

Property Perfect Public Company Limited
and its subsidiaries
Report and interim consolidated financial statements
For the three-month period ended 31 March 2017

Independent Auditor's Report on Review of Interim Financial Information

To the Shareholders of Property Perfect Public Company Limited

I have reviewed the accompanying consolidated statement of financial position of Property Perfect Public Company Limited and its subsidiaries as at 31 March 2017 and the related consolidated statements of comprehensive income, changes in shareholders' equity, and cash flows for the three-month period then ended, as well as the condensed notes to the consolidated financial statements. I have also reviewed the separate financial information of Property Perfect Public Company Limited for the same period. Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 34 *Interim Financial Reporting*. My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard 34 *Interim Financial Reporting*.

Supachai Phanyawattano

Certified Public Accountant (Thailand) No.3930

EY Office Limited

Bangkok: 11 May 2017

Property Perfect Public Company Limited and its subsidiaries

Statement of financial position

As at 31 March 2017

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	As at	As at	As at	As at	
	<u>Note</u>	<u>31 March 2017</u>	<u>31 December 2016</u>	<u>31 March 2017</u>	<u>31 December 2016</u>
	(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)	
Assets					
Current assets					
Cash and cash equivalents		2,294,005	2,448,825	1,064,515	1,048,559
Trade and other receivables	4	315,274	339,751	86,413	201,925
Receivables from the Revenue Departments		21,702	101,261	-	-
Receivable from sales of land	5	477,776	531,416	-	-
Inventories		26,967	34,904	-	-
Project development costs	6	25,476,472	25,303,740	14,835,732	14,923,195
Short-term loan to related party	3	90,000	60,000	-	-
Advances to contractors		208,748	231,911	44,026	73,974
Other current assets		157,558	157,483	49,472	50,623
Total current assets		<u>29,068,502</u>	<u>29,209,291</u>	<u>16,080,158</u>	<u>16,298,276</u>
Non-current assets					
Pledged and restricted withdrawal bank deposits		115,618	101,605	67,248	53,354
Loans to related parties	3	-	-	6,850,137	7,497,739
Deposits for acquisition of shares and assets in other companies		40,000	40,000	-	-
Investments in subsidiaries	7	-	-	7,377,742	7,377,742
Investments in joint ventures	8	133,675	133,852	146,680	142,000
Other long-term investments		105,426	109,408	105,437	109,408
Land held for development	9	6,621,212	6,621,249	5,167,641	5,168,131
Advances for purchases of land	10	1,205,035	921,249	512,390	464,749
Investment properties	11	2,191,613	2,225,876	-	-
Property, plant and equipment	12	6,514,727	6,433,413	109,422	94,599
Intangible assets		48,136	51,837	11,556	12,452
Leasehold rights	13	1,982,727	2,024,613	44,222	45,387
Compensation guarantee		13,000	19,000	-	-
Deposits for hotel construction		165,847	177,324	-	-
Deferred tax assets		334,210	353,931	147,974	155,304
Other non-current assets		370,293	367,570	286,730	286,460
Total non-current assets		<u>19,841,519</u>	<u>19,580,927</u>	<u>20,827,179</u>	<u>21,407,325</u>
Total assets		<u>48,910,021</u>	<u>48,790,218</u>	<u>36,907,337</u>	<u>37,705,601</u>

The accompanying notes are an integral part of the interim financial statements.

Property Perfect Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 March 2017

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	As at	As at	As at	As at	
	<u>Note</u>	<u>31 March 2017</u>	<u>31 December 2016</u>	<u>31 March 2017</u>	<u>31 December 2016</u>
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	14	945,866	20,000	390,955	20,000
Trade and other payables	15	2,265,530	2,863,649	1,166,286	1,423,144
Bills of exchange payable	16	1,661,800	3,727,031	1,313,144	2,794,356
Short-term loan from related party	3	-	-	285,000	285,000
Current portion of debentures	17	5,154,671	5,002,722	5,004,947	5,002,722
Current portion of long-term loans	18	1,851,499	726,618	282,900	77,590
Deposits and cash received in advance		788,679	757,677	150,083	159,719
Income tax payable		47,110	40,366	-	-
Other current liabilities		235,154	217,995	91,605	75,948
Total current liabilities		12,950,309	13,356,058	8,684,920	9,838,479
Non-current liabilities					
Debentures, net of current portion	17	16,016,437	15,901,455	14,559,765	14,555,573
Long-term loans, net of current portion	18	4,201,501	4,489,254	2,008,658	2,336,595
Provision for long-term employee benefits	19	259,699	257,743	127,725	154,034
Provisions		151,024	147,694	120,420	117,997
Provision for transaction under equity method of investment in joint venture	8	16,136	2,936	-	-
Unearned lease rights		76,211	80,921	36,287	38,679
Deferred tax liabilities		394,546	403,046	-	-
Other non-current liabilities		179,875	214,329	-	-
Total non-current liabilities		21,295,429	21,497,378	16,852,855	17,202,878
Total liabilities		34,245,738	34,853,436	25,537,775	27,041,357

The accompanying notes are an integral part of the interim financial statements.

Property Perfect Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 March 2017

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	As at	As at	As at	As at
	<u>Note</u> <u>31 March 2017</u> (Unaudited but reviewed)	<u>31 December 2016</u> (Audited)	<u>31 March 2017</u> (Unaudited but reviewed)	<u>31 December 2016</u> (Audited)
Shareholders' equity				
Share capital	20			
Registered				
9,000,000,000 ordinary shares of Baht 1 each	<u>9,000,000</u>	<u>9,000,000</u>	<u>9,000,000</u>	<u>9,000,000</u>
Issued and fully paid				
8,667,826,432 (31 December 2016: 7,667,826,432) ordinary shares of Baht 1 each	8,667,826	7,667,826	8,667,826	7,667,826
Share discount	(73,524)	(73,524)	(73,524)	(73,524)
Share subscription received in advance	-	300,000	-	300,000
Retained earnings				
Appropriated - statutory reserve	300,600	300,600	300,600	300,600
Unappropriated	3,343,423	3,298,723	2,477,896	2,469,401
Other components of shareholders' equity	<u>(108,194)</u>	<u>(104,961)</u>	<u>(3,236)</u>	<u>(59)</u>
Equity attributable to owners of the Company	12,130,131	11,388,664	11,369,562	10,664,244
Non-controlling interests of the subsidiaries	<u>2,534,152</u>	<u>2,548,118</u>	-	-
Total shareholders' equity	<u>14,664,283</u>	<u>13,936,782</u>	<u>11,369,562</u>	<u>10,664,244</u>
Total liabilities and shareholders' equity	<u>48,910,021</u>	<u>48,790,218</u>	<u>36,907,337</u>	<u>37,705,601</u>
	-	-	-	-

The accompanying notes are an integral part of the interim financial statements.

..... Director

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries
Statement of comprehensive income
For the three-month period ended 31 March 2017

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	Consolidated financial statements		Separate financial statements	
<u>Note</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Profit or loss:				
Revenues				
Revenues from sales of land and houses	1,517,225	1,614,226	1,062,104	1,149,484
Revenues from sales of residential condominium units	410,880	1,601,864	256,551	1,174,359
Revenues from sales of land	-	46,813	-	46,813
Revenues from hotel operations	944,445	867,542	-	-
Rental and service income	91,122	88,945	11,640	12,713
Revenues from construction services	3 12,954	70,119	-	-
Other income				
Management income	3 -	-	13,118	35,412
Interest income	16,149	2,216	88,149	55,595
Others	67,357	71,758	30,566	33,045
Total revenues	3,060,132	4,363,483	1,462,128	2,507,421
Expenses				
Cost of sales of land and houses	985,968	1,063,118	682,785	753,321
Cost of sales of residential condominium units	257,725	996,028	163,647	757,186
Cost of sales of land	-	21,295	-	21,295
Cost of hotel operations	507,708	490,176	-	-
Cost of rental and services	91,461	78,598	14,515	9,877
Cost of construction services	10,525	56,452	-	-
Selling expenses	278,469	319,518	148,251	182,563
Administrative expenses	618,131	622,345	204,250	221,357
Total expenses	2,749,987	3,647,530	1,213,448	1,945,599
Profit before share of loss from investments in joint ventures, finance cost and income tax				
	310,145	715,953	248,680	561,822
Share of loss from investments in joint ventures	(18,056)	(776)	-	-
Profit before finance cost and income tax	292,089	715,177	248,680	561,822
Finance cost	(234,729)	(205,008)	(232,061)	(198,119)
Profit before income tax	57,360	510,169	16,619	363,703
Income tax	21 (26,626)	(125,229)	(8,124)	(80,985)
Profit for the period	30,734	384,940	8,495	282,718
Other comprehensive income:				
<i>Other comprehensive income to be reclassified to profit or loss in subsequent periods:</i>				
Exchange differences on translation of financial statements in foreign currency	(56)	47,375	-	-
Loss on changes in value of available-for-sale investments - net of income tax	(3,177)	(47)	(3,177)	(47)
Other comprehensive income to be reclassified to profit or loss in subsequent periods - net of income tax	(3,233)	47,328	(3,177)	(47)
Other comprehensive income for the period	(3,233)	47,328	(3,177)	(47)
Total comprehensive income for the period	27,501	432,268	5,318	282,671

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries
Statement of comprehensive income (continued)
For the three-month period ended 31 March 2017

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	Consolidated financial statements		Separate financial statements	
<u>Note</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Profit (loss) attributable to:				
Equity holders of the Company	44,700	367,316	<u>8,495</u>	<u>282,718</u>
Non-controlling interests of the subsidiaries	<u>(13,966)</u>	<u>17,624</u>		
	<u>30,734</u>	<u>384,940</u>		
Total comprehensive income attributable to:				
Equity holders of the Company	41,467	414,020	<u>5,318</u>	<u>282,671</u>
Non-controlling interests of the subsidiaries	<u>(13,966)</u>	<u>18,248</u>		
	<u>27,501</u>	<u>432,268</u>		
Earnings per share	22			
Basic earnings per share (Baht)				
Profit attributable to equity holders of the Company	<u>0.005</u>	<u>0.048</u>	<u>0.001</u>	<u>0.037</u>

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries**Cash flow statement****For the three-month period ended 31 March 2017**

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Cash flows from operating activities				
Profit before tax	57,360	510,169	16,619	363,703
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities:				
Share of loss from investments in joint ventures	18,056	776	-	-
Depreciation and amortisation	195,548	176,343	7,669	7,380
Allowance for doubtful accounts	827	18	-	-
Amortisation of prepaid expenses	22,964	13,218	17,600	9,349
Amortisation of deferred debenture issuing costs	7,011	4,658	6,417	4,510
Withholding tax deducted at source and receivable from the Revenue Department written-off	-	2,160	-	-
Rental received in advance recognition	(4,483)	(5,233)	(722)	(1,030)
Changes in fair value of current investments in trading securities	16	(39)	16	(39)
Reduce cost to net realisable value	-	1,151	-	1,151
Loss (gain) on sales of equipment	8,419	4,090	25	(467)
Dividend income	(1,759)	(1,895)	(1,759)	(1,895)
Warranty provision for real estate projects	1,843	444	1,769	-
Provision for long-term employee benefits (reversal)	7,986	14,252	(24,305)	3,826
Interest income	(16,149)	(2,216)	(88,149)	(55,595)
Interest expenses	227,466	200,708	225,184	193,609
Profit from operating activities before changes in operating assets and liabilities	525,105	918,604	160,364	524,502
Decrease (increase) in operating assets				
Trade and other receivables	24,911	(20,623)	1,525	28,241
Receivables from the Revenue Departments	79,559	30,235	-	-
Receivable from sales of land	60,000	-	-	-
Inventories	7,937	7,463	-	-
Project development costs	33,367	332,435	231,579	409,751
Advances to contractors	23,163	32,710	29,948	28,063
Other current assets	(24,898)	(73,856)	(16,464)	(7,576)
Other non-current assets	21,972	(183,683)	16,336	(623)
Increase (decrease) in operating liabilities				
Trade and other payables	(595,139)	(604,200)	(256,505)	(414,920)
Deposits and cash received in advance	31,002	(51,642)	(9,636)	(63,777)
Other current liabilities	28,588	185,910	13,889	20,883
Other non-current liabilities	(37,415)	(46,505)	(1,250)	(19,393)
Cash from operating activities	178,152	526,848	169,786	505,151
Cash paid for interest expenses	(367,712)	(321,301)	(296,456)	(269,593)
Cash paid for corporate income tax	(27,220)	(34,757)	(16,607)	(25,203)
Cash received from interest income	8,527	2,226	8,181	12
Cash received from return of withholding tax	2,280	15,730	-	-
Net cash from (used in) operating activities	(205,973)	188,746	(135,096)	210,367

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries**Cash flow statement (continued)****For the three-month period ended 31 March 2017**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Cash flows from investing activities				
Decrease (increase) in restricted deposits	(14,013)	(6,650)	(13,894)	3,258
Increase in loans to related companies	(30,000)	-	(44,000)	(1,167,466)
Decrease in loans to related companies	-	-	691,602	-
Cash received from interest income	-	-	193,955	-
Cash received from dividend income	1,759	1,895	1,759	401,895
Increase in investments in joint ventures	(4,680)	(14,500)	(4,680)	(2,000)
Decrease (increase) in other long-term investments	11	(304)	-	-
Increase in land held for development	(40,786)	(838,790)	(40,333)	(518,662)
Increase in advances for purchases of land	(293,995)	(448,031)	(57,850)	(119,575)
Increase in building and equipment	(155,390)	(52,962)	(19,654)	(2,844)
Increase in intangible assets	-	(2,608)	-	-
Increase in investment properties	-	(1,524)	-	-
Increase in deposits for hotel construction	(26,027)	(79,559)	-	-
Cash received from sales of equipment	221	697	187	467
Net cash from (used in) investing activities	(562,900)	(1,442,336)	707,092	(1,404,927)
Cash flows from financing activities				
Cash received from short-term loans from financial institutions	925,866	90,661	370,955	-
Cash paid for short-term loans from financial institutions	-	(90,661)	-	-
Cash received from bills of exchange payable	394,789	1,341,800	295,632	931,836
Cash paid for bills of exchange payable	(2,490,000)	(1,260,000)	(1,800,000)	(650,000)
Cash received from short-term loan from related party	-	-	-	100,000
Cash received from debentures	259,920	3,833,377	-	2,987,160
Cash paid for debentures	-	(2,200,000)	-	(2,200,000)
Cash received from long-term loans	1,207,918	671,989	178,440	381,283
Cash paid for long-term loans	(371,953)	(1,298,074)	(301,067)	(1,039,106)
Cash received from issuance of new ordinary shares	700,000	-	700,000	-
Cash paid for liabilities under hire purchase and finance lease agreements	(11,862)	-	-	-
Dividend paid	-	(970)	-	(970)
Net cash from (used in) financing activities	614,678	1,088,122	(556,040)	510,203
Decrease in translation adjustment	(625)	(2,410)	-	-
Net increase (decrease) in cash and cash equivalents	(154,820)	(167,878)	15,956	(684,357)
Cash and cash equivalents at beginning of period	2,448,825	3,040,543	1,048,559	1,878,555
Cash and cash equivalents at end of period	2,294,005	2,872,665	1,064,515	1,194,198
	-	-	-	-
Supplemental cash flow information				
Non-cash transactions				
Transfer advances for purchases of land to land held for development	10,209	164,245	10,209	109,809
Transfer deposits for hotel construction to building	37,505	-	-	-
Transfer land held for development to project development costs	51,032	-	51,032	-

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the three-month period ended 31 March 2017

(Unit: Thousand Baht)

Consolidated financial statements													
Equity attributable to owners of the Company													
Other components of equity													
Other comprehensive income													
Deficit Exchange													
on changes differences													
in value of on translation of													
available-for-sale financial statements Difference resulting													
from share swap the changes in													
the ownership interests the changes in													
shareholders' components of													
equity attributable to													
the Company to non-controlling													
the subsidiaries interests of													
equity shareholders'													
Total													
Issued and	Share subscriptions			Retained earnings		available-for-sale	in foreign currency	Difference resulting	the changes in	Total other	Total equity	Equity attributable	Total
paid-up	Share discount	received	Statutory reserve	Unappropriated	investments	in foreign currency	between the subsidiaries	in subsidiaries	shareholders'	owners of	to non-controlling	interests of	shareholders'
share capital	Share discount	in advance	Statutory reserve	Unappropriated	investments	in foreign currency	between the subsidiaries	in subsidiaries	equity	the Company	the subsidiaries	interests of	shareholders'
Balance as at 1 January 2016	7,667,826	(73,524)	-	274,600	3,155,252	(6,885)	32,541	(46,092)	(52,869)	(73,305)	10,950,849	2,712,654	13,663,503
Profit and loss for the period	-	-	-	-	367,316	-	-	-	-	-	367,316	17,624	384,940
Other comprehensive income for the period	-	-	-	-	-	(47)	46,751	-	-	46,704	46,704	624	47,328
Total comprehensive income for the period	-	-	-	-	367,316	(47)	46,751	-	-	46,704	414,020	18,248	432,268
Effect of change in ownership interests in subsidiary	-	-	-	-	-	-	-	-	(9,760)	(9,760)	(9,760)	9,760	-
Balance as at 31 March 2016	7,667,826	(73,524)	-	274,600	3,522,568	(6,932)	79,292	(46,092)	(62,629)	(36,361)	11,355,109	2,740,662	14,095,771
Balance as at 1 January 2017	7,667,826	(73,524)	300,000	300,600	3,298,723	(59)	29,043	(46,092)	(87,853)	(104,961)	11,388,664	2,548,118	13,936,782
Profit and loss for the period	-	-	-	-	44,700	-	-	-	-	-	44,700	(13,966)	30,734
Other comprehensive income for the period	-	-	-	-	-	(3,177)	(56)	-	-	(3,233)	(3,233)	-	(3,233)
Total comprehensive income for the period	-	-	-	-	44,700	(3,177)	(56)	-	-	(3,233)	41,467	(13,966)	27,501
Issuance of new ordinary shares (Note 20)	1,000,000	-	(300,000)	-	-	-	-	-	-	-	700,000	-	700,000
Balance as at 31 March 2017	8,667,826	(73,524)	-	300,600	3,343,423	(3,236)	28,987	(46,092)	(87,853)	(108,194)	12,130,131	2,534,152	14,664,283

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity (continued)

For the three-month period ended 31 March 2017

(Unit: Thousand Baht)

	Separate financial statements								
	Issued and paid-up share capital		Share discount	Share subscriptions received in advance	Retained earnings		Other components of equity		Total shareholders' equity
					Statutory reserve	Unappropriated	Deficit on changes in value of available-for-sale investments	Total other components of equity	
Balance as at 1 January 2016	7,667,826	(73,524)	-	274,600	2,213,913	(6,885)	(6,885)	10,075,930	
Profit and loss for the period	-	-	-	-	282,718	-	-	282,718	
Other comprehensive income for the period	-	-	-	-	-	(47)	(47)	(47)	
Total comprehensive income for the period	-	-	-	-	282,718	(47)	(47)	282,671	
Balance as at 31 March 2016	<u>7,667,826</u>	<u>(73,524)</u>	<u>-</u>	<u>274,600</u>	<u>2,496,631</u>	<u>(6,932)</u>	<u>(6,932)</u>	<u>10,358,601</u>	
Balance as at 1 January 2017	7,667,826	(73,524)	300,000	300,600	2,469,401	(59)	(59)	10,664,244	
Profit and loss for the period	-	-	-	-	8,495	-	-	8,495	
Other comprehensive income for the period	-	-	-	-	-	(3,177)	(3,177)	(3,177)	
Total comprehensive income for the period	-	-	-	-	8,495	(3,177)	(3,177)	5,318	
Issuance of new ordinary shares (Note 20)	1,000,000	-	(300,000)	-	-	-	-	700,000	
Balance as at 31 March 2017	<u>8,667,826</u>	<u>(73,524)</u>	<u>-</u>	<u>300,600</u>	<u>2,477,896</u>	<u>(3,236)</u>	<u>(3,236)</u>	<u>11,369,562</u>	

The accompanying notes are an integral part of the interim financial statements.

Property Perfect Public Company Limited and its subsidiaries
Notes to interim consolidated financial statements
For the three-month period ended 31 March 2017

1. General information

1.1 Basis for preparation of interim financial statements

These interim financial statements are prepared in accordance with Thai Accounting Standard No. 34 (revised 2016) "Interim Financial Reporting", with the Company choosing to present condensed interim financial statements. However, the Company has presented the statements of financial position, comprehensive income, changes in shareholders' equity, and cash flows in the same format as that used for the annual financial statements.

The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events and circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the latest annual financial statements.

The interim financial statements in Thai language are the official statutory financial statements of the Company. The interim financial statements in English language have been translated from the Thai language financial statements.

1.2 Basis of consolidation

These consolidated financial statements include the financial statements of Property Perfect Public Company Limited and its subsidiaries and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2016.

1.3 New financial reporting standards

During the period, the Company and its subsidiaries have adopted the revised financial reporting standards and interpretations (revised 2016) and new accounting treatment guidance which are effective for fiscal years beginning on or after 1 January 2017. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards revision of wording and terminology, and provision of interpretations and accounting guidance to users of standards. The adoption of these financial reporting standards does not have any significant impact on the Company and its subsidiaries' financial statements.

2. Significant accounting policies

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2016.

3. Related party transactions

During the period, the Company and its subsidiaries had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course of business and were concluded on commercial terms and bases agreed upon between the Company and those related parties.

(Unit: Million Baht)

	For the three-month periods ended 31 March				Pricing policy
	Consolidated		Separate		
	financial statements		financial statements		
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	
<u>Transactions with subsidiaries</u>					
(Eliminated from the consolidated financial statements)					
Management income	-	-	13	35	By agreement
Interest income	-	-	80	56	At cost of fund
Interest expenses	-	-	4	3	At cost of fund
Cost of house construction	-	-	17	36	By agreement
<u>Transactions with related companies</u>					
Construction income	13	70	-	-	By agreement
Cost of house construction	-	18	-	18	By agreement
Consultation fee	1	-	1	-	By agreement

The outstanding balances of the above transactions are shown as separate items in the statements of financial position as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>31 March</u>	<u>31 December</u>	<u>31 March</u>	<u>31 December</u>
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
		(Audited)		(Audited)
<u>Trade and other receivables - related parties (Note 4)</u>				
Subsidiaries	-	-	76,228	190,363
Related parties (related person/a subsidiary as a shareholder/ a subsidiary's shareholder)	<u>91,103</u>	<u>94,063</u>	<u>-</u>	<u>-</u>
Total trade and other receivables - related parties	<u><u>91,103</u></u>	<u><u>94,063</u></u>	<u><u>76,228</u></u>	<u><u>190,363</u></u>

(Unaudited but reviewed)

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
<u>Advances to contractors - related parties</u>				
Subsidiary	-	-	45	5
Related party (a subsidiary's shareholder)	5,496	5,748	5,496	5,748
Total advances to contractors - related parties	5,496	5,748	5,541	5,753
<u>Trade and other payables - related parties (Note 15)</u>				
Subsidiaries	-	-	17,909	19,228
Related party (a subsidiary's shareholder)	3,872	4,231	3,872	3,727
Total trade and other payables - related parties	3,872	4,231	21,781	22,955

Loans to and loan from related parties

As at 31 March 2017 and 31 December 2016, the balances of loans between the Company and its subsidiaries and the movements were as follows:

(Unit: Thousand Baht)

	Consolidated financial statements			
	Balance as at	Increase	Decrease	Balance as at
Short-term loans to related company	31 December 2016	during the period	during the period	31 March 2017
	(Audited)			
All Discount Co., Ltd.	60,000	30,000	-	90,000
Total	60,000	30,000	-	90,000

(Unit: Thousand Baht)

	Separate financial statements			
	Balance as at	Increase	Decrease	Balance as at
Long-term loans to subsidiaries	31 December 2016	during the period	during the period	31 March 2017
	(Audited)			
Estate Perfect Co., Ltd.	1,417,572	-	(154,159)	1,263,413
Bright Development Bangkok Co., Ltd.	2,935,419	-	(525,560)	2,409,859
U&I Construction Bangkok Co., Ltd.	360,000	-	-	360,000
Perfect Prefab Co., Ltd.	41,883	-	(11,883)	30,000
Chiangmai Development Co., Ltd.	157,830	2,000	-	159,830
Ramintra Mall Co., Ltd.	29,500	12,000	-	41,500
We Retail Public Co., Ltd.	-	30,000	-	30,000
Property Perfect International Pte. Ltd.	834,000	-	-	834,000
Kiroro Resort Holding Co., Ltd.	1,721,535	-	-	1,721,535
Total	7,497,739	44,000	(691,602)	6,850,137

(Unaudited but reviewed)

(Unit: Thousand Baht)

Short-term loan from subsidiary	Separate financial statements			
	Balance as at 31 December 2016	Increase during the period	Decrease during the year	Balance as at 31 March 2017
	(Audited)			
Residence Number Nine Ltd.	285,000	-	-	285,000
Total	285,000	-	-	285,000

Directors' and management's benefits

During the three-month periods ended 31 March 2017 and 2016, the Company and its subsidiaries had employee benefit expenses to their directors and management as below.

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements	financial statements	financial statements	financial statements
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Short-term employee benefits	47	41	16	14
Post-employment benefits	1	1	1	1
Total	48	42	17	15

Guarantee obligations with related parties

The Company has outstanding guarantee obligations with its subsidiaries, as described in Note 24.4 a) to the interim financial statements.

4. Trade and other receivables

As at 31 March 2017 and 31 December 2016, trade accounts receivable were classified by aging as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
	(Audited)	(Audited)		
<u>Trade receivables - related parties</u>				
Aged on the basis of due dates				
Past due				
Up to 3 months	18,056	-	-	-
3 - 6 months	-	1,191	-	-
6 - 12 months	10,630	73,576	-	-
Over 12 months	57,355	11,160	-	-
Total trade receivables - related parties	86,041	85,927	-	-
<u>Trade receivables - unrelated parties</u>				
Aged on the basis of due dates				
Not yet due				
	145,607	74,102	-	-
Past due				
Up to 3 months	27,343	125,896	-	-
3 - 6 months	4,563	3,772	-	-
6 - 12 months	3,630	4,273	-	-
Over 12 months	78,671	77,844	4,063	4,063
Total	259,814	285,887	4,063	4,063
Less: Allowance for doubtful debts	(83,354)	(82,527)	(4,063)	(4,063)
Total trade receivables - unrelated parties - net	176,460	203,360	-	-
Trade receivable, net	262,501	289,287	-	-
<u>Other receivables</u>				
Advances - related parties	-	-	15,105	8,137
Interest receivables - related parties	2,409	1,191	46,789	160,820
Interest receivables	6,718	6,674	6,718	6,674
Other receivables - related parties	2,653	6,945	14,334	21,406
Other receivables	40,993	35,654	3,467	4,888
Total other receivables	52,773	50,464	86,413	201,925
Trade and other receivables, net	315,274	339,751	86,413	201,925

(Unaudited but reviewed)

5. Receivable from sales of land

	(Unit: Thousand Baht)
	Consolidated
	<u>financial statements</u>
Balance as at 1 January 2017	531,416
Add: Interest income recognition	6,360
Less: Cash received	(60,000)
Balance as at 31 March 2017	<u>477,776</u>

During the period, the subsidiary received payment of Baht 60 million. As at 31 March 2017, the balances of promissory notes and bills of exchange that mature in September 2017 were Baht 62 million and 426 million, respectively.

6. Project development costs

	(Unit: Thousand Baht)	
	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Balance as at 1 January 2017	25,303,740	14,923,195
Increase in land, development and construction costs	1,210,326	614,853
Capitalised interest ⁽¹⁾	156,056	94,073
Transferred from land held for development	51,032	51,032
Transferred to property, plant and equipment	(989)	(989)
Recognised in cost of sales of real estate	(1,243,693)	(846,432)
Balance as at 31 March 2017	<u>25,476,472</u>	<u>14,835,732</u>

⁽¹⁾ Interest is charged at the rates of 5.260% - 6.775% per annum

The Company and its subsidiaries have mortgaged the project land and construction thereon with the financial institutions as collateral for credit facilities and guarantees as detailed below.

	(Unit: Million Baht)			
	Consolidated		Separate	
	<u>financial statements</u>		<u>financial statements</u>	
	31 March	31 December	31 March	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Book value	15,919	15,311	9,333	9,035

7. Investments in subsidiaries

7.1 Subsidiaries directly owned by the Company

7.1.1 Grande Asset Hotels and Property Public Company Limited (“GRAND”)

On 24 April 2017, the Annual General Meeting of GRAND’s shareholders passed the following significant resolutions:

- a) Decrease its previous registered share capital of Baht 2,889,040,000 to Baht 2,889,039,237, as 2,889,039,237 ordinary shares of Baht 1 each.
- b) Increase its registered share capital by Baht 2,889,039,237 to Baht 5,000,000,000, by issuing 2,110,960,763 new ordinary shares of Baht 1 each.
- c) Distribute and offer 866,711,771 additional ordinary shares of Baht 1 each to the existing shareholders, in proportion to their shareholdings (rights offering), in a ratio of 3 new ordinary shares for every 10 existing ordinary shares, at an offer price of Baht 1 per share.
- d) Distribute and offer 1,244,248,992 additionally issued ordinary shares of Baht 1 each, together with the ordinary shares remaining after the allocation to its existing shareholders detailed in c), to a private investor.

8. Investments in joint ventures

Details of the investments in joint ventures were as follows:

Jointly controlled entities	Consolidated financial statements		(Unit: Thousand Baht) Separate financial statements	
	Carrying amounts based on equity method		Cost	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Audited)		(Audited)
Dara Harbour Company Limited	129,243	127,753	134,680	130,000
T Utilities Company Limited	4,432	6,099	12,000	12,000
Total	133,675	133,852	146,680	142,000

Investments under equity method presented under “Provision for transaction under equity method of investment in joint venture” were detailed as follows:

Jointly controlled entity	(Unit: Thousand Baht) Consolidated financial statements	
	31 March 2017	31 December 2016
		(Audited)
All Discount Company Limited	16,136	2,936
Total	16,136	2,936

8.1 Dara Harbour Company Limited

On 15 February 2017 Dara called up additional payment of share capital amounting to Baht 7.2 million, increasing paid up capital from Baht 200 million to Baht 207.2 million. The Company paid up the capital in proportion to its existing shareholding and continues to hold a 65% interest in Dara.

9. Land held for development

The Company and its subsidiaries have mortgaged the land held for development with the financial institutions as collateral for credit facilities and guarantees as detailed below.

	(Unit: Million Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Audited)		(Audited)
Book value	1,126	1,163	872	910

10. Advances for purchases of land

	(Unit: Thousand Baht)	
	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2017	921,249	464,749
Increase	306,051	69,906
Title deeds of land transferred	(10,209)	(10,209)
Return	(12,056)	(12,056)
Balance as at 31 March 2017	<u>1,205,035</u>	<u>512,390</u>

Advances for purchases of land were detailed below.

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Audited)		(Audited)
Advances paid to landowners under agreements to purchase and to sell land ⁽¹⁾	1,077,550	796,264	385,405	339,764
Advances paid to agents in acquiring land	127,485	124,985	126,985	124,985
Total	<u>1,205,035</u>	<u>921,249</u>	<u>512,390</u>	<u>464,749</u>
⁽¹⁾ Values of agreements to purchase and to sell land	3,163,487	3,238,203	1,681,337	1,756,053

(Unaudited but reviewed)

11. Investment properties

	(Unit: Thousand Baht)
	Consolidated financial statements
Net book value as at 1 January 2017	2,225,876
Depreciation	(34,263)
Net book value as at 31 March 2017	<u>2,191,613</u>

The subsidiaries have mortgaged investment properties with the financial institutions as collateral for credit facilities, as detailed below.

	(Unit: Million Baht)	
	Consolidated financial statements	
	31 March 2017	31 December 2016
		(Audited)
Net book value	349	349

12. Property, plant and equipment

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	6,433,413	94,599
Acquisitions - at cost	192,895	19,654
Capitalised interest ⁽¹⁾	12,799	-
Transferred from project development cost	989	989
Disposals/Write-offs - net	(8,640)	(212)
Depreciation	(115,685)	(5,608)
Translation adjustment	(1,044)	-
Net book value as at 31 March 2017	<u>6,514,727</u>	<u>109,422</u>

⁽¹⁾ Interest is charged at the rates of 5.26 % - 5.53 % per annum

The subsidiary has mortgaged the land with structures as collateral for the subsidiary's long-term loans from banks as summarised below.

	(Unit: Million Baht)	
	Consolidated financial statements	
	31 March 2017	31 December 2016
		(Audited)
Net book value	3,815	3,679

13. Leasehold rights

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	2,024,613	45,387
Amortisation	(41,886)	(1,165)
Net book value as at 31 March 2017	<u>1,982,727</u>	<u>44,222</u>

14. Short-term loans from financial institutions

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2017	20,000	20,000
Add: Addition	925,866	370,955
Balance as at 31 March 2017	<u>945,866</u>	<u>390,955</u>

Short-term loans are subject to interest at rates tied to the minimum loan rate (MLR) and the minimum overdraft rate (MOR) and mature in April 2017 and May 2017. The loans are secured by the mortgage of land and construction of the Company.

15. Trade and other payables

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Audited)		(Audited)
Trade accounts payable - related companies	3,872	4,231	10,678	16,087
Trade accounts payable	1,188,792	1,426,712	741,140	913,529
Land payable	23,800	83,800	-	-
Hotel construction payable	147,709	262,199	-	-
Creditors per rehabilitation plan	6,812	6,812	-	-
Retention payable	112,877	119,774	59,248	61,501
Accrued interest expenses - related company	-	-	11,103	6,868
Accrued interest expenses	132,472	134,678	114,984	119,233
Accrued expenses	488,849	668,011	127,600	196,721
Other payables	160,347	157,432	101,533	109,205
Total trade and other payables	<u>2,265,530</u>	<u>2,863,649</u>	<u>1,166,286</u>	<u>1,423,144</u>

16. Bills of exchange payable

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2017	3,727,031	2,794,356
Add: Issuance of bills of exchange	400,000	300,000
Add: Amortisation of prepaid interest expenses	29,980	23,156
Less: Repayment	(2,490,000)	(1,800,000)
Less: Prepaid interest expenses	(5,211)	(4,368)
Balance as at 31 March 2017	<u>1,661,800</u>	<u>1,313,144</u>

Bills of exchange are subject to interest at rates of 3.90% - 4.70% per annum, clean and mature during April and August 2017.

During April 2017 and until 11 May 2017 the Company and its subsidiary issued bills of exchange with a total value of Baht 665 million (The Company only: Baht 465 million) and redeemed bills of exchange amounting to Baht 1,020 million (The Company only: Baht 770 million).

17. Debentures

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Audited)		(Audited)
Unsecured debentures No. 1/2015	2,398,001	2,396,926	2,398,001	2,396,926
Unsecured debentures No. 2/2015	2,497,053	2,495,947	2,497,053	2,495,947
Unsecured debentures No. 3/2015	2,993,664	2,992,585	2,993,664	2,992,585
Unsecured debentures No. 4/2015	109,893	109,850	109,893	109,850
Unsecured debentures No. 5/2015	2,992,018	2,991,138	2,992,018	2,991,138
Unsecured debentures No. 1/2016	2,990,633	2,989,885	2,990,633	2,989,885
Unsecured debentures No. 2/2016#1	1,546,610	1,546,133	1,546,610	1,546,133
Unsecured debentures No. 2/2016#2	1,444,970	1,444,615	1,444,970	1,444,615
Unsecured debentures No. 3/2016#1	1,196,780	1,196,480	1,196,780	1,196,480
Unsecured debentures No. 3/2016#2	1,195,474	1,195,185	1,195,474	1,195,185
Unsecured debentures No. 4/2016	199,616	199,551	199,616	199,551
Unsecured debentures No. 1/2016	697,539	697,268	-	-
Unsecured debentures No. 2/2016	149,724	149,658	-	-
Unsecured debentures No. 3/2016	199,525	199,470	-	-
Unsecured debentures No. 4/2016	299,596	299,486	-	-
Unsecured debentures No. 1/2017	260,012	-	-	-
Total debentures - net of issuing costs	<u>21,171,108</u>	<u>20,904,177</u>	<u>19,564,712</u>	<u>19,558,295</u>
Less: Current portion	<u>(5,154,671)</u>	<u>(5,002,722)</u>	<u>(5,004,947)</u>	<u>(5,002,722)</u>
Debentures - net of current portion	<u>16,016,437</u>	<u>15,901,455</u>	<u>14,559,765</u>	<u>14,555,573</u>

(Unaudited but reviewed)

Movements in the debenture account during the three-month period ended 31 March 2017 were summarised below.

	(Unit: Thousand Baht)	
	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Balance as at 1 January 2017	20,904,177	19,558,295
Add: Issuance of debentures	261,000	-
Add: Amortisation of deferred debenture issuing costs	7,011	6,417
Less: Deferred debenture issuing costs	<u>(1,080)</u>	<u>-</u>
Balance as at 31 March 2017	<u>21,171,108</u>	<u>19,564,712</u>

(Unaudited but reviewed)

During the period, a subsidiary issued and offered the debentures in accordance with the resolution of the General Meeting of the subsidiary's shareholders as detailed below.

<u>Debentures</u>	<u>Unit</u>	<u>Unit par (Baht)</u>	<u>Total value (Baht)</u>	<u>Issue date</u>	<u>Term</u>	<u>Maturity Date</u>	<u>Coupon rate (% per annum)</u>
<u>Grande Asset Hotels and Property</u>							
<u>Public Company Limited</u>							
Unsecured debentures No. 1/2017	261,000	1,000	261,000,000	26 January 2017	2 years 11 months 28 days	23 January 2020	5.35

The Company

On 27 April 2017, the Company issued Baht 448 million (comprising 447,700 units of Baht 1,000 each) of subordinated perpetual debentures (“debentures”) to institutional investors and high net worth investors. The debentures are registered, unsecured, unconvertible, with a debentureholders’ representative and are to be redeemed in a lump sum when the Company ceases its business. Interest is payable every 3 months. The Company has an option to defer interest payment and accumulate interest to pay at any date at its discretion. In the event that the Company defers interest payment it may not declare or pay any dividend, or pay interest or distribute assets to the holders of securities of the Company that legally have equal seniority or are subordinate to the debentures, and it cannot recall, decrease, cancel, purchase or repurchase those of its securities that legally have equal seniority or are subordinate to the debentures. The Company is entitled to redeem the debentures at a date 5 years from the issue date or in accordance with other conditions stipulated in the prospectus.

The interest rate of the debentures can be summarised as follows:

Years 1-5	:	9.50% per annum
Years 6-25	:	5-year government bond yields + 7.61% per annum
Year 26 onwards	:	5-year government bond yields + 8.36% per annum

The 5-year government bond yields will be adjusted every five years.

In addition, on 27 April 2017, the Annual General Meeting of the Company’s shareholders passed a resolution to approve the issue and offer of debentures, as detail below.

Long-term debentures in an amount not exceeding Baht 5,000 million

Type	:	All types and all forms of debentures
Currency	:	Baht and/or any foreign currency
Term	:	Not over 8 years from the issue date
Offering	:	To local investors by a way of public offering and/or private placement and/or to overseas investors and/or local institutional investors in one or several tranches
Redemption	:	Debentureholders and the Company may or may not have early redemption rights, as stipulated in the prospectus for each tranche of debentures
Interest rate	:	Depends on the state of the market when the debentures are issued and offered, or as stipulated in the prospectus for each tranche of debentures

However, the Company's Board of Directors or authorised persons have the authority to stipulate details regarding the debentures.

A subsidiary (Grande Asset Hotels and Property Public Company Limited)

In April 2017, the subsidiary issued and offered the debentures amounting to Baht 380 million and on 24 April 2017, the Annual General Meeting of the subsidiary's shareholders passed a resolution to approve the issue and offer of debentures, as detail below.

Long-term debentures in an amount not exceeding Baht 4,000 million

- Type : All types and all forms of debentures
- Currency : Baht and/or any foreign currency
- Term : Not over 5 years from the issue date
- Offering : To local investors by a way of public offering and/or private placement and/or to overseas investors and/or local institutional investors in one or several tranches
- Redemption : Debentureholders and the subsidiary may or may not have early redemption rights, as stipulated in the prospectus for each tranche of debentures
- Interest rate : Depends on the state of the market when the debentures are issued and offered, or as stipulated in the prospectus for each tranche of debentures

However, the subsidiary's Board of Directors or authorised persons have the authority to stipulate details regarding the debentures.

The debenture agreements contain several covenants which, among other things, require the Company and its subsidiary to maintain debt-to-equity ratio at the rates prescribed in the agreements.

(Unaudited but reviewed)

18. Long-term loans

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Long-term loans	6,053,000	5,215,872	2,291,558	2,414,185
Less: Current portion	(1,851,499)	(726,618)	(282,900)	(77,590)
Long-term loans - net of current portion	<u>4,201,501</u>	<u>4,489,254</u>	<u>2,008,658</u>	<u>2,336,595</u>

Movements in the long-term loan account during the three-month period ended 31 March 2017 were summarised below.

(Unit: Thousand Baht)

	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2017	5,215,872	2,414,185
Add: Addition	1,207,918	178,440
Add: Amortisation of front end fee	1,163	-
Less: Repayment	(371,953)	(301,067)
Balance as at 31 March 2017	<u>6,053,000</u>	<u>2,291,558</u>

19. Provision for long-term employee benefits

Movements in the provision for long-term employee benefit account during the three-month period ended 31 March 2017 were summarised below.

(Unit: Thousand Baht)

	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2017	257,743	154,034
Current service cost	6,181	2,371
Interest cost	1,805	943
Transfer employees to subsidiaries	-	(27,619)
Benefits paid during the period	(6,025)	(2,004)
Translation adjustment	(5)	-
Balance as at 31 March 2017	<u>259,699</u>	<u>127,725</u>

(Unaudited but reviewed)

Long-term employee benefit expenses included in the profit or loss under cost of sale and selling and administrative expenses were summarised below.

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Current service cost	6,181	12,576	2,371	2,796
Interest cost	1,805	1,676	943	1,030
Transfer employees to subsidiaries	-	-	(27,619)	-
Total expenses included in the profit or loss	<u>7,986</u>	<u>14,252</u>	<u>(24,305)</u>	<u>3,826</u>

20. Share capital

On 26 December 2016 and 15 February 2017, meetings of the Company's Board of Directors passed resolutions to offer, respectively, 300 million and 700 million newly issued ordinary shares with a par value of Baht 1 each, to specific investors at a price of Baht 1 per share. The Company received payment for the shares on 28 December 2016 and 10 March 2017.

As at 31 March 2017, the Company's issued and paid up share capital had increased to Baht 8,667,826,432 (8,667,826,432 ordinary shares with a par value of Baht 1 each) as a result of the issues and offerings of these new ordinary shares. The Company registered the increases in its issued and paid up share capital with the Ministry of Commerce on 9 January 2017 and 15 March 2017, respectively.

21. Income tax

Interim corporate income tax was calculated on profit before income tax for the period, using the estimated effective tax rate for the year.

Income tax expenses for the three-month periods ended 31 March 2017 and 2016 were made up as follows:

	(Unit: Thousand Baht)			
	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Current income tax:				
Interim corporate income tax	(13,002)	(116,418)	-	(80,110)
Deferred tax:				
Relating to origination and reversal of temporary differences	(13,624)	(8,811)	(8,124)	(875)
Income tax expenses reported in the statements of comprehensive income	(26,626)	(125,229)	(8,124)	(80,985)

The amounts of income tax relating to each component of other comprehensive income for the three-month periods ended 31 March 2017 and 2016 were as follows:

	(Unit: Thousand Baht)			
	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Deferred tax relating to loss on changes in value of available-for-sale investments	794	12	794	12

22. Earnings per share

Basic earnings per share is calculated by dividing profit for the period attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the period.

The following tables set forth the computation of basic earnings per share:

	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Profit for the period attributable to equity				
holders of the Company (Thousand Baht)	44,700	367,316	8,495	282,718
Weighted average number of ordinary				
shares (thousand shares)	8,138,938	7,667,826	8,138,938	7,667,826
Earnings per share (Baht)	0.005	0.048	0.001	0.037

(Unaudited but reviewed)

23. Segment information

The Company and its subsidiaries are organised into business units based on their products and services. During the period, the Company and its subsidiaries have not changed the organisation of their reportable segments.

The following tables present revenue and profit information regarding the Company and its subsidiaries' operating segments for the three-month period ended 31 March 2017 and 2016 which is provided to Chief Executive Officer of the Group, who is the chief operating decision maker of the Company and its subsidiaries.

(Unit: Million Baht)

	Property development segment		Construction segment		Rental and Service segment		Hotel segment		Elimination of inter-segment revenues		Consolidation	
	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016
Revenue from external customers	1,928	3,263	13	70	91	89	944	868	-	-	2,976	4,290
Intersegment revenues	-	-	24	146	9	12	-	-	(33)	(158)	-	-
Total revenues	<u>1,928</u>	<u>3,263</u>	<u>37</u>	<u>216</u>	<u>100</u>	<u>101</u>	<u>944</u>	<u>868</u>	<u>(33)</u>	<u>(158)</u>	<u>2,976</u>	<u>4,290</u>
Segment operating profit	684	1,182	2	14	-	10	437	378	-	-	1,123	1,584
Unallocated income and expenses:												
Interest income											16	2
Other income											67	72
Selling expenses											(278)	(320)
Administrative expenses											(618)	(622)
Share of loss from investments in joint ventures											(18)	(1)
Financial cost											(235)	(205)
Income tax expenses											(26)	(125)
Non-controlling interests of the subsidiaries											14	(18)
Profit for the period											<u>45</u>	<u>367</u>

24. Commitments and contingent liabilities

As at 31 March 2017, the Company and its subsidiaries had commitments and contingent liabilities as follows:

24.1 Capital commitments

- a) The Company and its subsidiaries had outstanding capital commitments of approximately Baht 2,744 million and JPY 162 million (Separate financial statements: Baht 322 million) (31 December 2016: Baht 3,310 million and JPY 530 million (Separate financial statements: Baht 485 million)) in respect of construction, design and consultation for land and house projects, residential condominium units and hotel buildings, office building improvement and purchases of residential condominium units and equipment.
- b) A subsidiary had outstanding capital commitments of approximately Baht 13 million (31 December 2016: Baht 13 million) in respect of land lease for real estate development.

24.2 Operating lease and service commitments

Future minimum lease payments required under these non-cancellable operating lease and service contracts were as follows:

	Consolidated financial statements	
	31 March 2017	31 December 2016
		(Audited)
Payable within:		
Less than 1 year	Baht 255 million and JPY 2 million	Baht 168 million and JPY 3 million
2 to 5 years	Baht 462 million and JPY 1 million	Baht 457 million and JPY 2 million
Over 5 years	Baht 4,612 million	Baht 4,651 million
	Separate financial statements	
	31 March 2017	31 December 2016
		(Audited)
Payable within:		
Less than 1 year	Baht 125 million	Baht 74 million
2 to 5 years	Baht 151 million	Baht 147 million
Over 5 years	Baht 2,321 million	Baht 2,341 million

In addition, future minimum sublease payments expected to be received under non-cancellable subleases were as follows:

	(Unit: Million Baht)	
	Consolidated financial statements	
	31 March 2017	31 December 2016
		(Audited)
Receivable within:		
Less than 1 year	176	189
2 to 5 years	64	96

24.3 Long-term service commitments

Future minimum service payments under long-term service agreements were as follows:

	(Unit: Million Baht)	
	Consolidated financial statements	
	31 March 2017	31 December 2016
		(Audited)
Payable within:		
Less than 1 year	36	30
2 to 5 years	27	20

24.4 Guarantees

- a) The Company has guaranteed bank credit facilities of its subsidiaries amounting to Baht 7,853 million (31 December 2016: Baht 6,393 million).
- b) There were outstanding bank guarantees issued by the banks on behalf the Company and its subsidiaries as follows:

	(Unit: Million Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Public facilities	1,120	1,084	697	699

24.5 Litigations

During the period, there was no additional litigation and no significant progress in the litigation described in Note 37.5 to the 2016 financial statements, with the management of the Company and its subsidiaries continuing to believe that no significant losses will be incurred as a result of those lawsuits, and no provisions thus made against the contingent liabilities in the accounts.

25. Foreign currency assets

As at 31 March 2017, the Company had loans in foreign currency amounting to JPY 5,297 million and had entered into cross currency and interest rate swap agreements for the loans. The contractual rates are Baht 0.3040 to Baht 0.3480 per JPY 1 and interest calculation is changed from a fixed interest rate of 3.55 - 3.95% per annum for loans in JPY to a fixed interest rate of 5.30 - 5.50% per annum for loans in Baht. The termination dates of the agreements are 1 June 2020 and 18 September 2020.

Under the agreements made to hedge exchange risk, the Company has commitments to place respect of cash collateral, in accordance with the conditions stipulated in the agreements.

26. Fair value of financial instruments

As of 31 March 2017, available for sale investments, presented at quoted market prices (level 1 under fair value hierarchy), amounted to Baht 104 million.

27. Events after the reporting period

- 27.1 On 27 April 2017, the Annual General Meeting of the Company's shareholders passed a resolution to approve the dividend payment of Baht 0.04 per share, totaling Baht 347 million, in respect of the year 2016 operating results. The dividend will be paid within 26 May 2017.
- 27.2 On 8 May 2017, a meeting of Board of Directors of a subsidiary (Grande Asset Hotels and Property Public Company Limited) passed the following significant resolutions:
- a) Sell the assets of a subsidiary's hotel to a Real Estate Investment Trust at a price of not less than Baht 1,700 million and not more than Baht 1,750 million.
 - b) Lease the hotel assets per a) from the Real Estate Investment Trust for 3 years, starting from the date the lease agreement is signed, with each party having the right to renew the lease 4 times, for 3 years each time. Total rental fee for the period of 15 years would be Baht 1,962 million.

- c) Invest in 17.55 million units of Baht 10 each of the Real Estate Investment Trust mentioned in a), representing 10% of the total units in issue, for a total of Baht 175.5 million. However, the actual value of the investment depends on the offering price at which the Real Estate Investment Trust sells the units.

28. Approval of financial statements

These financial statements were authorised for issue by the Company's Board of Directors on 11 May 2017.