8,581	9,952	16.0%	4,279	5,584	6,078	8.8%
Inventory	5,735	8,133	7,672	-5.7%	2,319	3,301	3,827	15.9%
Other current assets	2,835	4,379	4,176	-4.6%	791	1,652	2,190	32.6%
Fixed assets	11,855	17,536	17,867	1.9%	4,885	6,127	7,238	18.1%
Other assets	1,431	1,601	3,303	106.3%	4,463	5,100	5,106	0.1%
Total assets	29,011	40,230	42,970	6.8%	16,737	21,764	24,439	12.3%
Account payable	13,769	20,052	21,558	7.5%	5,167	8,707	9,552	9.7%
Bank loan	1,264	3,983	6,752	69.5%	0	0	0	na
Other current liabilities	3,466	4,931	5,336	8.2%	3,215	3,658	5,080	38.9%
Other liabilities	584	742	1,288	73.6%	502	623	1,099	76.4%
Total liabilities	19,082	29,708	34,934	17.6%	8,883	12,988	15,731	21.1%
Total equity of major S/H	7,854	8,776	8,708	-0.8%	7,854	8,776	8,708	-0.8%
Minority interest	2,074	1,746	(672)	-138.5%	-	-	-	na
Total equity	9,928	10,522	8,036	-23.6%	7,854	8,776	8,708	-0.8%

Income Statement

	Consolidated (Million Baht)				Company Only (Million Baht)			
	2004	2005	2006	YoY%	2004	2005	2006	YoY%
Net Sales	73,739	92,968	97,207	4.6%	38,184	49,945	64,835	29.8%
Service income	883	1,388	2,563	84.7%	910	1,135	1,220	7.5%
Other operating income	3,698	4,505	4,907	8.9%	1,740	2,321	3,010	29.7%
Other income	46	87	196	125.3%	593	460	747	62.4%
Total revenue	78,366	98,948	104,873	6.0%	41,426	53,861	69,812	29.6%
Cost of sales	60,175	76,323	78,261	2.5%	28,872	38,121	50,041	31.3%
Cost of service	559	729	747	2.5%	0	0	0	na
Total SG&A expenses	15,012	20,485	25,921	26.5%	10,426	13,232	16,588	25.4%
EBIT	2,593	1,380	(92)	-106.7%	2,100	2,053	1,979	-3.6%
Net profit	1,696	1,508	1,332	-11.7%	1,696	1,508	1,332	-11.7%
EBITDA	4,194	3,465	2,543	-26.6%	3,160	3,360	3,586	6.7%

Key Financial Ratios

	Consolidated			Company Only		
	2004	2005	2006	2004	2005	2006
Gross margin (%) (Sales and Services)	18.6%	18.3%	20.8%	26.1%	25.4%	24.2%
EBITDA margin (%)	5.4%	3.5%	2.4%	7.6%	6.2%	5.1%
Net margin (%)	2.2%	1.5%	1.3%	4.1%	2.8%	1.9%
ROAA (%)	6.7%	4.4%	3.2%	11.1%	7.8%	5.8%
ROAE (%)	18.2%	14.7%	14.4%	22.9%	18.1%	15.2%
Inventory day	30.8	32.7	36.4	31.6	26.5	25.6
Earnings per share (Bt.)	3.85	0.34	0.30	3.85	0.34	0.30
Book value per share (Bt.)	22.6	2.4	1.8	17.9	2.0	2.0

Segmentation Information

	In Million Baht			
	7 Eleven	Lotus Shanghai	Others	Total ¹
2006				
Net sales and services income	66,055	30,887	6,458	103,400
Operating profit	2,675	-3,321 ²	722	76
PP&E	7,238	8,341	2,430	18,009

¹ before elimination

² before Minority Interest

Note : Others segment include our subsidiaries such as Counter Service, CPRAM, Retailink, Gosoft, MAM Heart, Saksapiwat, Dynamic Management ,Thai Smart Card, etc.

<p>Upcoming Events:</p> <p>31/03/2007 Form 56-1 Release*</p> <p>05/04/2007 Closing Date of Share Register Book</p> <p>17/04/2007 Annual Report 2006 Release*</p> <p>26/04/2007 Annual General Shareholder Meeting</p> <p>15/05/2007 Dividend payment</p> <p>15/05/2007 First Quarter Result Release*</p> <p><i>* Tentative</i></p>	<p>Share Capital Information (22/02/07)</p> <p>Price (22/02/07): Bt. 5.85</p> <p>Hi/Low: (YTD) Bt. 7.90/5.45 per share</p> <p>Average Daily Turnover: Bt. 22.17 million</p> <p>No. of shares: 4,446.96 million(Par Bt. 1)</p> <p>Market Capitalization: Bt. 26,015 million</p> <p>Major Shareholders: - CP Group 44.8%</p> <p>- AIA 9.0%</p> <p>- GIC 7.0%</p> <p>First trade date: October 14, 2003</p> <p>Dividend Payment 2003: Bt. 1.75 per share</p> <p>Dividend Payment 2004: Bt. 2.25 per share</p> <p>Dividend Payment 2005: Bt 0.30 per share*</p> <p>Dividend Payment 2006: Bt 0.25 per share</p> <p><i>* In 2005, capital was increased by stock dividend payment at 1:1 and par value was changed from Baht 5 to 1 per share</i></p>
---	---

Investor Relations Contact Information

Investor Relations office

C.P.Seven Eleven Public Company Limited

Telephone: 662-648-2501 Fax: 662-679-0050

Address: 119 Tara Sathorn Tower, 12th Floor, Soi Sathorn 5, South Sathorn Rd., Bangkok 10120 Thailand

Website: www.7eleven.co.th

E-mail: investor@7eleven.co.th

Disclaimer

This document may be deemed to contain forward-looking statements. These forward-looking statements include, among other things, statements regarding future events and the future financial performance of CP7-11 that involve risks and uncertainties. Readers are cautioned that these forward-looking statements are only predictions and may differ materially from actual future events or results. Any projections in the fact sheet are based on limited information currently available to CP7-11, which is subject to change. Actual events or results could differ materially and no reader of the fact sheet should assume later that the information provided today is still valid. Such information speaks only as of the date of the fact sheet.