

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

**REPORT AND CONSOLIDATED FINANCIAL STATEMENTS AND
SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2016**

INDEPENDENT AUDITOR'S REPORT

To The Shareholders and Board of Directors of
N.C. Housing Public Company Limited

Opinion

I have audited the consolidated financial statements of N.C. Housing Public Company Limited and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at December 31, 2016, and the consolidated statement of comprehensive income, consolidated statement of changes in shareholders' equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies, and I have audited the separate financial statements of N.C. Housing Public Company Limited (the Company), which comprise the statement of financial position as at December 31, 2016, and the statement of comprehensive income, statement of changes in shareholders' equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of N.C. Housing Public Company Limited and its subsidiaries as at December 31, 2016, and its consolidated financial performance and its consolidated cash flows for the year then ended and the separate financial position of N.C. Housing Public Company Limited as at December 31, 2016, and its financial performance and its cash flows for the year then ended in accordance with Financial Reporting Standards.

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am independent of the Company in accordance with the Federation of Accounting Professions under the Royal Patronage of his Majesty the King's Code of Ethics for Professional Accountants together with the ethical requirements that are relevant to my audit of the financial statements, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in my audit of the consolidated financial statements and separate financial statements of the current period. These matters were addressed in the context of my audit of the consolidated financial statements and separate financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Project cost estimate

- Risk

The company operates house and land sale business. It has projects in Bangkok and other provinces both detached houses, twin houses, townhouses, and condominiums. The Company has to prepare the project cost estimate which consists of land cost, construction cost, borrowing cost and central utilities cost to prepare the cost estimate of each plot and calculate inventory cost and to recognize cost for the transferred land plot. Such estimate is complex and requires considerable judgement. The borrowing cost and central utilities cost estimates rely on the assumption in estimating the cash flow receipt and payment throughout the project and experience in constructing the central utilities in the past. I have given special importance in auditing the preparation and review of project cost estimate in accordance with the financial reporting standards as it is significant to the financial statements. The consolidated financial statement as at December 31, 2016, the Company has inventory of Baht 622.87 million (see Note 10) and property development costs in the amount of Baht 2,608.55 (see Note 11) totaling Baht 3,231.42 million or 63.40% of total assets. For the year ended December 31, 2016, the Company recognizes the cost of sale in the amount of Baht 945.47 million.

- Risk response

Regarding my audit approach on such matter, I have considered the reasonableness of the assumption and the method used by the management in calculating the project cost estimate and reviewing the estimate regularly by auditing the supporting evidence which represents the best estimates of the management, especially the forecast of cash flow receipt and payment estimates throughout the project period in order to prepare the borrowing cost estimate and utilities construction information to prepare the central utilities cost estimate. In addition, I have compared the actual cost with such estimates. I have given importance to the adequacy of the information disclosure of the accounting policy regarding the use of judgment and significant accounting estimates in Note 5.20 in the notes to the financial statements.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance in order for those charged with governance to correct the misstatement.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements and separate financial statements in accordance with Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements and separate financial statements, management is responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the consolidated financial statements and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements and separate financial statements.

As part of an audit in accordance with Standards on Auditing, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated financial statements and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated financial statements and separate financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group and the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements and separate financial statements, including the disclosures, and whether the consolidated financial statements and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the consolidated financial statements and separate financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

(Mr. Peradate Pongsathiansak)

Certified Public Accountant

Registration No. 4752

Dharmniti Auditing Company Limited

Bangkok, Thailand

February 22, 2017

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION

AS AT DECEMBER 31, 2016

		<u>ASSETS</u>				
		In Baht				
		Consolidated Financial Statements		Separate Financial Statements		
		As at December	As at December	As at December	As at December	
Note		31, 2016	31, 2015	31, 2016	31, 2015	
CURRENT ASSETS						
	Cash and cash equivalents	7	13,240,404.98	29,700,274.82	10,781,891.02	24,110,556.17
	Short-term investments	8	696,088.73	692,181.04	696,088.73	692,181.04
	Short-term loan to related parties	6	-	-	57,000,000.00	21,500,000.00
	Inventories	9	622,874,492.54	444,524,469.57	622,874,492.54	444,524,469.57
	Property development costs	10	2,608,547,605.32	2,539,895,393.71	2,608,547,605.32	2,540,084,678.95
	Land held for development	11	1,464,839,032.71	1,595,394,339.33	1,391,431,473.71	1,521,986,780.33
	Deposit from purchase land	10	-	1,800,000.00	-	1,800,000.00
	Other current assets	6, 12	20,336,029.58	16,153,663.54	23,220,611.64	16,404,048.94
	Total current assets		4,730,533,653.86	4,628,160,322.01	4,714,552,162.96	4,571,102,715.00
NON-CURRENT ASSETS						
	Deposit pledged as collateral	13	8,223,297.19	12,816,340.66	8,223,297.19	12,816,340.66
	Investment in associated company	14	-	-	-	-
	Investment in subsidiaries	14	-	-	11,864,497.95	11,864,497.95
	Investment property	15	214,237,342.65	224,404,335.27	214,237,342.65	224,404,335.27
	Property, plant and equipment	16	123,737,355.51	137,970,626.04	122,438,202.46	135,426,887.83
	Intangible assets	17	4,929,664.90	3,113,225.06	4,929,664.90	3,113,225.06
	Withholding tax		6,754,947.72	-	6,457,372.05	-
	Deferred tax asstes	25	4,569,276.38	1,516,325.66	2,847,703.82	503,742.42
	Other non-current assets		4,090,795.36	6,377,530.68	4,090,795.36	5,042,057.86
	Total non-current assets		366,542,679.71	386,198,383.37	375,088,876.38	393,171,087.05
	TOTAL ASSETS		5,097,076,333.57	5,014,358,705.38	5,089,641,039.34	4,964,273,802.05

Notes to financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

AS AT DECEMBER 31, 2016

LIABILITIES AND SHAREHOLDERS' EQUITY

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at December	As at December	As at December	As at December
Note		31, 2016	31, 2015	31, 2016	31, 2015
CURRENT LIABILITIES					
	Bank overdrafts and short - term loans				
	from the financial institutions	18	1,171,187,516.54	859,790,136.48	1,171,187,516.54
	Trade notes payable		47,494,324.79	68,971,121.03	47,494,324.79
	Trade accounts payable and other payable	19	106,749,221.13	92,617,466.42	106,748,150.07
	Payable to related parties	6	39,333,192.38	31,266,666.73	42,655,076.73
	Accrued expenses	6	15,287,234.47	60,848,186.89	14,115,347.61
	Corporate income tax payable		-	3,503,735.22	-
	Current portion of liabilities under				
	the finance lease agreement	20	829,354.71	1,240,237.37	829,354.71
	Current portion of long-term loan from				
	the financial institutions	21	329,997,870.93	598,088,181.92	329,997,870.93
	Short-term loan from the director	6	81,000,000.00	64,000,000.00	81,000,000.00
	Advance received from customers		23,652,933.38	30,787,702.50	23,652,933.38
	Retention from contractors		80,311,350.49	81,252,790.66	79,926,764.81
	Other current liabilities		495,942.09	659,993.49	408,941.12
	Total current liabilities		<u>1,896,338,940.91</u>	<u>1,893,026,218.71</u>	<u>1,898,016,280.69</u>
NON-CURRENT LIABILITIES					
	Liabilities under the finance lease				
	agreement	20	840,201.93	1,708,746.07	840,201.93
	Long-term loans from the financial				
	institutions	21	647,695,695.01	565,830,302.49	647,695,695.01
	Employee benefit obligations	22	39,885,275.00	34,772,339.00	38,739,960.00
	Provision for compensation for housing				
	estate juristic persons	23	14,843,741.26	23,894,486.41	14,843,741.26
	Liabilities from purchasing the real				
	estate project	24	32,146,940.00	43,605,940.00	28,604,350.00
	Total non-current liabilities		<u>735,411,853.20</u>	<u>669,811,813.97</u>	<u>730,723,948.20</u>
	TOTAL LIABILITIES		<u><u>2,631,750,794.11</u></u>	<u><u>2,562,838,032.68</u></u>	<u><u>2,628,740,228.89</u></u>

Notes to financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

AS AT DECEMBER 31, 2016

LIABILITIES AND SHAREHOLDERS' EQUITY (CONT.)

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at December	As at December	As at December	As at December
Note		31, 2016	31, 2015	31, 2016	31, 2015
SHAREHOLDER'S EQUITY					
Share capital					
Authorized share capital					
	1,245,284,305 ordinary shares				
	of Baht 1.00 each	1,245,284,305.00		1,245,284,305.00	
	1,200,000,000 ordinary shares				
	of Baht 1.00 each		1,200,000,000.00		1,200,000,000.00
Issued and paid-up share capital					
	1,245,283,691 ordinary shares				
	of Baht 1.00 each	1,245,283,691.00		1,245,283,691.00	
	1,185,985,052 ordinary shares capital				
	of Baht 1.00 each		1,185,985,052.00		1,185,985,052.00
	Premium on share capital	577,530,000.00	577,530,000.00	577,530,000.00	577,530,000.00
Retained earnings					
	Appropriated - legal reserve	68,050,000.00	66,750,000.00	68,050,000.00	66,750,000.00
	Unappropriated	574,461,848.46	621,255,620.70	570,037,119.45	611,863,478.08
	Other components of equity	-	-	-	-
	Total equity attributable to company's shareholders	2,465,325,539.46	2,451,520,672.70	2,460,900,810.45	2,442,128,530.08
	Non-controlling interests	-	-	-	-
	TOTAL SHAREHOLDER'S EQUITY	2,465,325,539.46	2,451,520,672.70	2,460,900,810.45	2,442,128,530.08
	TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY	5,097,076,333.57	5,014,358,705.38	5,089,641,039.34	4,964,273,802.05

Notes to financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED DECEMBER 31, 2016

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
	Note	2016	2015	2016	2015
REVENUES					
	6				
Sales		1,401,676,540.64	2,107,214,556.54	1,401,676,540.64	2,107,214,556.54
Rental income and service		20,550,065.86	13,556,367.49	16,613,315.86	9,296,367.49
Other income		13,743,451.69	16,560,975.40	16,622,022.05	17,201,540.71
Total Revenues		<u>1,435,970,058.19</u>	<u>2,137,331,899.43</u>	<u>1,434,911,878.55</u>	<u>2,133,712,464.74</u>
EXPENSES					
	6				
Cost of sales		945,477,284.16	1,408,509,425.31	945,666,569.40	1,410,620,706.85
Cost of for rent and service		20,507,334.92	20,403,755.76	16,802,264.03	15,194,083.04
Selling expenses		176,137,474.58	230,325,916.43	176,137,474.58	230,325,916.43
Administrative expenses		171,115,085.18	181,078,832.10	168,422,976.44	178,037,130.29
Management benefit expenses		30,585,074.10	47,818,291.90	30,585,074.10	47,767,599.90
Finance costs	31	66,624,803.91	88,819,124.06	66,104,384.73	86,498,358.53
Total Expenses		<u>1,410,447,056.85</u>	<u>1,976,955,345.56</u>	<u>1,403,718,743.28</u>	<u>1,968,443,795.04</u>
Share of profit (loss) from investment in an associated company		-	-	-	-
Income (loss) before tax expenses		25,523,001.34	160,376,553.87	31,193,135.27	165,268,669.70
Tax expenses (income)	25	4,798,501.62	35,449,382.50	5,507,490.94	36,031,263.21
Profit (loss) for the year		20,724,499.72	124,927,171.37	25,685,644.33	129,237,406.49
Other comprehensive income					
Items that will not be reclassified to profit or loss					
Actuarial loss from post-employee benefit, net of income tax		(330,793.80)	-	(324,524.80)	-
Items that may be reclassified subsequently to profit or loss					
		-	-	-	-
Total comprehensive income for the year		<u>20,393,705.92</u>	<u>124,927,171.37</u>	<u>25,361,119.53</u>	<u>129,237,406.49</u>
Profit (loss) attributable to					
Shareholders' equity of the parent company		20,724,499.72	124,927,171.37	25,685,644.33	129,237,406.49
Non-controlling interests		-	-	-	-
		<u>20,724,499.72</u>	<u>124,927,171.37</u>	<u>25,685,644.33</u>	<u>129,237,406.49</u>
Total comprehensive income attributable to					
Shareholders' equity of the parent company		20,393,705.92	124,927,171.37	25,361,119.53	129,237,406.49
Non-controlling interests		-	-	-	-
		<u>20,393,705.92</u>	<u>124,927,171.37</u>	<u>25,361,119.53</u>	<u>129,237,406.49</u>
BASIC EARNINGS PER SHARE OF THE PARENT COMPANY					
	32		(Restated)		(Restated)
Profit (loss) for the year (Baht per share)		0.017	0.100	0.021	0.104

Notes to financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE YEAR ENDED DECEMBER 31, 2016

		In Baht							
		Consolidated Financial Statements							
		Shareholders' equity of the parent company					Non-controlling	Total	
		Share capital	Premium on	Retained earnings		Other	Total	interests	
		issued and	share capital	Appropriated	Unappropriated	components			
Note	paid-up			legal reserve	of equity				
	Beginning balance 2015	1,185,985,052.00	577,530,000.00	60,250,000.00	546,709,526.59	-	2,370,474,578.59	-	2,370,474,578.59
26	Appropriated - legal reserve	-	-	6,500,000.00	(6,500,000.00)	-	-	-	-
27	Dividend paid	-	-	-	(43,881,077.26)	-	(43,881,077.26)	-	(43,881,077.26)
	Comprehensive income								
	Profit for the year	-	-	-	124,927,171.37	-	124,927,171.37	-	124,927,171.37
	Other comprehensive income for the year	-	-	-	-	-	-	-	-
	Total comprehensive income for the year	-	-	-	124,927,171.37	-	124,927,171.37	-	124,927,171.37
	Ending balance 2015	1,185,985,052.00	577,530,000.00	66,750,000.00	621,255,620.70	-	2,451,520,672.70	-	2,451,520,672.70
26	Appropriated - legal reserve	-	-	1,300,000.00	(1,300,000.00)	-	-	-	-
27	Dividend paid	-	-	-	(6,588,839.16)	-	(6,588,839.16)	-	(6,588,839.16)
27	Stock dividend	59,298,639.00	-	-	(59,298,639.00)	-	-	-	-
	Comprehensive income								
	Profit for the year	-	-	-	20,724,499.72	-	20,724,499.72	-	20,724,499.72
	Other comprehensive income for the year	-	-	-	(330,793.80)	-	(330,793.80)	-	(330,793.80)
	Total comprehensive income for the year	-	-	-	20,393,705.92	-	20,393,705.92	-	20,393,705.92
	Ending balance 2016	1,245,283,691.00	577,530,000.00	68,050,000.00	574,461,848.46	-	2,465,325,539.46	-	2,465,325,539.46

Notes to financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE YEAR ENDED DECEMBER 31, 2016

		In Baht					
		Separate Financial Statements					
		Share capital issued and paid-up	Premium on share capital	Retained earnings Appropriated legal reserve	Unappropriated	Other components of equity	Total
	Note						
Beginning balance 2015		1,185,985,052.00	577,530,000.00	60,250,000.00	533,007,148.85	-	2,356,772,200.85
Appropriated - legal reserve	26	-	-	6,500,000.00	(6,500,000.00)	-	-
Dividend paid	27	-	-	-	(43,881,077.26)	-	(43,881,077.26)
Comprehensive income							
Profit for the year		-	-	-	129,237,406.49	-	129,237,406.49
Other comprehensive income for the year		-	-	-	-	-	-
Total comprehensive income for the year		-	-	-	129,237,406.49	-	129,237,406.49
Ending balance 2015		1,185,985,052.00	577,530,000.00	66,750,000.00	611,863,478.08	-	2,442,128,530.08
Appropriated - legal reserve	26	-	-	1,300,000.00	(1,300,000.00)	-	-
Dividend paid	27	-	-	-	(6,588,839.16)	-	(6,588,839.16)
Stock dividend	27	59,298,639.00	-	-	(59,298,639.00)	-	-
Comprehensive income							
Profit for the year		-	-	-	25,685,644.33	-	25,685,644.33
Other comprehensive income for the year		-	-	-	(324,524.80)	-	(324,524.80)
Total comprehensive income for the year		-	-	-	25,361,119.53	-	25,361,119.53
Ending balance 2016		1,245,283,691.00	577,530,000.00	68,050,000.00	570,037,119.45	-	2,460,900,810.45

Notes to financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2016

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) for the year	20,724,499.72	124,927,171.37	25,685,644.33	129,237,406.49
<u>Add</u> (less) Adjustments to reconcile profit (loss) for the year to net cash provided by (used in) operating activities :				
Depreciation and amortization	26,444,495.40	26,455,259.38	25,197,155.03	25,142,798.51
Unrealized gain from trading securities	(3,907.69)	(7,018.80)	(3,907.69)	(7,018.80)
Doubtful debt	1,427,000.00	-	1,427,000.00	-
Allowance for declining in value of inventories (reversal)	-	(11,764,683.35)	-	(11,764,683.35)
(Gain) loss from sale and amortization of fixed assets	(247,632.04)	(42,286.02)	(247,788.04)	(42,286.02)
Allowance for declining value of property, plant and equipment (reversal)	-	1,088,933.99	-	1,088,933.99
Loss from written-off assets	-	812,228.39	-	-
Loss from written-off withholding tax	379,606.95	-	-	-
Gain from written-off accounts payable and accrued expenses	(3,443,325.06)	(8,449,984.06)	(3,402,235.06)	(8,374,957.14)
Provision for compensation for housing estate juristic persons	2,653,384.25	2,745,473.67	2,653,384.25	2,745,473.67
Employee benefit expenses	3,654,159.00	3,287,228.00	3,475,574.00	3,151,161.00
Employee benefit expenses (reversal)	-	(139,025.00)	-	-
Interest income	(319,539.22)	(243,243.58)	(3,007,529.21)	(1,021,851.69)
Interest expenses	66,624,803.91	88,819,124.06	66,104,384.73	86,498,358.53
Tax expenses (income)	4,798,501.62	35,449,382.50	5,507,490.94	36,031,263.21
Income from operating activities before changes in operating assets and liabilities	122,692,046.84	262,938,560.55	123,389,173.28	262,684,598.40
Decrease (increase) in operating assets				
Inventories	(178,350,022.97)	(24,663,966.83)	(178,350,022.97)	(31,879,532.80)
Property development costs	118,895,172.76	318,587,434.05	119,084,458.00	320,510,170.06
Land held for development	(9,864,466.38)	(27,695,656.34)	(9,864,466.38)	(27,695,656.34)
Deposit from purchase land	1,800,000.00	(1,800,000.00)	1,800,000.00	(1,800,000.00)
Other current assets	(5,765,375.90)	12,430,980.89	(5,731,983.15)	9,894,612.79
Other non-current assets	951,262.50	(354,377.27)	951,262.50	(354,377.27)

Notes to financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CASH FLOWS (CONT.)
FOR THE YEAR ENDED DECEMBER 31, 2016

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Increase (decrease) in operating liabilities				
Trade notes payable	(21,476,796.24)	(22,805,785.87)	(21,476,796.24)	(22,805,785.87)
Trade accounts payable and other payable	17,129,263.77	(26,429,584.36)	18,248,761.30	(25,564,597.55)
Payable to related parties	8,066,525.65	(30,799,539.89)	7,970,184.53	(32,463,601.15)
Accrued expenses	(43,316,112.78)	(6,698,610.69)	(41,565,755.30)	(6,973,972.71)
Advance received from customers	(7,134,769.12)	(49,197,882.50)	(7,134,769.12)	(49,197,882.50)
Retention from contractors	(939,440.17)	7,749,023.54	(788,574.42)	7,712,580.92
Other current liabilities	(164,051.40)	(160,667.02)	(251,052.37)	(160,667.02)
Cash receivable (paid) from the operations	2,523,236.56	411,099,928.26	6,280,419.30	401,905,888.96
Cash received from interest income	319,539.22	243,243.58	339,940.16	1,004,742.12
Withholding taxes refunded from Revenue department	786,789.85	2,235,024.61	-	-
Income tax expenses paid	(17,859,928.06)	(40,509,145.37)	(17,731,428.41)	(39,378,641.10)
Cash paid for provision for compensation for housing estate juristic persons	(11,704,129.40)	(533,750.00)	(11,704,129.40)	(533,750.00)
Cash paid for liabilities form purchasing the real estate project	(11,459,000.00)	(28,120,000.00)	(10,950,000.00)	(27,620,000.00)
Net cash provided by (used in) operating activities	(37,393,491.83)	344,415,301.08	(33,765,198.35)	335,378,239.98
CASH FLOWS FROM INVESTING ACTIVITIES				
Cash paid for short-term loan to related parties	-	-	(37,000,000.00)	(1,000,000.00)
Cash Received from short-term loan to related parties	-	-	1,500,000.00	-
Increase in short-term investments	4,593,043.47	(3,710,591.68)	4,593,043.47	(3,940,753.55)
Cash paid for investment property	(13,138.32)	(6,771,181.72)	(13,138.32)	(6,771,181.72)
Proceeds from sales of fixed assets	1,250,000.00	50,000.00	1,250,000.00	50,000.00
Cash paid for purchase of fixed assets	(11,244,944.27)	(6,380,010.02)	(11,242,033.06)	(6,380,010.02)
Cash paid for purchase of intangible assets	(2,697,470.00)	(27,820.00)	(2,697,470.00)	(27,820.00)
Net cash provided by (used in) investing activities	(8,112,509.12)	(16,839,603.42)	(43,609,597.91)	(18,069,765.29)

Notes to financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CASH FLOWS (CONT.)
FOR THE YEAR ENDED DECEMBER 31, 2016

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
CASH FLOWS FROM FINANCING ACTIVITIES				
Increase (decrease) in bank overdrafts and short-term loans from the financial institutions	311,397,380.06	611,983,518.10	311,397,380.06	611,983,518.10
Cash paid for liabilities under finance lease agreement	(1,279,426.80)	(593,127.59)	(1,279,426.80)	(593,127.59)
Cash received from short-term loan from the director	176,000,000.00	223,000,000.00	176,000,000.00	223,000,000.00
Cash paid for short-term loan from the directors	(159,000,000.00)	(316,000,000.00)	(124,000,000.00)	(311,000,000.00)
Cash received from long-term loans	977,206,563.73	678,293,952.68	977,206,563.73	678,293,952.68
Cash paid for long-term loans	(1,163,431,482.20)	(1,319,739,569.60)	(1,163,431,482.20)	(1,319,739,569.60)
Interest paid	(105,258,064.52)	(142,960,349.23)	(105,258,064.52)	(140,080,625.28)
Dividend paid	(6,588,839.16)	(43,881,077.26)	(6,588,839.16)	(43,881,077.26)
Net cash provided by (used in) financing activities	29,046,131.11	(309,896,652.90)	64,046,131.11	(302,016,928.95)
Net increase (decrease) in cash and cash equivalents	(16,459,869.84)	17,679,044.76	(13,328,665.15)	15,291,545.74
Cash and cash equivalents, beginning of year	29,700,274.82	12,021,230.06	24,110,556.17	8,819,010.43
Cash and cash equivalents, end of year	13,240,404.98	29,700,274.82	10,781,891.02	24,110,556.17

Supplemental disclosures of cash flows information

1) Cash and cash equivalents consisted of :-

Cash on hand	552,000.00	577,000.00	552,000.00	577,000.00
Cash at bank	12,688,404.98	29,123,274.82	10,229,891.02	23,533,556.17
Total	13,240,404.98	29,700,274.82	10,781,891.02	24,110,556.17

2) In year 2016 and 2015, the Company had transferred land held for development as part of property development costs in value of Baht 140.42 million and Baht 158.90 million, respectively.

3) In year 2016, the Company had transferred land from property, plant and equipment as part of property development costs in value Baht 9.09 million.

Notes to financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016

1. GENERAL INFORMATION

(a) Legal status and address of the Company

The Company was registered to be a limited company on February 2, 1994 and converted to be The Public Company Limited under the Limited Public Company Act with the Ministry of Commerce on November 27, 2003, and the Company name was changed to N.C. Housing Public Company Limited.

The address of its registered office is as follows:

1/765 Moo 17, Soi Amporn Paholyotin Rd. K.M. 26, Tambol Kukod, Aumpur Lumlookka, Patumtanee, 12130, Thailand.

(b) Nature of the Company's business

The Company and subsidiaries operates its principal business as a real estate developer for trade in various areas such as house for sell including the land development, providing construction services, condominium for sell, providing rental space in club house, etc.

(c) Parent company

The major shareholder company is NCH 2555 Holding Company Limited represented 51% shareholding.

2. Basis of consolidated financial statements and operations

2.1 The accompanying consolidated financial statements include the accounts of N.C. Housing Public Company Limited and the following subsidiaries and associated company are owned directly and indirectly by the Company :-

	Percentage of Holding by direct and indirect		Nature of Business
	2016	2015	
<u>Subsidiaries</u>			
N.C. Property Management Co., Ltd.	100.00	100.00	Contractor and project management
Quality Living Management Co., Ltd.	100.00	100.00	Property management service
<u>Associated company</u>			
Ensure Home Co., Ltd. (Finish liquidation in the year 2016)	-	40.00	Real estate brokers
TPKS Real Estate Co., Ltd. (Associated company held by Ensure Home Co., Ltd.) (Finish liquidation in the year 2016)	-	40.00	Real estate

2.2 The percentage of total assets and total revenues of the subsidiaries included in the consolidated financial statements are as follows:

Subsidiaries	Percentage of total assets included in consolidated statements of financial position		Percentage of total revenues included in consolidated statements of comprehensive income for the year	
	2016	2015	2016	2015
	N.C. Property Management Co., Ltd.	1.53	1.63	-
Quality Living Management Co., Ltd.	0.02	0.04	0.28	0.20

2.3 The acquisition of subsidiaries are recorded by Purchase Method.

2.4 Significant inter company transactions between the Company and subsidiaries have been eliminated.

2.5 The consolidated financial statements are prepared by using uniform accounting policies for transaction alike and other events in similar circumstances.

2.6 Material balances and transactions between the Company and its subsidiary companies have been eliminated from the consolidated financial statements.

2.7 Non-controlling interests represent the portion of profit or loss and net assets of the subsidiaries that are not held by the Company and are presented separately in the consolidated profit or loss and within equity in the consolidated statement of financial position.

3. PRINCIPLES OF PREPARATION AND PRESENTATIONS OF FINANCIAL STATEMENTS

The financial statements have been prepared in accordance with the accounting standards prescribed by Thai Accounts Act enunciated under the Accounting Profession Act B.E.2547 by complying with the financial reporting standards. The presentation of the financial statements has been made in compliance with the Notification of the Department of Business Development, the Ministry of Commerce, re : the financial statements presentation for public limited company, issued under the Accounting Act B.E.2543.

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

The financial statements have been prepared on a historical cost basis except where otherwise disclosed in the accounting policies.

4. THE NEW AND REVISED ACCOUNTING STANDARDS ARE EFFECTIVE IN THE CURRENT YEAR

The Federation of Accounting Professions (FAP) has issued Notifications to mandate the new and revised accounting standards, financial reporting standards, and interpretations of accounting and financial reporting standards, which are effective for the fiscal year beginning on or after January 1, 2016 are as follows:

Conceptual Framework for Financial Reporting (revised 2015)

TAS 1 (revised 2015)	Presentation of Financial Statements
TAS 2 (revised 2015)	Inventories
TAS 7 (revised 2015)	Statement of Cash Flows
TAS 8 (revised 2015)	Accounting Policies, Changes in Accounting Estimates and Errors
TAS 10 (revised 2015)	Events After the Reporting Period
TAS 11 (revised 2015)	Construction Contracts
TAS 12 (revised 2015)	Income Taxes
TAS 16 (revised 2015)	Property, Plant and Equipment
TAS 17 (revised 2015)	Leases
TAS 18 (revised 2015)	Revenue
TAS 19 (revised 2015)	Employee Benefits
TAS 20 (revised 2015)	Accounting for Government Grants and Disclosure of Government Assistance
TAS 21 (revised 2015)	The Effects of Changes in Foreign Exchange Rates
TAS 23 (revised 2015)	Borrowing Costs
TAS 24 (revised 2015)	Related Party Disclosures
TAS 26 (revised 2015)	Accounting and Reporting by Retirement Benefit Plans
TAS 27 (revised 2015)	Separate Financial Statements
TAS 28 (revised 2015)	Investments in Associates and Joint Ventures
TAS 29 (revised 2015)	Financial Reporting in Hyperinflationary Economies
TAS 33 (revised 2015)	Earnings Per Share
TAS 34 (revised 2015)	Interim Financial Reporting
TAS 36 (revised 2015)	Impairment of Assets
TAS 37 (revised 2015)	Provisions, Contingent Liabilities and Contingent Assets
TAS 38 (revised 2015)	Intangible assets
TAS 40 (revised 2015)	Investment Property
TAS 41	Agriculture
TFRS 2 (revised 2015)	Share-Based Payment
TFRS 3 (revised 2015)	Business Combinations
TFRS 4 (revised 2015)	Insurance Contracts
TFRS 5 (revised 2015)	Non-current Assets Held for Sale and Discontinued Operations
TFRS 6 (revised 2015)	Exploration for and Evaluation of Mineral Resources
TFRS 8 (revised 2015)	Operating Segments

TFRS 10 (revised 2015)	Consolidated Financial Statements
TFRS 11 (revised 2015)	Joint Arrangements
TFRS 12 (revised 2015)	Disclosure of Interests in Other Entities
TFRS 13 (revised 2015)	Fair Value Measurement
TSIC 10 (revised 2015)	Government Assistance - No Specific Relation to Operating Activities
TSIC 15 (revised 2015)	Operating Leases - Incentives
TSIC 25 (revised 2015)	Income Taxes - Changes in the Tax Status of an Entity or its Shareholders
TSIC 27 (revised 2015)	Evaluating the Substance of Transactions Involving the Legal Form of a Lease
TSIC 29 (revised 2015)	Service Concession Arrangements: Disclosure
TSIC 31 (revised 2015)	Revenue-Barter Transactions Involving Advertising Services
TSIC 32 (revised 2015)	Intangible Assets - Web Site Costs
TFRIC 1 (revised 2015)	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4 (revised 2015)	Determining whether an Arrangement contains a Lease
TFRIC 5 (revised 2015)	Right to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds
TFRIC 7 (revised 2015)	Applying the Restatement Approach under TAS 29 (revised 2015) Financial Reporting in Hyperinflationary Economics
TFRIC 10 (revised 2015)	Interim Financial Reporting and Impairment
TFRIC 12 (revised 2015)	Service Concession Arrangements
TFRIC 13 (revised 2015)	Customer Loyalty Programmes
TFRIC 14 (revised 2015)	TAS 19 (revised 2015)-The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
TFRIC 15 (revised 2015)	Agreements for the Construction of Real Estate
TFRIC 17 (revised 2015)	Distributions of Non - cash Assets to Owners
TFRIC 18 (revised 2015)	Transfers of Assets from Customers
TFRIC 20 (revised 2015)	Stripping Costs in the Production Phase of a Surface Mine
TFRIC 21	Levies

The management of the Company and its subsidiaries evaluated that these new and revised accounting standards, financial reporting standard, accounting standard interpretations and financial reporting standards interpretations do not have any significant impact on the financial statements in current year.

5. SIGNIFICANT ACCOUNTING POLICIES

5.1 Recognition of revenues and expenses

Revenue from sales of land, land and houses and sale of condominiums are recognized as income when the significant risk and rewards of ownership have been transferred to the buyer.

The installment payment collected before transferring the significant risks and rewards of ownership to the buyer is recorded as unrealized income.

Cost of sales are based on the estimated cost of real estate project. However, cost of sales will be adjusted to be close to the actual cost in the event that the factors of the actual cost are significantly changed.

In determining the cost of land, land and houses and cost of condominiums, the total development costs are attributed to units sold on the basis of the salable area.

A subsidiary recognizes the revenue from construction on the percentage of completion method. Payment received more than the percentage of work completion is recorded as advance received and the part of undue is recorded as accrued income.

A subsidiary recognizes property manager services income when service are completed according to the duration of the contract.

The Company and subsidiaries are recognized other revenues and expenses on the accrual basis.

5.2 Cash and cash equivalents

Cash and cash equivalents consist of cash in hand and at banks and deposits at financial institutions which are promissory notes with original maturity of 3 months or less and excluded deposits which are pledged as collateral.

5.3 Allowance for doubtful accounts

The Company and subsidiaries provide allowance for doubtful accounts equal to the estimated collection losses that may be incurred in the collection of all receivables. The estimated losses are based on the historical collection experience coupled with a review of the current status of existing receivables.

5.4 Inventories

Inventories are real estate for sale which are stated at the lower of cost or net realizable value. Cost is included land, land developing, construction, borrowing costs and direct expense.

Construction materials are valued at cost (first-in, first-out method) or net realizable value, whichever is lower.

The net realizable value of inventory is estimated from the selling price in the ordinary course of business less the estimated costs to complete the sale.

5.5 Property development and land held for development

Property development is stated at cost. Cost is included land, land developing, construction, borrowing costs and direct expense.

Land held for development, the Company intends to hold for future benefit. Cost consists of land cost and related expenses for land acquisition including borrowing costs which incurred during the development of projects period.

Property development and land held for development are stated at the lower of cost or net realizable value.

The Company and its subsidiaries records the loss on decline in value (if any) of property development in the statement of comprehensive income.

5.6 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction of the projects that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the costs of the respective assets. Capitalization ceases when the projects are ready for their intended use or sale, when the physical construction of the projects is complete, or when construction is suspended and until active development resumes. All other borrowing costs are expensed in the period they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

To the extent that funds are borrowed specifically for the development of projects, interest costs include the actual borrowing costs less any investment income from the temporary investment of those borrowings. To the extent that funds are borrowed and used for the general purposes, interest costs are calculated by multiplying the capitalization rate to the expenditures on that project. The capitalization rate is the weighted average of the borrowing costs applicable to the borrowings of the entity during the year other than borrowings made for specific purposes.

5.7 Investments

Investments in subsidiaries

Subsidiaries are entities over which the Company has the power to control their financial and operating policies generally accompanying a shareholding of more than one-half of the voting rights. The financial statements of the subsidiaries are consolidated from the date the Company exercises control over the subsidiaries until the date that control power ceases.

Investments in subsidiaries are stated at cost net from allowance on impairment (if any) in the separate financial statements.

Investments in associates company

Associate company is all entities over which the Company has significant influence but not control generally accompanying a shareholding of between 20% and 50% of the voting rights. In the consolidated financial statement, investments in associates are initially recognized at cost and are accounted for using the equity method.

Investments in associate company is stated at cost net from allowance on impairment (if any) in the separate financial statements.

Investments in debt securities and marketable equity securities

Investments in securities held for trading are stated at fair value. Changes in the fair value of these securities are recorded as gains or losses in the statements of comprehensive income.

The fair value of marketable securities is based on the latest bid price of the last working day of the year. The fair value of debt instruments is determined based on yield rates quoted by the Thai Bond Market Association. The fair value of unit trusts is determined from their net asset value.

Goodwill

Goodwill represents the excess of the cost of investment over the fair value of investment, which the Company shares in the net identifiable assets of the subsidiary or associate at the date of acquisition. Goodwill on acquisition of a subsidiary is presented as a separate line in the consolidated financial statement. Goodwill on acquisition of an associate is included in investments in associates and is tested for impairment as part of the overall balance.

The goodwill recognized is tested annually for impairment and carried at cost less accumulated impairment losses. The impairment of goodwill is determined by calculating the realizable value based on the value-in-use calculation. Such calculation requires the use of estimates made by management. The allowance for impairment loss on goodwill is not reversed.

As for the cost of acquiring an investment that is lower than the fair value of the share of net assets of the subsidiary, the difference is negative goodwill and will be recognized immediately in the statement of comprehensive income.

5.8 Investment property

Investment property, cost is included land, land developing, construction, borrowing costs and direct expense.

Investment property is stated at cost less accumulated depreciation and allowance on impairment (if any).

Land is not depreciated.

Depreciation of investment property under residential building for lease category is calculated by the straight-line method over the estimated useful life :

Residential building for lease	30 years
Utility	10 years
Furniture and fixtures	5 years

Depreciation of investment property is included in determining income.

5.9 Property, plant and equipment

Land is stated at cost. Plant and equipment are stated at cost less accumulated depreciation and allowance on impairment (if any).

Cost is initially recognized upon acquisition of assets along with other direct costs attributing to acquiring such assets in the condition ready to serve the objectives, including the costs of asset demolition, removal and restoration of the asset location, which are the obligations of the Company (if any).

Depreciation of plant and equipment is calculated by cost less residual value on the straight-line basis over the following estimated useful lives:

Buildings	20 years
Building improvement	20 years
Machineries and equipment	5 years
Sample house and sale office buildings	5 years
Office equipment	5 years
Furniture and fixtures	5 years
Vehicles	5 years

The Company and its subsidiaries has reviewed the residual value and useful life of the assets every year.

The depreciation for each asset component is calculated on the separate components when each component has significant cost compared to the total cost of that asset.

Depreciation is included in determining income.

No depreciation is provided on land, construction in progress and equipment under installation.

Property, plant and equipment are written off at disposal. Gains or losses arising from sale or write-off of assets are recognized in the statement of comprehensive income.

5.10 Intangible assets

Intangible assets that are acquired by the Company with finite useful lives are stated at cost less accumulated amortization and allowance on impairment (if any). Intangible assets are amortized in the statement of comprehensive income on a straight-line basis over their estimated useful lives from the date that they are available for use. The estimated useful lives are as follows:

Software licenses	5 - 10 years
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5.11 Trade payables and other payables

Trade and other payables (including balances with related parties) are stated at cost.

5.12 Impairment of assets

At each the statements of financial position date, the Company and its subsidiaries will assess the impairment of property, plant, and equipment and other assets whenever events or changes in circumstances indicate that an asset may be impaired. An impairment loss is recognised when the recoverable amount of an assets is less than the carrying amount. The recoverable amount of an assets is the higher of the fair value less costs to sell and its value in use.

In determining value in use, the Company and its subsidiaries estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

In determining fair value less costs to sell, a conservative valuation model is used. These calculations are corroborated by a valuation model that, based on information available, reflects the amount that the Company and its subsidiaries could obtain from the disposal of the asset in an arm's length transaction between knowledgeable, willing parties, after deducting the costs of disposal.

An impairment loss is recognized in the statement of comprehensive income. Impairment loss is reversed if there is a subsequent increase in the recoverable amount. The reversal shall not exceed the carrying value that would have been determined net of accumulated depreciation or amortization.

5.13 Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel, including directors and officers of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

5.14 Provisions for estimated liabilities

A Provision for estimated liabilities is recognized in the statements of financial position when the Company and its subsidiaries have a present legal or constructive obligation as a result of a part event, and it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

5.15 Finance lease

Leases of assets that substantially transfers to the Company all the rewards and risks of ownership of assets and that the Company intends to exercise the option of the leases to purchase the assets at the expiration of the lease term, are accounted for as finance leases.

At the inception of a finance lease, the cost of the asset is recorded together with the obligation, excluding the interest element, to pay future rentals. Finance charges are charged to the current period operations by the effective rate.

5.16 Financial instruments

The Company and its subsidiaries have no policy to speculate in or engage in the trading of any financial derivative instruments.

Financial instruments carried in the statements of financial position include cash and cash equivalents, bank overdrafts and short-term loans from financial institutions, trade accounts receivable, trade accounts payable include notes receivable and notes payable, loan. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item.

5.17 Employee benefits

Short-term employment benefits

The Company and its subsidiaries recognizes salary, wage, bonus and contributions to social security fund and provident fund as expenses when incurred.

Post-employment benefits (Defined contribution plans)

The Company and its subsidiaries and its employees have jointly established a provident fund. The fund is monthly contributed by employees and by the Company. The fund's assets are held in a separate trust fund and the Company's contributions are recognized as expenses when incurred.

Post-employment benefits (Defined benefit plans)

The Company and its subsidiaries has obligations in respect of the severance payments it must pay to the employees upon retirement under the labor law and other employee benefit plans. The Company treats these severance payment obligations as a defined benefit plan.

The obligation under the defined benefit plan is calculated based on the actuarial principles by a qualified independent actuary using the projected unit credit method. Such estimates are made based on various assumptions, including discount rate, future salary increase rate, staff turnover rate, mortality rate, and inflation rate.

Actuarial gains and losses for post-employment benefits of the employees are recognized in other comprehensive income.

5.18 Earnings per share

Earnings per share of the Company and its subsidiaries and only the Company is basis earnings per share which is calculated by dividing the net earnings for the period by the weighted average number of ordinary shares held by outside parties in issue and paid-up during the period.

5.19 Income tax

Income tax comprises current income tax and deferred tax.

Current tax

The Company and its subsidiaries records income tax expense (if any) based on the amount currently payable under the Revenue Code at the income tax rates 20% of profit before income tax, after adding back certain expenses which are non-deductible for income tax computation purposes, and less certain transactions which are exemption or allowable from income tax.

In addition to the Company and its subsidiaries computed corporate income tax based on the revenue and expense recognition principle in accordance with the Revenue Code and Instruction of the Revenue Department regarding the calculation of net profit and net income for real estate business, which differs from the accounting principles selected to apply in certain cases, such as recognition of revenue and cost of sales, capturing of interest expense and depreciation of assets under utilities system development for common facilities.

The one subsidiary records income tax expense (if any) based on the amount currently payable under the Revenue Code. Income tax is calculated at the tax rates from net profit before income tax, after adding back certain expenses which are non-deductible for income tax computation purposes, and less certain transactions which are exemption or allowable from income tax. Income tax is calculated at the rates as follows.

	Tax rate	
	2016	2015
Net profit before income tax (Baht)		
1 - 300,000	Exempt	Exempt
300,001 - 3,000,000	Exempt	10%
More than 3,000,000	Exempt	10%

Deferred tax

Deferred tax assets and liabilities are provided on the temporary differences between the carrying amount and the tax bases of assets and liabilities at the end of the reporting period. Changes in deferred tax assets and liabilities are recognized as deferred tax income or deferred tax expense which are recognized in the profit or loss except to the extent that it relates to items recognized directly in shareholders' equity or in other comprehensive income.

The deductible temporary differences are recognized as deferred tax assets when it is probable that the Company will have future taxable profit to be available against which the deferred tax assets can be utilized. The taxable temporary differences on all taxable items are recognized as deferred tax liabilities.

Deferred tax assets and liabilities are measured at the tax rates that the Company and its subsidiaries expect to apply to the period when the deferred tax assets are realized or the deferred tax liabilities are settled, based on tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period.

At the end of each reporting period, the carrying amount of deferred tax assets are reviewed and reduced the value when it is probable that the Company will have no longer the future taxable profit that is sufficient to be available against which all or some parts of deferred tax assets are utilized.

Deferred tax assets and deferred tax liabilities are offset when there is the legal right to settle on a net basis and they relate to income taxes levied by the same tax authority on the same taxable entity.

Thus, the Company and its subsidiaries offsets deferred tax assets and deferred tax liabilities for presentation in the statement of financial position, rather than presenting them separately.

5.20 Significant accounting judgments and estimates

The preparation of financial statements in conformity with generally accepted accounting principles at times requires management to make subjective judgments and estimates regarding matters that are inherently uncertain. These judgments and estimates would affect to the amount relating to incomes, expenses, assets, liabilities and disclosures of data relating to contingent assets and liabilities. The actual results may differ from amounts already estimated. Significant judgments and estimates are as follows:

5.20.1 Estimated cost for house construction project

The Company and its subsidiaries estimate costs of house construction projects based on details of the construction work, taking into account the volume and value of construction materials to be used in the project, labour costs and other miscellaneous costs to be incurred to complete the construction service, overhead expense, borrowing costs and center public utilities taking into account the direction of the movement in these costs. Estimates are reviewed regularly or whenever actual costs differ significantly from the figures used in the original estimates.

5.20.2 House building contracts

The subsidiary hiring of building house within housing project as an income by reference to the stage of completion of the construction contract activity, base on determining of the project's engineer, when the outcome of a construction contract can be estimated reliably. The stage of completion is measured by reference to surveys of works and estimates performed by the project's engineer. The management is required to make judgment and estimates based on past experience and information obtained from the project's engineer.

5.20.3 Estimated losses for house construction projects

In determining estimated expenses for house construction projects, the management is required to use judgment and relevant information to estimate losses that may be incurred from warranties and claims on the construction contract works. The estimates are made through a combination of specific reviews of construction projects, analysis of actual claims incurred and historical statistic information, among others. However, the use of different estimates and assumptions could affect the amounts of estimated expenses for construction projects.

5.20.4 Allowance for declining-in value of inventories, property development and land held for development

Allowance for declining in value of inventory

The determination of allowance for declining in the value of inventory, requires management to make judgements and estimates of the loss expected to occur. The allowance for decline in net realizable value is estimated based on the selling price expected in the ordinary course of business less selling expense. The provision for obsolete slow-moving and deteriorated inventory, is estimated based on the approximate useful life of each type of inventory. The allowance for diminution in value of inventory as determined is compared with the original balance in the books of account and the increase or decrease in the allowance for diminution in value of inventory will be recognized as cost of sales and service in profit or loss.

Allowance for declining-in value of property development and land held for development

The Company and its subsidiaries treat property development and land held for development as impaired when the management judges that there has been a significant or prolonged decline in the fair value below their cost. The management determines the devaluation of such property development and land held for development based on net realizable value.

5.20.5 Contribution to the housing estate juristic person

The Company has estimated the contribution to the housing estate juristic persons by using the rate specified by the regulator and the budgeted public utilities costs as a basis for the calculation. It has already recognized the liabilities by the ownership transfer area proportion.

5.20.6 Leases

In determining whether a lease is to be classified as an operating lease or finance lease, the management is required to use judgment regarding whether significant risk and rewards of ownership of the leased asset has been transferred, taking into consideration terms and conditions of the arrangement.

5.20.7 Allowance for doubtful accounts

In determining an allowance for doubtful accounts, the management needs to make judgment and estimates based upon, among other things, past collection history, aging profile of outstanding debts and the prevailing economic condition.

5.20.8 Allowance for impairment of investments

The Company will set the allowance for impairment of investments when the management judges that there has been a significant or prolonged decline in the fair value below their cost or where other objective evidence of impairment exists. The determination of what is "significant" or "prolonged" requires judgment

5.20.9 Investment property/Depreciation

In determining depreciation of investment property, the management is required to make estimates of the useful lives and residual values of the investment property and to review the useful lives and residual values when there are any changes.

In addition, the management is required to review investment property for impairment on a periodical basis and record the impairment loss when it is determined that the recoverable amount is lower than the carrying amount. This requires judgement regarding forecast of future revenues and expenses relating to the assets subject to the review.

5.20.10 Property plant and equipment/Depreciation

In determining depreciation of land building and equipment, the management is required to make estimates of the useful life and residual value and to review estimate useful life and residual value when there are any changes incurred to it.

In addition, the management is required to review land, building and equipment for impairment on a periodical basis and record impairment losses in the period when it is determined that their recoverable amount is lower than the carrying amount. This requires judgments regarding forecast of future revenues and expenses relating to the assets subject to the review.

5.20.11 Intangible assets

The initial recognition and measurement of intangible assets, and subsequent impairment testing, require management to make estimates of cash flows to be generated by the asset or the cash generating units and to choose a suitable discount rate in order to calculate the present value of those cash flows.

5.20.12 Deferred tax assets

Deferred tax assets are recognized for deductible temporary differences and unused tax losses to the extent that it is probable that taxable profit will be available against which the temporary differences and losses can be utilized. Significant management judgement is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and level of estimated future taxable profits.

5.20.13 Post-employment benefits under defined benefit plans

The obligation under the defined benefit plan is determined based on actuarial techniques. Such determination is made based on various assumptions, including discount rate, future salary increase rate, mortality rate and staff turnover rate.

5.20.14 Liabilities from purchasing the real estate project

The Company and its subsidiaries have estimated the value of land purchase in real estate project. The management has estimated from the value of land purchase from the existing customers of project in the past.

6. TRANSACTIONS WITH RELATED PARTIES AND COMPANIES

The Company has certain transactions with its related parties and companies. A portion of the Company's assets, liabilities, revenues, cost and expenses arose from the transactions with the related parties and companies which are related through common shareholdings and/or directors. The effects of these transactions, which are in the normal course of business, were reflected in the accompanying financial statements on the basis determined by the related parties and companies.

Detail of relation between the Company and its related parties and companies are summarized as follow :

Company's name	Country of incorporation	Type of relation
NCH 2555 Holding Co., Ltd.	Thailand	Parent company
N.C. Property Management Co., Ltd.	Thailand	Subsidiary
Quality Living Management Co., Ltd.	Thailand	Subsidiary
S.C. Construction And Decoration Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Wattana Trading Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Homemart (1999) Co., Ltd.	Thailand	Co-shareholder and director
Sap Namchai Pattana Co., Ltd.	Thailand	Co-shareholder and director
Namchai Golf Management Co., Ltd.	Thailand	Co-shareholder and director
Namchai Property Development Co., Ltd.	Thailand	Co-shareholder and director
Tanyacart Management Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Wattana Transport Partnership	Thailand	Co-shareholder and director
Precast station Co., Ltd.	Thailand	Director's relative
Mr. Somchao Tanthathoedtham	Thailand	Director
Mr. Rungsarn Nantakawong	Thailand	Director
Mrs. Patcharin Tanthathoedtham	Thailand	Director's relative
Ensure Home Co., Ltd.	Thailand	Co-shareholder and director at 40%
TPKS Real Estate Co., Ltd.	Thailand	Co-shareholder and director indirect by Busurure Home Co., Ltd at 40%

The significant transactions between the Company and its related parties and companies for the years ended December 31, 2016 and 2015 are summarized as follows :-

	Pricing basis	In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		2016	2015	2016	2015
<u>Transaction during the year</u>					
<u>Subsidiaries</u>					
Interest income					
Quality Living Management Co., Ltd.	At the rate of 3.00% p.a. and At the rate of 5.75% p.a.	-	-	156,273.93	30,027.39
N.C. Property Management Co., Ltd.	At the rate of 3.00% p.a. and At the rate of 5.75% p.a.	-	-	2,697,616.44	757,095.00
Other income - office rental					
Quality Living Management Co., Ltd.	Baht 5,000 per month	-	-	60,000.00	60,000.00
Other income - utility charges					
Quality Living Management Co., Ltd.	Baht 1,401.87 per month	-	-	16,822.44	16,822.44
Construction cost					
N.C. Property Management Co., Ltd.	At per agreement	-	-	-	28,845,792.97
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 20,000 per project	-	-	2,657,400.00	2,985,000.00

	Pricing basis	In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		2016	2015	2016	2015
<u>Related parties</u>					
Sales					
Mrs. Onusa Tanthathoedthan	Market price	4,004,046.00	-	4,004,046.00	-
Mr. Rungsarn Nuntakawong	Market price	-	4,694,697.00	-	4,694,697.00
Other income - office rental					
Precast station Co., Ltd.	Baht 10,000 per month and Baht 20,000 per month	360,000.00	360,000.00	360,000.00	360,000.00
Construction cost					
Precast station Co., Ltd.	At per agreement	61,286,031.58	62,537,694.98	61,286,031.58	62,537,694.98
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	35,930,086.42	51,319,138.20	35,930,086.42	44,493,820.24
S.C. Construction And Decoration Co., Ltd.	Market price	12,337.10	285,461.63	12,337.10	181,374.63
Land rental expense					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	495,000.00	660,000.00	495,000.00	660,000.00
Sap Namchai Pattana Co., Ltd.	Baht 55,000 per month	165,000.00	-	165,000.00	-
Golf club membership					
Namchai Golf Management Co., Ltd.	Market price	158,190.11	784,274.80	158,190.11	784,274.80
Rental a golf cart					
Tanyacart Management Co., Ltd.	Market price	5,400.00	6,000.00	5,400.00	6,000.00
Interest expenses					
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	2,099,616.44	14,818,613.55	1,608,897.26	12,527,280.82

The significant outstanding balance as at December 31, 2016 and 2015 are as follow:-

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
<u>Short-term loan to related parties</u>				
- N.C. Property Management Co., Ltd.				
Balance, beginning of year	-	-	20,500,000.00	20,500,000.00
Addition during the year	-	-	35,000,000.00	-
Deduction during the year	-	-	(1,500,000.00)	-
Balance, ending of year	-	-	54,000,000.00	20,500,000.00
- Quality Living Management Co., Ltd.				
Balance, beginning of year	-	-	1,000,000.00	-
Addition during the year	-	-	2,000,000.00	1,000,000.00
Deduction during the year	-	-	-	-
Balance, ending of year	-	-	3,000,000.00	1,000,000.00
	-	-	57,000,000.00	21,500,000.00
<u>Accrued interest</u>				
- Quality Living Management Co., Ltd.				
	-	-	-	30,027.39
- N.C. Property Management Co., Ltd.				
	-	-	2,994,726.03	297,109.59
	-	-	2,994,726.03	327,136.98

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Payable to related persons and parties				
- N.C. Property Management Co., Ltd.	-	-	3,321,884.35	3,430,069.30
- S.C. Construction And Decoration Co., Ltd.	5,117.81	15,034.57	5,117.81	14,130.42
- Sathaporn Wattana Trading Co., Ltd.	5,816,207.55	8,690,342.18	5,816,207.55	8,679,402.50
- Sathaporn Wattana Transport Partnership	-	3,500.00	-	3,500.00
- Precast station Co., Ltd.	29,860,074.00	22,523,442.98	29,860,074.00	22,523,442.98
- Namchai Golf Management Co., Ltd.	47,424.40	34,347.00	47,424.40	34,347.00
- Namchai Pattana Co., Ltd.	165,000.00	-	165,000.00	-
- Mr. Somchao Tanthathoedtham	3,439,368.62	-	3,439,368.62	-
	<u>39,333,192.38</u>	<u>31,266,666.73</u>	<u>42,655,076.73</u>	<u>34,684,892.20</u>
Short-term loan from directors				
- Mr. Somchao Tanthathoedtham				
Balance, beginning of year	64,000,000.00	157,000,000.00	29,000,000.00	117,000,000.00
Addition during the year	176,000,000.00	223,000,000.00	176,000,000.00	223,000,000.00
Deduction during the year	(159,000,000.00)	(316,000,000.00)	(124,000,000.00)	(311,000,000.00)
Balance, ending of year	<u>81,000,000.00</u>	<u>64,000,000.00</u>	<u>81,000,000.00</u>	<u>29,000,000.00</u>
Accrued interest				
- Mr. Somchao Tanthathoedtham	<u>1,533,595.89</u>	<u>2,799,856.26</u>	<u>471,815.07</u>	<u>2,228,794.52</u>

The issued short-term loans to the related companies are the promissory notes, which carried rate at 3.00% and 5.75% per annum and will be paid at call.

Loan from the directors incurred mainly intended to utilize for the Company's working capital and loan repaid.

Loan from the directors are promissory notes, which carried interest rates at 5.75% per annum and will be paid at call.

COLLATERAL WITH RELATED COMPANIES

As at December 31, 2016 and 2015, the Company had contingent liability from letters of guarantee issued by a bank on behalf of the subsidiary for electricity usage amounting to Baht 0.40 million.

MANAGEMENT BENEFIT EXPENSES

Management benefit expenses represents the benefits paid to the Company's management, such as salaries and related benefit including the benefit paid by other means. The Company's management is the persons who are defined under the Securities and Exchange Act. The management is comprised the managing director, deputy managing directors and senior managers.

Management benefit expenses for the years ended December 31, 2016 and 2015.

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
<u>Management</u>				
Management benefit expenses				
Short-term employee benefits	29,475,781.10	46,912,705.90	29,475,781.10	46,868,290.90
Post-employment benefits	1,109,293.00	905,586.00	1,109,293.00	899,309.00
Total	<u>30,585,074.10</u>	<u>47,818,291.90</u>	<u>30,585,074.10</u>	<u>47,767,599.90</u>

7. CASH AND CASH EQUIVALENTS

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Cash in hand	552,000.00	577,000.00	552,000.00	577,000.00
Cash at bank - current accounts	5,722,303.23	20,583,595.43	5,244,080.28	16,765,028.03
Cash at bank - savings accounts	6,730,656.38	8,306,554.03	4,985,810.74	6,768,528.14
Cash at bank - fixed deposit for 3 months	235,445.37	233,125.36	-	-
Total	<u>13,240,404.98</u>	<u>29,700,274.82</u>	<u>10,781,891.02</u>	<u>24,110,556.17</u>

Bank accounts are carried interest at the floating rate, which are set by the bank.

8. SHORT-TERM INVESTMENTS

Short-term investments consist of the following:

	In Baht			
	Consolidated/Separate Financial Statements			
	2016		2015	
	At cost	Fair value	At cost	Fair value
Fixed deposit for 12 months	125,291.12	125,291.12	125,707.88	125,707.88
Investments in securities held for trading				
- SCB savings fixed income fund	498,517.00	570,797.61	498,517.00	566,473.16
Total	<u>623,808.12</u>	<u>696,088.73</u>	<u>624,224.88</u>	<u>692,181.04</u>

9. INVENTORIES

Inventories consist of

	In Baht	
	Consolidated/Separate Financial Statements	
	2016	2015
Cost of houses and condominium for sales	626,595,491.53	448,245,468.56
<u>Less</u> allowance for declining value of inventories	<u>(3,720,998.99)</u>	<u>(3,720,998.99)</u>
Inventories - net	<u>622,874,492.54</u>	<u>444,524,469.57</u>

Changes in the allowance for declining value of inventories during the years are as follows:-

	In Baht	
	Consolidated/Separate Financial Statements	
	2016	2015
Beginning balance	3,720,998.99	15,485,682.34
Increase	-	2,923,507.19
Decrease	-	<u>(14,688,190.54)</u>
Ending balance	<u>3,720,998.99</u>	<u>3,720,998.99</u>

During the year 2015, the allowance for declining value of inventories decrease due to the sale of inventories.

The Company has commitment under the signed purchase and sale contract as follow:-

	Consolidated/Separate Financial Statements			
	2016		2015	
	Unit	In Million Baht	Unit	In Million Baht
House and condominium for sales	433	626.60	263	448.25
The selling contracted house and condominium	<u>(63)</u>	<u>(77.94)</u>	<u>(91)</u>	<u>(100.61)</u>
House and condominium for sale - net	<u>370</u>	<u>548.66</u>	<u>172</u>	<u>347.64</u>

As at December 31, 2016 and 2015, inventories of the Company in amount of Baht 81.56 million and Baht 87.02 million, respectively, are mortgaged as collateral for some long-term loans with local financial institutions, as discussed in Note 21.

10. PROPERTY DEVELOPMENT COSTS

10.1 Actual property development costs consist of :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Lands and land development costs	3,410,550,976.98	3,080,002,115.16	3,410,550,976.98	3,080,002,115.16
Utilities	1,020,672,985.59	922,608,912.89	1,020,672,985.59	922,608,912.89
Construction in progress	4,938,171,325.92	4,801,398,498.46	4,938,171,325.92	4,801,587,783.70
Interest capitalization	426,546,056.13	365,515,082.21	426,546,056.13	365,515,082.21
Total	9,795,941,344.62	9,169,524,608.72	9,795,941,344.62	9,169,713,893.96
<u>Less</u> transfer to inventory	(626,595,491.53)	(448,245,468.56)	(626,595,491.53)	(448,245,468.56)
transfer to cost of sale	(6,560,798,247.77)	(6,181,383,746.45)	(6,560,798,247.77)	(6,181,383,746.45)
transfer to investment property	-	-	-	-
Property development costs	<u>2,608,547,605.32</u>	<u>2,539,895,393.71</u>	<u>2,608,547,605.32</u>	<u>2,540,084,678.95</u>

As at December 31, 2016 and 2015, almost of the Company's land and construction in the projects are mortgaged as collateral against credit facilities for some long-term loans with local financial institutions, as discussed in Note 21.

For the years ended December 31, 2016 and 2015, the Company recorded the related interest expense amounting to approximately Baht 38.04 million and Baht 52.31 million, respectively, as part of property development costs. The capitalization rate for calculate interest is 5.16% and 6.19%, respectively.

10.2 DEPOSIT FOR LAND PURCHASE

As at December 25, 2016, the Company had bought lands under the agreement to buy and sell land from a person in the amounting of Baht 18 million, which was due to transferr the ownership on March 25, 2016. The Company had paid the advance payment for buying land totalling Baht 1.80 million as stated in the statement of financial position under deposit for land purchase.

In the year 2016, the Company had paid the remaining amount and was already transferred the ownership. The Company had transferred the deposit for land purchase to land under cost of land development.

10.3 OBLIGATION AND COMMITMENT UNDER REAL ESTATE PROJECTS

	Consolidated/Separate Financial Statements	
	2016	2015
Number of projects on hand, beginning of year	21	21
Number of newly open projects	3	1
Number of closing projects	(1)	(1)
Number of project, transfer to land held for development	(1)	-
Number of projects on hand, ending of year	22	21
Total current projects value (In million Baht)	12,415.14	12,823.33
Contracted sales value (In million Baht)	8,861.65	9,344.96
As percentage of total current projects value	71.38	72.87

As at December 31, 2016 and 2015, the Company has the obligation and the commitment to complete the public utility development project for projects on hand in the amount of Baht 39.27 million and Baht 128.40 million, respectively.

11. LAND HELD FOR DEVELOPMENT

Land held for development consist of the following :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Beginning balance	1,595,394,339.33	1,722,044,750.08	1,521,986,780.33	1,653,188,781.08
Increase	9,864,466.38	32,247,246.34	9,864,466.38	27,695,656.34
<u>Less</u> transfer to property development costs	<u>(140,419,773.00)</u>	<u>(158,897,657.09)</u>	<u>(140,419,773.00)</u>	<u>(158,897,657.09)</u>
Land held for development	<u>1,464,839,032.71</u>	<u>1,595,394,339.33</u>	<u>1,391,431,473.71</u>	<u>1,521,986,780.33</u>

As at December 31, 2016 and 2015, almost of the Company's land held for development in the total amount Baht 1,382.33 million and Baht 1,489.72 million, respectively are mortgaged as collateral against the credit facilities for long-term loans with a local commercial bank, as discussed in Note 21.

12. OTHER CURRENT ASSETS

Other current assets consist of the following :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Prepaid expense	3,961,539.12	3,841,247.64	3,897,709.50	3,814,729.11
Receivables - the Revenue Department	695,740.64	1,257,587.24	695,740.64	1,257,587.24
Account receivable from lawsuit	180,000.00	180,000.00	180,000.00	180,000.00
Short-term loans to employee	336,593.58	323,606.74	290,454.02	275,018.71
Advance payments on contracts				
to build condominiums	4,816,383.00	41,670.00	4,816,383.00	41,670.00
Prepaid interest	8,319,514.25	8,475,524.11	8,319,514.25	8,475,524.11
Accrued interest	-	-	2,994,726.03	327,136.98
Other account receivable	1,724,402.00	297,402.00	1,724,402.00	297,402.00
Other current assets	2,339,412.99	2,347,181.81	2,339,238.20	2,345,536.79
Total	22,373,585.58	16,764,219.54	25,258,167.64	17,014,604.94
<u>Less</u> Allowance for doubtful accounts	(2,037,556.00)	(610,556.00)	(2,037,556.00)	(610,556.00)
Net	20,336,029.58	16,153,663.54	23,220,611.64	16,404,048.94

Changes in the allowance for doubtful accounts during the years are as follows:-

	In Baht	
	Consolidated /Separate Financial Statements	
	2016	2015
Beginning balance	610,556.00	610,556.00
Increase	1,427,000.00	-
Decrease	-	-
Ending balance	2,037,556.00	610,556.00

13. DEPOSIT PLEDGED AS COLLATERAL

As at December 31, 2016 and 2015, the Company had fixed deposit amounting to Baht 8,223,297.19 and Baht 12,816,340.66, respectively, which are pledged as collateral for maintenance to public utilities, customer's loan and gasoline, as discussed in note 33.

Bank deposits are carried interest at the floating rate of the bank.

14. INVESTMENTS IN ASSOCIATED COMPANY AND SUBSIDIARIES

	Paid up shares		Ownership		EQUITY METHOD		AT COST	
	(In Baht)		(%)		Dividend (In Baht)		Amount (In Baht)	
	2016	2015	2016	2015	2016	2015	2016	2015
<u>Associated company</u>								
Ensure Home Co., Ltd.	2,000,000.00	2,000,000.00	40	40	-	30,487.13	-	240,000.00
<u>Less</u> Allowance for declining								
value of investment					-	(30,487.13)	-	(240,000.00)
Investments in associated								
Company-net					-	-	-	-
<u>Subsidiaries</u>								
N.C. Property								
Management Co., Ltd.	10,000,000.00	10,000,000.00	100	100	19,442,092.94	23,477,151.79	11,864,497.95	11,864,497.95
Quality Living								
Management Co., Ltd.	1,000,000.00	1,000,000.00	100	100	(3,145,738.16)	(2,142,061.20)	-	-
					16,296,354.78	21,335,090.59	11,864,497.95	11,864,497.95
<u>Less</u> Allowance for declining								
value of investment					-	-	-	-
Investments in subsidiaries- net								
					16,296,354.78	21,335,090.59	11,864,497.95	11,864,497.95

In October 2012, Ensure Home Company Limited, a Company’s associate and TPKE Real Estate Company Limited, associated company held by Ensure Home Company Limited, had closed down the business and registered the business dissolution with the Ministry of Commerce on December 26, 2012. During the year 2012, the Company received investment of Baht 160,000 and it is now in the process of liquidation.

In the year 2016, both associate companies has write off the remaining investment.

15. INVESTMENT PROPERTY

Property investment consist of the following :

	Consolidate/Separate Financial Statements (In Baht)				
	Balance as at	Additions	Deduction	Transfer in	Balance as at
	December 31, 2015			(out)	December 31, 2016
<u>At cost</u>					
Land	45,360,472.19	-	-	-	45,360,472.19
Residential building for lease	152,629,634.13	-	-	-	152,629,634.13
Utility	26,022,173.24	-	-	-	26,022,173.24
Furniture and fixtures	10,531,822.00	13,138.32	-	-	10,544,960.32
Total	234,544,101.56	13,138.32	-	-	234,557,239.88
<u>Less Accumulated depreciation</u>					
Residential building for lease	(5,431,184.53)	(4,418,318.42)	-	-	(9,849,502.95)
Utility	(2,602,217.28)	(3,645,618.94)	-	-	(6,247,836.22)
Furniture and fixtures	(2,106,364.48)	(2,116,193.58)	-	-	(4,222,558.06)
Total	(10,139,766.29)	(10,180,130.94)	-	-	(20,319,897.23)
Property investment-net	224,404,335.27				214,237,342.65

	Consolidate/Separate Financial Statements (In Baht)				
	Balance as at	Additions	Deduction	Transfer in	Balance as at
	December 31, 2014			(out)	December 31, 2015
<u>At cost</u>					
Land	45,360,472.19	-	-	-	45,360,472.19
Residential building for lease	-	4,637,749.42	-	147,991,884.71	152,629,634.13
Utility	-	522,112.46	-	25,500,060.78	26,022,173.24
Furniture and fixtures	-	1,611,319.84	-	8,920,502.16	10,531,822.00
Residential building for lease in progress	147,991,884.71	-	-	(147,991,884.71)	-
Utility in progress	25,500,060.78	-	-	(25,500,060.78)	-
Furniture and fixtures in progress	8,920,502.16	-	-	(8,920,502.16)	-
Total	227,772,919.84	6,771,181.72	-	-	234,544,101.56
<u>Less Accumulated depreciation</u>					
Residential building for lease	-	(5,431,184.53)	-	-	(5,431,184.53)
Utility	-	(2,602,217.28)	-	-	(2,602,217.28)
Furniture and fixtures	-	(2,106,364.48)	-	-	(2,106,364.48)
Total	-	(10,139,766.29)	-	-	(10,139,766.29)
Property investment-net	227,772,919.84				224,404,335.27

Investment property is residential building for lease and is presented at cost. The fair value of land and building structures (exclude furniture and fixtures) as at December 31, 2016 was Baht 209.86 million, which have been determined based on valuations performed by an accredited independent valuer. The fair value has been determined based on cost approach using level 3 input (see note 35.6).

For the year ended December 31, 2016 and 2015, the Company has the revenue from rental the real estates amounting to Baht 16,614,277.20 and Baht 9,296,367.49, respectively, and the cost from operating amounting for Baht 24,386,772.23 and Baht 23,487,152.29, respectively. They are recognized in the statements of comprehensive income.

As at December 31, 2016 and 2015, total amount of Company's investment property are mortgaged as collateral against facilities for long-term loans with local commercial bank, as discussed in note 21.

16. PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment consist of the following :

Consolidated Financial Statement (In Baht)					
	Balance as at	Additions	Deduction	Transfer in	Balance as at
	December 31, 2015			(out)	December 31, 2016
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	67,463,474.89	-	-	(9,092,512.54)	58,370,962.35
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	115,462,002.70	-	-	-	115,462,002.70
Sample house and sale office building	43,923,622.24	-	-	-	43,923,622.24
Building improvement	6,674,238.59	5,344,047.92	-	-	12,018,286.51
Machinery and equipment	10,214,367.72	210,790.16	(1,514,057.78)	5,400.00	8,916,500.10
Office equipment	31,301,979.30	1,192,698.68	(18,351,726.98)	-	14,142,951.00
Office equipment - under					
finance lease agreement	2,503,800.00	-	-	-	2,503,800.00
Furniture and fixtures	26,100,189.93	1,041,117.51	(14,285,609.24)	-	12,855,698.20
Vehicles	24,392,733.15	3,456,290.00	(4,788,707.52)	2,394,932.00	25,455,247.63
Vehicle - under finance lease agreement	2,400,332.00	-	-	(2,400,332.00)	-
Total	341,300,042.52	11,244,944.27	(38,940,101.52)	(9,092,512.54)	304,512,372.73
<u>Less Accumulated depreciation</u>					
Building - office	(10,203,301.02)	-	-	-	(10,203,301.02)
- clubhouse	(74,020,726.20)	(5,387,140.14)	-	-	(79,407,866.34)
Sample house and sale office building	(43,923,603.27)	-	-	-	(43,923,603.27)
Building improvement	(4,589,807.16)	(401,521.14)	-	-	(4,991,328.30)
Machinery and equipment	(7,172,152.95)	(1,576,818.12)	1,510,527.74	(905.43)	(7,239,348.76)
Office equipment	(24,288,158.54)	(2,668,281.71)	18,559,739.26	-	(8,396,700.99)
Office equipment - under finance lease					
agreement	-	(461,449.60)	-	-	(461,449.60)
Furniture and fixtures	(20,515,430.79)	(2,446,484.37)	14,352,300.05	-	(8,609,615.11)
Vehicles	(15,077,268.70)	(2,158,863.66)	3,515,169.51	(1,131,906.99)	(14,852,869.84)
Vehicle - under finance lease agreement	(850,033.86)	(282,778.56)	-	1,132,812.42	-
Total	(200,640,482.49)	(15,383,337.30)	37,937,736.56	-	(178,086,083.23)
Net	140,659,560.03				126,426,289.50
<u>Less Allowance for declining value</u>					
-building clubhouse	(2,688,933.99)	-	-	-	(2,688,933.99)
Property, plant and equipment - net	137,970,626.04				123,737,355.51

Consolidated Financial Statement (In Baht)

	Balance as at December 31, 2014	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2015
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	67,463,474.89	-	-	-	67,463,474.89
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	115,462,002.70	-	-	-	115,462,002.70
Sample house and sale office building	43,923,622.24	-	-	-	43,923,622.24
Building improvement	6,674,238.59	-	-	-	6,674,238.59
Machinery and equipment	10,127,490.17	86,877.55	-	-	10,214,367.72
Office equipment	30,348,465.84	985,934.46	(32,421.00)	-	31,301,979.30
Office equipment - under finance lease agreement	-	2,503,800.00	-	-	2,503,800.00
Furniture and fixtures	24,691,178.32	1,409,011.61	-	-	26,100,189.93
Vehicles	21,434,196.75	3,898,186.40	(939,650.00)	-	24,392,733.15
Vehicle - under finance lease agreement	2,400,332.00	-	-	-	2,400,332.00
Total	333,388,303.50	8,883,810.02	(972,071.00)	-	341,300,042.52
<u>Less Accumulated depreciation</u>					
Building - office	(10,203,301.02)	-	-	-	(10,203,301.02)
- clubhouse	(68,721,723.35)	(5,299,002.85)	-	-	(74,020,726.20)
Sample house and sale office building	(43,923,603.27)	-	-	-	(43,923,603.27)
Building improvement	(4,256,095.23)	(333,711.93)	-	-	(4,589,807.16)
Machinery and equipment	(5,509,652.70)	(1,662,500.25)	-	-	(7,172,152.95)
Office equipment	(21,386,171.98)	(2,926,697.58)	24,711.02	-	(24,288,158.54)
Furniture and fixtures	(17,829,892.80)	(2,685,537.99)	-	-	(20,515,430.79)
Vehicles	(14,414,289.40)	(1,602,625.30)	939,646.00	-	(15,077,268.70)
Vehicle - under finance lease agreement	(1,164.99)	(848,868.87)	-	-	(850,033.86)
Total	(186,245,894.74)	(15,358,944.77)	964,357.02	-	200,640,482.49
Net	147,142,408.76				140,659,560.03
<u>Less Allowance for declining value</u>					
-building clubhouse	(1,600,000.00)	(1,088,933.99)	-	-	(2,688,933.99)
Property, plant and equipment - net	145,542,408.76				137,970,626.04

Separate Financial Statement (In Baht)

	Balance as at December 31, 2015	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2016
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	67,463,474.89	-	-	(9,092,512.54)	58,370,962.35
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	115,462,002.70	-	-	-	115,462,002.70
Sample house and sale office building	43,923,622.24	-	-	-	43,923,622.24
Building improvement	6,674,238.59	5,344,047.92	-	-	12,018,286.51
Machinery and equipment	3,843,516.78	210,790.16	(1,514,057.78)	5,400.00	2,545,649.16
Office equipment	29,162,970.46	1,189,787.47	(17,005,836.79)	-	13,346,921.14
Office equipment - under finance lease agreement	2,503,800.00	-	-	-	2,503,800.00
Furniture and fixtures	25,935,297.41	1,041,117.51	(14,285,609.24)	-	12,690,805.68
Vehicles	22,881,434.23	3,456,290.00	(4,766,820.60)	2,394,932.00	23,965,835.63
Vehicle - under finance lease agreement	2,400,332.00	-	-	(2,400,332.00)	-
Total	331,113,991.30	11,242,033.06	(37,572,324.41)	(9,092,512.54)	295,691,187.41
<u>Less Accumulated depreciation</u>					
Building - office	(10,203,301.02)	-	-	-	(10,203,301.02)
- clubhouse	(74,020,726.20)	(5,387,140.14)	-	-	(79,407,866.34)
Sample house and sale office building	(43,923,603.27)	-	-	-	(43,923,603.27)
Building improvement	(4,589,807.16)	(401,521.14)	-	-	(4,991,328.30)
Machinery and equipment	(3,146,394.94)	(443,115.23)	1,510,527.74	(905.43)	(2,079,887.86)
Office equipment	(22,241,608.18)	(2,616,297.62)	17,214,001.07	-	(7,643,904.73)
Office equipment - under finance lease agreement	-	(461,449.60)	-	-	(461,449.60)
Furniture and fixtures	(20,357,253.52)	(2,443,605.87)	14,352,300.05	-	(8,448,559.34)
Vehicles	(13,665,441.33)	(2,100,088.77)	3,493,286.59	(1,131,906.99)	(13,404,150.50)
Vehicle - under finance lease agreement	(850,033.86)	(282,778.56)	-	1,132,812.42	-
Total	(192,998,169.48)	(14,135,996.93)	36,570,115.45	-	(170,564,050.96)
Net	138,115,821.82				125,127,136.45
<u>Less Allowance for declining value</u>					
-building clubhouse	(2,688,933.99)	-	-	-	(2,688,933.99)
Property, plant and equipment - net	135,426,887.83				122,438,202.46

Separate Financial Statement (In Baht)					
	Balance as at	Additions	Deduction	Transfer in	Balance as at
	December 31, 2014			(out)	December 31, 2015
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	67,463,474.89	-	-	-	67,463,474.89
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	115,462,002.70	-	-	-	115,462,002.70
Sample house and sale office building	43,923,622.24	-	-	-	43,923,622.24
Building improvement	6,674,238.59	-	-	-	6,674,238.59
Machinery and equipment	3,756,639.23	86,877.55	-	-	3,843,516.78
Office equipment	28,209,457.00	985,934.46	(32,421.00)	-	29,162,970.46
Office equipment - under finance lease agreement	-	2,503,800.00	-	-	2,503,800.00
Furniture and fixtures	24,526,285.80	1,409,011.61	-	-	25,935,297.41
Vehicles	19,922,897.83	3,898,186.40	(939,650.00)	-	22,881,434.23
Vehicle - under finance lease agreement	2,400,332.00	-	-	-	2,400,332.00
Total	323,202,252.28	8,883,810.02	(972,071.00)	-	331,113,991.30
<u>Less Accumulated depreciation</u>					
Building - office	(10,203,301.02)	-	-	-	(10,203,301.02)
- clubhouse	(68,721,723.35)	(5,299,002.85)	-	-	(74,020,726.20)
Sample house and sale office building	(43,923,603.27)	-	-	-	(43,923,603.27)
Building improvement	(4,256,095.23)	(333,711.93)	-	-	(4,589,807.16)
Machinery and equipment	(2,651,146.67)	(495,248.27)	-	-	(3,146,394.94)
Office equipment	(19,421,552.00)	(2,844,767.20)	24,711.02	-	(22,241,608.18)
Furniture and fixtures	(17,674,594.04)	(2,682,659.48)	-	-	(20,357,253.52)
Vehicles	(12,575,224.55)	(1,542,225.30)	939,646.00	-	(13,177,803.85)
Vehicle - under finance lease agreement	(488,802.47)	(848,868.87)	-	-	(1,337,671.34)
Total	(179,916,042.60)	(14,046,483.90)	964,357.02	-	(192,998,169.48)
Net	143,286,209.68				138,115,821.82
<u>Less Allowance for declining value</u>					
-building clubhouse	(1,600,000.00)	(1,088,933.99)	-	-	(2,688,933.99)
Property, plant and equipment - net	141,686,209.68				135,426,887.83

As at December 31, 2016 and 2015, land, building and sale office's building including land and some of the clubhouse building in the total amount of Baht 100.52 million, net book value amount of Baht 49.53 million and Baht 53.53 million, respectively, are mortgaged as collateral against the overdrafts and loans from two commercial banks in the total amount of Bath 25 million, as discussed in note 18.

The fixed assets had been fully depreciated but still in use, as follows:

Transaction assets	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Building - office	10,203,302.00	10,203,302.00	10,203,302.00	10,203,302.00
Building - clubhouse (tennis court)	2,536,794.06	2,536,794.06	2,536,794.06	2,536,794.06
Sample house and sale office building	12,932,000.00	41,698,978.17	12,932,000.00	41,698,978.17
Machinery and equipment	2,261,246.21	1,972,338.20	1,534,328.72	1,317,420.71
Office equipment	2,593,736.55	17,141,116.01	1,932,077.15	15,336,822.90
Furniture and fixtures	1,435,789.74	17,471,399.09	1,285,289.74	17,320,899.09
Vehicles	6,913,437.30	5,914,834.82	5,713,025.30	4,705,535.90
Total	38,876,305.86	96,938,762.35	36,136,816.97	93,119,752.83

17. INTANGIBLE ASSETS

Intangible assets consist of the following :

	In Baht			
	Consolidated/Separate Financial Statement			
	Balance as at December 31, 2015	Additions (Transfer in)	Deduction (Transfer out)	Balance as at December 31, 2016
<u>At cost</u>				
Software licenses	7,700,341.25	396,970.00	(450,812.40)	7,646,498.85
Software licenses in progress	-	2,300,500.00	-	2,300,500.00
Total	7,700,341.25	2,697,470.00	(450,812.40)	9,946,998.85
<u>Less Accumulated amortization</u>	<u>(4,587,116.19)</u>	<u>(881,027.16)</u>	<u>450,809.40</u>	<u>(5,017,333.95)</u>
Intangible assets - net	3,113,225.06			4,929,664.90

	In Baht			
	Consolidated/Separate Financial Statement			
	Balance as at December 31, 2014	Additions (Transfer in)	Deduction (Transfer out)	Balance as at December 31, 2015
<u>At cost</u>				
Software licenses	7,672,521.25	27,820.00	-	7,700,341.25
<u>Less Accumulated amortization</u>	<u>(3,630,567.87)</u>	<u>(956,548.32)</u>	<u>-</u>	<u>(4,587,116.19)</u>
Intangible assets - net	4,041,953.38			3,113,225.06

18. BANK OVERDRAFTS AND SHORT-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

This account consist of :-

	Credit line (Million Baht)		Rate	Due Date	Guarantee
	As at December 31, 2016	As at December 31, 2015			
	Bank Overdraft				
The parent company					
- The first bank	25.00	25.00	MOR per annum	At call	- By the mortgage of the Company's land and the clubhouse building.
- The second bank	20.00	20.00	MOR less 1% per annum	At call	- By the mortgage of the project's land.
- The third bank	15.00	15.00	MOR less 0.50% per annum	At call	- By the mortgage of the director's relatives land.
- The fourth bank	5.00	5.00	MOR per annum	1 year (revised annually)	- By the mortgage of the project's land.
Total Credit line	65.00	65.00			
Short-term loans					
The parent company					
- The first bank	35.00	35.00	MLR less 0.25% per annum	January 6, 2017	- By the mortgage of the director's land and construction thereon.
- The second bank	10.43	10.43	MLR less 0.50% per annum	February 3, 2017	- By the mortgage of the project's land and construction thereon and construction in the future.
- The third bank	25.00	-	MLR less 1.62% per annum	March 1, 2017	- By the mortgage of the Company's land.
- The fourth bank	120.00	120.00	MLR - 0.25%	May 26, 2017	- By the mortgage of the director's relatives land.
- The fifth bank	138.00	38.00	MOR less 1.625% per annum and MLR per annum	January 5, 2017 to March 6, 2017	- By the mortgage of the project's land and construction thereon and construction in the future.
- The sixth bank	800.00	600.00	5.35% per annum and 5.25% per annum	March 1, 2017 to May 24, 2017	- Bill of exchange at Baht 50 million endorsed names of some directors.
Total Credit line	1,128.43	803.43			
	1,193.43	868.43			

In Baht		
Consolidated/Separate Financial Statements		
2016	2015	
Bank overdrafts from the financial institutions	42,757,516.54	56,360,136.48
Short-term loans from the financial institutions	1,128,430,000.00	803,430,000.00
Total	1,171,187,516.54	859,790,136.48

Under the terms of the agreements, the Company shall strictly comply with the conditions of agreements.

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as (1) not to sell, dispose, transfer, give rent, pledge, or mortgage the Company's loan collaterals, (2) not to commit any obligation that would result in letting other persons have control or rights in the Company's assets, (3) to maintain debt-to-equity ratio is not over than 1.5:1, (4) not to pay dividend except the lender assess the payment not affect to ability of repayment loan, (5) not to decrease registered capital and (6) to grant beneficiary of the asset protection insurance to the lender, etc.

19. TRADE ACCOUNTS PAYABLE AND OTHER PAYABLE

This account consists of :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Trade accounts	101,700,010.13	79,682,759.14	101,700,010.13	79,682,759.14
Other payable	3,412,496.29	5,592,299.36	3,412,496.29	5,592,299.36
Withholding tax	1,531,638.71	5,756,226.57	1,530,567.65	5,309,553.32
Other	105,076.00	1,586,181.35	105,076.00	912,286.01
Total	<u>106,749,221.13</u>	<u>92,617,466.42</u>	<u>106,748,150.07</u>	<u>91,496,897.83</u>

20. LIABILITIES UNDER FINANCE LEASE AGREEMENT

Liabilities under finance lease agreements consisted of :

	Consolidated / Separate Financial Statements (In Baht)					
	2016			2015		
	Principal	Deferred interest	Payment	Principal	Deferred interest	Payment
Current portion due within one year	829,354.71	71,622.14	900,976.85	1,240,237.37	124,396.03	1,364,633.40
Current portion due after one year not over three years	840,201.93	71,872.02	912,073.95	1,708,746.07	104,304.72	1,813,050.79
Total	<u>1,669,556.64</u>	<u>143,494.16</u>	<u>1,813,050.80</u>	<u>2,948,983.44</u>	<u>228,700.75</u>	<u>3,177,684.19</u>

As at December 31, 2016, the Company has finance leasing office equipment with the local leasing company in the amount of Baht 2,503,800.00 (Included VAT), respectively, with a term of repayment of 36 months at Baht 70,560.00 per month (Included VAT).

As at December 31, 2015, the Company has two car leases and an office equipment lease with the local leasing company in the amount of Baht 4,718,550.00 (Included VAT), with a term of repayment of 36 months at Baht 91,095.00 - 110,056.00 per month (Included VAT).

Under the term of lease agreement referred to above, the Company shall have to comply with certain conditions and restrictions as specified in the lease agreement.

Liabilities under finance lease agreement is guaranteed by the director of the Company.

Liabilities under finance lease agreement for the portion due within one year are presented under "current liabilities" in the statement of financial position.

21. LONG-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

This account consists of :

	In Baht	
	Consolidated/Separate Financial Statements	
	2016	2015
Long-term loans from local banks		
The first bank	403,562,341.50	689,181,186.15
The second bank	450,131,224.44	474,737,298.26
The third bank	124,000,000.00	-
Total	977,693,565.94	1,163,918,484.41
Less Current portion due within one year	(329,997,870.93)	(598,088,181.92)
Long-term loans from the financial institutions - net	<u>647,695,695.01</u>	<u>565,830,302.49</u>

Movements in the long-term loans account during the year ended December 31, 2016 and 2015 are summarized below.

	In Baht	
	Consolidated/Separate Financial Statements	
	2016	2015
Beginning balance	1,163,918,484.41	1,805,364,101.33
Add: Additional borrowings during the year	977,206,563.73	678,293,952.68
Less: Repayment during the year	(1,163,431,482.20)	(1,319,739,569.60)
Ending balance	<u>977,693,565.94</u>	<u>1,163,918,484.41</u>

	Credit line (Million Baht)		Interest rate	Guarantee
	As at December 31, 2016	As at December 31, 2015		
<u>Long-term loans</u>				
Parent company				
<u>The first bank</u>				
- The first credit line	139.47	139.47	MLR less 0.50% per annum	By the mortgage of some of the project's land and construction thereon.
- The second credit line	212.00	247.00	MLR less 0.50% per annum	
- The third credit line	-	368.00	MLR less 1.00% per annum	
- The fourth credit line	-	238.95	MLR less 0.50% per annum	
- The fifth credit line	212.64	232.14	MLR less 0.50% per annum	
- The sixth credit line	-	46.10	MLR less 0.50% per annum	
- The seventh credit line	217.00	267.00	MLR less 0.50% per annum	
- The eighth credit line	264.00	264.00	MLR less 0.50% per annum	
- The ninth credit line	-	50.00	MLR per annum	
- The tenth credit line	380.75	-	MLR less 0.50% per annum	
	<u>1,425.86</u>	<u>1,852.66</u>		

	Credit line (Million Baht)		Interest rate	Guarantee
	As at December	As at December		
	31, 2016	31, 2015		
<u>The second bank</u>				
- The first credit line	65.00	65.00	MLR plus 0.50% per annum	By the mortgage of some of the project's land and construction thereon and investment property. And by the land of relatives of director.
- The second credit line	80.00	80.00	MLR plus 0.50% per annum	
- The third credit line	229.34	229.34	MLR plus 0.50% per annum	
- The fourth credit line	257.86	257.86	MLR per annum	
- The fifth credit line	347.42	347.42	MLR per annum	
- The sixth credit line	-	89.21	MLR per annum	
- The seventh credit line	279.39	-	MLR per annum	
	<u>1,259.01</u>	<u>1,068.83</u>		
<u>The third bank</u>				
- The first credit line	379.00	-	MLR less 1.00% per annum	By the mortgage of some of the project's land and construction thereon
	<u>3,063.87</u>	<u>2,921.49</u>		

As at December 31, 2016 and 2015, the Company has the credit limits that have not been withdrawn amounting to Baht 441.37 million and Baht 148.22 million.

The first bank

The first credit line

The Company had to repay the full loan amount within June 30, 2015. Later, on May 25, 2015, the Company has a letter to extend the loan payment period to March 30, 2016. Later on March 9, 2016 the Company has a letter to extend the loan payment period to March 31, 2017.

As at December 31, 2016, the Company has classified such liabilities under long - term loans from financial institutions with the portion due within 1 year in the full amount.

The second credit line

The Company had to repay the full loan amount within 3 years 6 months from the first drawdown date (May 7, 2013 and September 13, 2013).

As at December 31, 2016, the Company paid the loan in the full amount.

The third credit line

The Company had to repay the full loan amount within 2 years 6 months from the first drawdown date (August 9, 2013, September 16, 2013 and July 17, 2014).

As at December 31, 2015, the Company paid the loan in the full amount.

The fourth credit line

The Company had to repay the full loan amount within 2 years 6 months from the first drawdown date (October 9, 2013, October 31, 2013 and November 8, 2013).

As at December 31, 2015, the Company paid the loan in the full amount.

The fifth credit line

The Company had to repay the full loan amount within 2 years 6 months from the first drawdown date (October 9, 2013). As at December 31, 2016, the Company classified such liabilities under long-term loan from financial institutions with the portion due within 1 year in the full amount.

The sixth credit line

The Company had to repay the full loan amount within 1 year from the first drawdown date (November 12, 2013) on November 14, 2014. The Company submitted a request for repayment extension of the loan to August 11, 2015. Later, on December 16, 2015, the Company has a letter to extend the loan payment to February 11, 2016.

As at December 31, 2016, the Company has repaid the loan in the full amount.

The seventh credit line

The Company had to repay the full loan amount within 3 years and 6 months from the first drawdown date (February 12, 2014). As at December 31, 2016 the Company classified such liabilities under long-term loan from financial institutions with the portion due within 1 year in the full amount.

The eighth credit line

The Company had to repay the full loan amount within 1 year from the first drawdown date December 23, 2014. Later, on December 24, 2015, the Company has a letter to extend the loan repayment to December 23, 2016. Later on December 23, 2016, the Company has a letter to extend the loan repayment to December 23, 2019. However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan.

The ninth credit line

The Company had to repay the full loan amount within 2 years from the first drawdown date (December 22, 2014), and pay in quarterly basis for 4 periods. The first period is December 2015 onwards.

As at December 31, 2016, the Company paid the loan in the full amount.

The tenth credit line

The Company had to repay the full loan amount within 4 years from the first drawdown date (September 5, 2016). However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan.

The second bank

The first credit line

The Company had to repay the full loan amount within 72 months starting the first payment within 1 month from the contract signing date (April 9, 2013). As at December 31, 2016, the Company has classified such liabilities as long-term loans from financial institution with the portion due within one year.

The second credit line

The Company had to repay the full loan amount within 96 months starting the first payment within 1 month from the contract signing date (May 15, 2014). As at December 31, 2016, the Company had classified such liabilities as long-term loans from financial institution with the portion due within one year.

The third credit line

The Company had to repay the full loan amount within 72 months starting the first payment within 1 month from the contract signing date (May 20, 2013). As at December 31, 2016, the Company had classified such liabilities as long-term loans from financial institution with the portion due within one year.

The fourth credit line

The Company had to repay the full loan amount within 60 months starting the first payment within 1 month from the contract signing date (May 19, 2014). As at December 31, 2016, the Company classified such loan under long-term loans from financial institutions with the portion due within 1 year.

The fifth credit line

The Company had to repay the full loan amount within 48 months starting the first payment within 1 month from the contract signing date (December 23, 2014). In the year 2015, the Company had repaid the loans in the full amount. On August 7, 2015, a new loan agreement was prepared with the condition to pay the loan in the full amount within 66 months from the contract date. As at December 31, 2016, the Company had classified such liabilities as long-term loans from financial institution with the portion due within one year.

The sixth credit line

The Company had to repay the full loan amount within 36 months starting from the contract signing date (July 17, 2015). As at December 31, 2016, the Company paid the loan in the full amount.

The seventh credit line

The Company had to repay the full loan amount within 48 months starting the first payment within three month ending from the contract signing date (March 24, 2016). As at December 31, 2016, the Company classified such loan under long-term loans from financial institutions with the portion due within 1 year.

The third bank

The first credit line

The Company had to repay the full loan amount within December 31, 2019. However, the Company did not estimate the loan amount, which is expected to be repaid to classify current liabilities in the statement of financial position for this loan.

Compliance with other conditions

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as (1) not to sell, dispose, transfer, give rent, pledge, or mortgage the Company's loan collaterals, (2) not to commit any obligation that would result in letting other persons have control or rights in the Company's assets, (3) to maintain debt-to-equity ratio, (4) not to pay dividend except the lender assess the payment not affect the ability of loan repayment, (5) not to decrease registered capital and (6) to grant beneficiary of the asset protection from the insurance to policy the lender, etc.

22. EMPLOYEE BENEFIT OBLIGATIONS

Employee benefit obligations consists of :

The statements of financial position

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Defined benefit obligations, beginning of the years	34,772,339.00	30,602,380.00	33,841,578.00	29,698,093.00
Current service costs and interest	4,701,011.00	4,308,984.00	4,492,726.00	4,143,485.00
Employee benefit obligations paid during the year	-	-	-	-
Employee benefit obligations transfer out	-	(139,025.00)	-	-
Actuarial loss from post-employee benefit	411,925.00	-	405,656.00	-
Defined benefit obligations, ending of the years	<u>39,885,275.00</u>	<u>34,772,339.00</u>	<u>38,739,960.00</u>	<u>33,841,578.00</u>

Expense recognized in the statements of comprehensive income

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
<u>Recognized in profit (loss)</u>				
Current service costs	3,654,159.00	3,287,228.00	3,475,574.00	3,151,161.00
Interest on obligation	1,046,852.00	1,021,756.00	1,017,152.00	992,324.00
Total	<u>4,701,011.00</u>	<u>4,308,984.00</u>	<u>4,492,726.00</u>	<u>4,143,485.00</u>
<u>Current service costs</u>				
Cost of service	142,950.00	105,753.00	-	-
Selling expenses	1,131,998.00	1,097,626.00	1,131,998.00	1,097,626.00
Administrative expenses	1,269,918.00	1,178,261.00	1,234,283.00	1,154,224.00
Management benefit expenses	1,109,293.00	905,588.00	1,109,293.00	899,311.00
Finance costs	1,046,852.00	1,021,756.00	1,017,152.00	992,324.00
Total	<u>4,701,011.00</u>	<u>4,308,984.00</u>	<u>4,492,726.00</u>	<u>4,143,485.00</u>
<u>Recognized in other comprehensive income</u>				
Actuarial loss from post-employee benefit	411,925.00	-	405,656.00	-
Total	<u>411,925.00</u>	<u>-</u>	<u>405,656.00</u>	<u>-</u>
Total	<u>5,112,936.00</u>	<u>4,308,984.00</u>	<u>4,898,382.00</u>	<u>4,143,485.00</u>

The main assumptions in the estimates the financial assumptions for the Group of Company based on actuarial principles.

For the years ended December 31, 2016 and 2015.

	Percentage			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Discount rate	2.97 - 3.17	3.65 - 4.58	2.97	3.65
Salary increase rate	6.00	5.00 - 6.00	6.00	6.00
Employee turnover rate	0 - 39	0 - 43	0 - 24	0 - 23
Mortality rate (based on the table of death B.E. 2551)	100.00	100.00	100.00	100.00
Disability rate	5.00 of the mortality rate	5.00 of the mortality rate	5.00 of the mortality rate	5.00 of the mortality rate

Sensitivity analysis

The results of sensitivity analysis for significant assumptions that affect the present value of the long-term employee benefit obligations as at December 31, 2016 are summarized below:

	(Unit: Thousand Baht)			
	Consolidate Financial Statements		Separate Financial Statements	
	1% increase	1% decrease	1% increase	1% decrease
Discount rate	(3.42)	4.08	(3.41)	3.94
Salary increase rate	4.33	(3.81)	4.18	(3.68)
Employee turnover rate	(3.73)	1.20	(3.60)	1.15

The Company expects to pay Baht 0.7 million of long-term employee benefits during the next year.

23. PROVISION FOR COMPENSATION FOR HOUSING ESTATE JURISTIC PERSONS

	In Baht	
	Consolidated/Separate Financial Statements	
	2016	2015
Beginning balance	23,894,486.41	21,682,762.74
<u>Add</u> increase during the year	2,653,384.25	2,745,473.67
<u>Less</u> decrease during the year	(11,704,129.40)	(533,750.00)
Ending balance	14,843,741.26	23,894,486.41

24. LIABILITIES FROM PURCHASING THE REAL ESTATE PROJECT

The Company had an obligation under the contract to buy and sell land of a real estate project with a company under the buy and sale agreement dated December 16, 2004, and its subsidiary had an obligation under the contract to buy and sell land of a real estate project with a company under the buy and sale agreement dated March 3, 2014. The contract to buy and to sell land requires the Company has to pay for the land, including the debt burden owing to the existing customers of the project.

Liabilities from purchasing the real estate project consists of:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at December 2016	As at December 2015	As at December 2016	As at December 2015
Beginning balance	43,605,940.00	67,174,350.00	39,554,350.00	67,174,350.00
<u>Add</u> increase during the year	-	4,551,590.00	-	-
<u>Less</u> decrease from payment and reversal during the year	(11,459,000.00)	(28,120,000.00)	(10,950,000.00)	(27,620,000.00)
Liabilities from purchasing the real estate year	32,146,940.00	43,605,940.00	28,604,350.00	39,554,350.00

25. DEFERRED TAX ASSETS AND DEFERRED TAX LIABILITIES

Deferred tax assets and deferred tax liabilities as follows:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Deferred tax assets	11,539,927.05	12,132,999.68	11,539,927.05	12,132,999.68
Deferred tax liabilities	(6,970,650.67)	(10,616,674.02)	(8,692,223.23)	(11,629,257.26)
	<u>4,569,276.38</u>	<u>1,516,325.66</u>	<u>2,847,703.82</u>	<u>503,742.42</u>

25.1 Changes in deferred tax assets and deferred tax liabilities for the years ended December 31, 2016 and 2015 are summarized as follows:

	In Baht			
	Consolidated Financial Statements			Balance as at Dec. 31, 16
	Balance as at Dec. 31, 15	Revenue (expenses) during the year		
		In profit or loss	In other comprehensive income	
Deferred tax assets:				
Allowance for doubtful other receivable	-	285,400.00	-	285,400.00
Investment in associated company	48,000.00	(48,000.00)	-	-
Allowance for declining value-clubhouse	537,786.80	-	-	537,786.80
Provisions for employee benefits	6,768,315.60	898,545.20	81,131.20	7,747,992.00
Provisions for compensation for housing estate juristic persons	4,778,897.28	(1,810,149.03)	-	2,968,748.25
Total	<u>12,132,999.68</u>	<u>(674,203.83)</u>	<u>81,131.20</u>	<u>11,539,927.05</u>
Deferred tax liabilities:				
Unrealized gain on remeasuring held for trade investments	(13,591.23)	(864.89)	-	(14,456.12)
Property development costs and inventories	(10,603,082.79)	3,646,888.24	-	(6,956,194.55)
Total	<u>(10,616,674.02)</u>	<u>3,646,023.35</u>	<u>-</u>	<u>(6,970,650.67)</u>
Net	<u>1,516,325.66</u>	<u>2,971,819.52</u>	<u>81,131.20</u>	<u>4,569,276.38</u>

	In Baht				
	Consolidated Financial Statements				
	Balance as at	Revenue (expenses) during the year			Balance as at
	Dec. 31, 14	In profit or loss	In other comprehensive income		Dec. 31, 15
Deferred tax assets:					
Investment in associated company	48,000.00	-	-	48,000.00	
Allowance for declining value-clubhouse	320,000.00	217,786.80	-	537,786.80	
Provisions for employee benefits	5,967,423.60	800,892.00	-	6,768,315.60	
Provisions for compensation for housing estate juristic persons	4,336,552.55	442,344.73	-	4,778,897.28	
Total	<u>10,671,976.15</u>	<u>1,461,023.53</u>	<u>-</u>	<u>12,132,999.68</u>	
Deferred tax liabilities:					
Unrealized gain on remeasuring held for trade investments	(12,187.47)	(1,403.76)	-	(13,591.23)	
Property development costs and inventories	(10,799,637.02)	196,554.23	-	(10,603,082.79)	
Total	<u>(10,811,824.49)</u>	<u>195,150.47</u>	<u>-</u>	<u>(10,616,674.02)</u>	
Net	<u>(139,848.34)</u>	<u>1,656,174.00</u>	<u>-</u>	<u>1,516,325.66</u>	

	In Baht				
	Separate Financial Statements				
	Balance as at	Revenue (expenses) during the year			Balance as at
	Dec. 31, 15	In profit or loss	In other comprehensive income		Dec. 31, 16
Deferred tax assets:					
Allowance for doubtful other receivable	-	285,400.00	-	285,400.00	
Investment in associated company	48,000.00	(48,000.00)	-	-	
Allowance for declining value-clubhouse	537,786.80	-	-	537,786.80	
Provisions for employee benefits	6,768,315.60	898,545.20	81,131.20	7,747,992.00	
Provisions for compensation for housing estate juristic persons	4,778,897.28	(1,810,149.03)	-	2,968,748.25	
Total	<u>12,132,999.68</u>	<u>(674,203.83)</u>	<u>81,131.20</u>	<u>11,539,927.05</u>	
Deferred tax liabilities:					
Unrealized gain on remeasuring held for trade investments	(13,591.23)	(864.89)	-	(14,456.12)	
Property development costs and inventories	(11,615,666.03)	2,937,898.92	-	(8,677,767.11)	
Total	<u>(11,629,257.26)</u>	<u>2,937,034.03</u>	<u>-</u>	<u>(8,692,223.23)</u>	
Net	<u>503,742.42</u>	<u>2,262,830.20</u>	<u>81,131.20</u>	<u>2,847,703.82</u>	

	In Baht			
	Separate Financial Statements			
	Balance as at Dec. 31, 14	Revenue (expenses) during the year		Balance as at Dec. 31, 15
	In profit or loss	In other comprehensive income		
Deferred tax assets:				
Investment in associated company	48,000.00	-	-	48,000.00
Allowance for declining value-clubhouse	320,000.00	217,786.80	-	537,786.80
Provisions for employee benefits	5,939,618.60	828,697.00	-	6,768,315.60
Provisions for compensation for housing estate juristic persons	4,336,552.55	442,344.73	-	4,778,897.28
Total	<u>10,644,171.15</u>	<u>1,488,828.53</u>	<u>-</u>	<u>12,132,999.68</u>
Deferred tax liabilities:				
Unrealized gain on remeasuring held for trade investments	(12,187.47)	(1,403.76)	-	(13,591.23)
Property development costs and inventories	(11,202,534.55)	(413,131.48)	-	(11,615,666.03)
Total	<u>(11,214,722.02)</u>	<u>(414,535.24)</u>	<u>-</u>	<u>(11,629,257.26)</u>
Net	<u>(570,550.87)</u>	<u>1,074,293.29</u>	<u>-</u>	<u>503,742.42</u>

25.2 Tax expense (income)

25.2.1 Major components of tax expense (income)

For the years ended December 31, 2016 and 2015 consisted of:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Income tax expense (income) shown in profit or loss :				
Current tax expense:				
Income tax expense for the year	7,770,321.14	37,105,556.50	7,770,321.14	37,105,556.50
Deferred tax expense (income):				
Changes in temporary differences relating to the original recognition and reversal				
	(2,971,819.52)	(1,656,174.00)	(2,262,830.20)	(1,074,293.29)
Total	<u>4,798,501.62</u>	<u>35,449,382.50</u>	<u>5,507,490.94</u>	<u>36,031,263.21</u>
Recognized in other comprehensive income				
Actuarial loss from post-employee benefit	(81,131.20)	-	(81,131.20)	-

25.2.2 A numerical reconciliation between tax expense (income) and the product of accounting profit multiplied by the applicable tax rate

For the years ended December 31, 2016 and 2015 which are summarized as follows:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Accounting profit (loss) for the year	20,724,499.72	160,376,553.87	25,685,644.33	165,268,669.70
The applicable tax rate (%)	20%	15-20%	20%	20%
Tax expense (income) at the applicable tax rate	6,238,627.05	32,075,209.37	6,238,627.05	33,053,733.94
Reconciliation items:				
Tax effect of expenses that are not deductible in determining tax profit:				
- Expenses not allowed as expenses in determining taxable profit	900,700.45	3,907,923.13	1,609,689.77	3,511,279.27
Tax effect of income that are not deductible in determining tax profit	(2,340,825.88)	(533,750.00)	(2,340,825.88)	(533,750.00)
Total reconciliation items	(1,440,125.43)	3,374,173.13	(731,136.11)	2,977,529.27
Total tax expense (income)	4,798,501.62	35,449,382.50	5,507,490.94	36,031,263.21

25.2.3 A numerical reconciliation between the average effective tax rate and the applicable tax rate

For the years ended December 31, 2016 and 2015 are summarized as follows:

	Consolidated Financial Statements			
	2016		2015	
	Tax amount (Baht)	Tax rate (%)	Tax amount (Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the year	25,523,001.34		160,376,553.87	
Tax expense (income) at the applicable tax rate	6,238,627.05	24.44	32,075,209.37	20.00
Reconciliation items	(1,440,125.43)	(5.64)	3,374,173.13	2.10
Tax expense (income) at the average effective tax rate	4,798,501.62	18.80	35,449,382.50	22.10

	Separate Financial Statements			
	2016		2015	
	Tax amount (Baht)	Tax rate (%)	Tax amount (Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the year	31,193,135.27		165,268,669.70	
Tax expense (income) at the applicable tax rate	6,238,627.05	20.00	33,053,733.94	20.00
Reconciliation items	(731,136.11)	(2.34)	2,977,529.27	1.80
Tax expense (income) at the average effective tax rate	5,507,490.94	17.66	36,031,263.21	21.80

As at December 31, 2016 and 2015, a subsidiary has the accumulated tax losses less than 5 years at the amount of Baht 1.64 million and Baht 3.34 million, respectively, which the such subsidiary did not record such deferred tax assets from losses above as there is no policy to use such losses in the tax calculation for the year.

26. LEGAL RESERVE

Under the provision of the Public Limited Companies Act B.E.2535, the Company must appropriate the reserve at least 5% of its annual net income after deduction of the deficit brought forward (if any) until the reserve reaches 10% of the authorized share capital. The legal reserve is not available for dividend distribution.

A subsidiary had appropriated its legal reserve as reserve fund of which the reserve reaches 10% of the authorized share capital.

According to the resolution on the Board of Directors Meeting No. 1/2017 held on February 22, 2017, the Company had appropriated its legal reserve in the amount of Baht 1.30 million of annual net income in 2016.

According to the resolution on the Board of Directors Meeting No. 1/2016 held on February 26, 2016 the Company had appropriated its legal reserve in the amount of Baht 6.50 million of annual net income in 2015.

27. DIVIDEND

According to the General Meeting of Shareholders for the year 2016 dated April 21, 2016, it had a resolution as follows :

1. Approval to pay dividend by ordinary shares not over 59,299,253 shares at Baht 1 per share to the shareholders in the ratio of 20 existing shares per 1 dividend share, or shall be converted as dividend payment at Baht 0.05 per share totaling Baht 59.29 million. However, in case any shareholders have a fraction that cannot allocate the dividend share, the dividend will be paid in cash instead of dividend share payment at Baht 0.05 per share. The Company paid the dividend on May 9, 2016.
2. Approval to pay dividend by cash at Baht 0.005555555555180808 per share, totaling Baht 6.59 million. The Company paid the dividend on May 9, 2016.
3. Approval to decrease the registered capital from Baht 1,200,000,000 to Baht 1,185,985,052 dividing into 1,185,985,052 ordinary shares at par value of Baht 1 per share. The Company had registered to the Department of Business Development, Ministry of Commerce on April 26, 2016.
4. Approval to increase the registered capital from Baht 1,185,985,052 to Baht 1,245,284,305. The increase of 59,299,253 ordinary shares at par value of Baht 1 per share amounted to Baht 59,299,253 at the total amount of 1,245,284,305 ordinary shares. The Company had registered to the Department of Business Development, Ministry of Commerce on April 28, 2016.

At the Board of Directors Meeting of year 2015 held on April 23, 2015, the shareholders approved a dividend payment for profit for the year of 2014 to all shareholders at Baht 0.037 per share amounting to Baht 43.88 million. The Company paid the dividend on May 11, 2015.

28. CAPITAL MANAGEMENT

The primary objective of the Company and its subsidiaries' capital management are to ensure that it has an appropriate financial structure and preserve the ability to continue its business as a going concern.

According to the statement of financial position as at December 31, 2016, the Group's debt-to-equity ratio was 1.07 : 1 and 1.05 : 1, respectively and the Company's was 1.07 : 1 and 1.03 : 1, respectively.

29. PROVIDENT FUND

The Company and its subsidiaries established a contributory registered provident fund covering all permanent employees in accordance with the provident Fund Act B.E.2530.

Under the provident fund plan, employees' and Company's contributions are equivalent to certain percentages of employees' basic salaries. The employees are entitled to the Company's contributions in accordance with the rules and regulations of the fund and on the length of service with the Company. The Company and its subsidiaries appointed a fund manager to manage the fund in accordance with the terms and conditions prescribed in the Provident Fund Act B.E. 2530.

The Company and its subsidiaries's contribution for the years ended December 31, 2016 and 2015 amounted to Baht 4,015,051.85 and Baht 3,269,847.72, respectively.

The Company's contributions for the years ended December 31, 2016 and 2015 amounted to Baht 3,807,915.58 and Baht 3,059,961.26, respectively.

30. EXPENSES BY NATURE

Significant expenses by nature are as follows:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Changes in inventories (increase) decrease	(178,350,022.97)	(36,428,650.18)	(178,350,022.97)	(43,644,216.15)
Changes in property development costs				
(increase) decrease	(68,652,211.61)	107,376,599.98	(68,462,926.37)	109,299,335.99
Changes in land held for development				
(increase) decrease	130,555,306.62	126,650,410.75	130,555,306.62	131,202,000.75
Interest capitalization	38,035,098.83	52,313,176.98	38,035,098.83	52,313,176.98
Utilities and construction in progress	234,647,614.92	166,393,476.41	234,647,614.92	168,316,212.42
Purchase of lands	245,710,500.00	43,300,000.00	245,710,500.00	43,300,000.00
Employee benefit expenses	122,858,501.97	152,541,582.78	115,988,803.13	142,432,518.14
Depreciation and amortization expenses	26,444,495.40	26,455,259.38	25,197,155.03	25,142,798.51

31. FINANCE COSTS

Finance costs consists of :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2016	2015	2016	2015
Interest paid and payable to				
- Financial institutions	100,181,431.70	123,382,752.28	100,181,431.70	123,382,752.28
- Related parties	2,099,616.44	14,818,614.35	1,608,897.26	12,527,280.82
Employee benefit obligations	1,046,852.00	1,021,756.00	1,017,152.00	992,324.00
Fee for obtaining loans from				
financial institutions	1,246,796.00	1,854,810.00	1,246,796.00	1,854,810.00
Finance lease interest	85,206.60	54,368.41	85,206.60	54,368.41
Total	104,659,902.74	141,132,301.04	104,139,483.56	138,811,535.51
<u>Less</u> capitalized as part of property				
development costs	(38,035,098.83)	(52,313,176.98)	(38,035,098.83)	(52,313,176.98)
Net	66,624,803.91	88,819,124.06	66,104,384.73	86,498,358.53

32. EARNINGS PER SHARE

Basic earnings per share is calculated by dividing profit (loss) for the period by weighted average number of ordinary shares that are issued and paid during the period after adjusting the number of ordinary shares to reflect the impact of the stock dividend. The prior period's basic earnings per share has been recalculated as if the stock dividend had been distributed at the beginning of the earliest year reported.

		Consolidated Financial Statements		Separate Financial Statements	
		2016	2015	2016	2015
			(Restated)		(Restated)
Profit for the year	(Baht)	20,724,499.72	124,927,171.37	25,685,644.33	129,237,406.49
Weighted average number of ordinary shares	(Shares)	1,245,283,691	1,245,283,691	1,245,283,691	1,245,283,691
Basic earning per share	(Baht per share)	0.017	0.100	0.021	0.104

33. SEGMENT INFORMATION

Operating segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance.

The business operation of the Company and its subsidiaries mainly involve real estate, contractor and property management services, which has main geographical operation in Thailand. Segment performance is considered by revenue and profit in each unit, and is also measured based on the group operating profit or loss, on a basis consistent with used to measure operating profit or loss in the financial statement. The Company and its subsidiaries information for the years ended December 31, 2016 and 2015 by segments are as follow.

For the year ended December 31, 2016 (In Baht)

	Real Estate		Rental and services	Contractor	Property manager services	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment					DR.	CR.	
Revenues									
Sales	1,006,005,808.60	395,670,732.04	-	-	-	1,401,676,540.64	-	-	1,401,676,540.64
Rental income and service	-	-	16,613,315.86	-	6,594,150.00	23,207,465.86	(2,657,400.00)	-	20,550,065.86
Other income	10,217,429.05	6,403,631.66	961.34	4,508.79	47,633.66	16,674,164.50	(2,930,712.81)	-	13,743,451.69
Total revenues	<u>1,016,223,237.65</u>	<u>402,074,363.70</u>	<u>16,614,277.20</u>	<u>4,508.79</u>	<u>6,641,783.66</u>	<u>1,441,558,171.00</u>			<u>1,435,970,058.19</u>
Expenses									
Cost of sales	685,562,742.46	260,103,826.94	-	-	-	945,666,569.40	-	(189,285.24)	945,477,284.16
Cost for rent and service	-	-	16,802,264.03	-	3,705,070.89	20,507,334.92	-	-	20,507,334.92
Selling expenses	130,922,721.12	45,214,753.46	-	-	-	176,137,474.58	-	-	176,137,474.58
Administrative expenses	106,672,776.81	60,275,465.94	1,474,733.69	1,678,184.38	3,748,146.80	173,849,307.62	-	(2,734,222.44)	171,115,085.18
Management benefit expenses	21,660,746.90	8,570,194.72	354,132.48	-	-	30,585,074.10	-	-	30,585,074.10
Finance cost	51,116,960.94	9,231,781.76	5,755,642.03	3,188,335.62	185,973.93	69,478,694.28	-	(2,853,890.37)	66,624,803.91
Total expenses	<u>995,935,948.23</u>	<u>383,396,022.82</u>	<u>24,386,772.23</u>	<u>4,866,520.00</u>	<u>7,639,191.62</u>	<u>1,416,224,454.90</u>			<u>1,410,447,056.85</u>
Income (loss) by segments	<u>20,287,289.42</u>	<u>18,678,340.88</u>	<u>(7,772,495.03)</u>	<u>(4,862,011.21)</u>	<u>(997,407.96)</u>	<u>25,333,716.10</u>			<u>25,523,001.34</u>
Tax expenses (income)									<u>4,798,501.62</u>
Profit (loss) for the year									<u>20,724,499.72</u>
Other comprehensive income									
Item that will not be reclassified to profit or loss									
Actuarial loss from post-employee benefit, net of income tax									(330,793.80)
Items that maybe classified subsequently to profit or loss									-
Total comprehensive income for the year									<u>20,393,705.92</u>
As at December 31, 2016									
Inventories	<u>204,474,434.48</u>	<u>418,400,058.06</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>622,874,492.54</u>			<u>622,874,492.54</u>
Property development costs	<u>2,246,727,915.21</u>	<u>361,819,690.11</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,608,547,605.32</u>			<u>2,608,547,605.32</u>
Investment property	<u>-</u>	<u>-</u>	<u>214,237,342.65</u>	<u>-</u>	<u>-</u>	<u>214,237,342.65</u>			<u>214,237,342.65</u>
Property, plant and equipment	<u>118,607,393.06</u>	<u>3,114,907.60</u>	<u>715,901.80</u>	<u>1,271,668.64</u>	<u>27,484.41</u>	<u>123,737,355.51</u>			<u>123,737,355.51</u>

For the year ended December 31, 2015 (In Baht)

	Real Estate		Rental and services	Contractor	Property manager services	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment					DR.	CR.	
Revenues									
Sales	1,722,852,590.00	384,361,966.54	-	-	-	2,107,214,556.54	-	-	2,107,214,556.54
Construction income	-	-	-	28,845,792.97	-	28,845,792.97	(28,845,792.97)	-	-
Rental income and service	-	-	9,296,367.49	-	7,245,000.00	16,541,367.49	(2,985,000.00)	-	13,556,367.49
Other income	13,326,413.10	3,875,127.61	-	206,851.30	16,528.22	17,424,920.23	(863,944.83)	-	16,560,975.40
Total revenues	<u>1,736,179,003.10</u>	<u>388,237,094.15</u>	<u>9,296,367.49</u>	<u>29,052,644.27</u>	<u>7,261,528.22</u>	<u>2,170,026,637.23</u>			<u>2,137,331,899.43</u>
Expenses									
Cost of sales	1,143,785,748.60	266,834,958.25	-	-	-	1,410,620,706.85	-	(2,111,281.54)	1,408,509,425.31
Cost of construction	-	-	-	28,657,247.44	-	28,657,247.44	-	(28,657,247.44)	-
Cost for rent and service	-	-	15,194,083.04	-	5,209,672.72	20,403,755.76	-	-	20,403,755.76
Selling expenses	180,060,822.72	50,265,093.71	-	-	-	230,325,916.43	-	-	230,325,916.43
Administrative expenses	163,474,124.21	12,424,152.47	2,138,853.61	2,239,591.13	3,863,933.12	184,140,654.54	-	(3,061,822.44)	181,078,832.10
Management benefit expenses	47,767,599.90	-	-	-	50,692.00	47,818,291.90	-	-	47,818,291.90
Finance cost	75,725,974.79	4,618,168.10	6,154,215.64	3,048,428.53	59,459.39	89,606,246.45	-	(787,122.39)	88,819,124.06
Total expenses	<u>1,610,814,270.22</u>	<u>334,142,372.53</u>	<u>23,487,152.29</u>	<u>33,945,267.10</u>	<u>9,183,757.23</u>	<u>2,011,572,819.37</u>			<u>1,976,955,345.56</u>
Income (loss) by segments	<u>125,364,732.88</u>	<u>54,094,721.62</u>	<u>(14,190,784.80)</u>	<u>(4,892,622.83)</u>	<u>(1,922,229.01)</u>	<u>158,453,817.86</u>			<u>160,376,553.87</u>
Tax expenses (income)									<u>35,449,382.50</u>
Profit (loss) for the year									<u>124,927,171.37</u>
As at December 31, 2015									
Inventories	<u>287,755,278.65</u>	<u>156,769,190.92</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>444,524,469.57</u>	<u>-</u>	<u>-</u>	<u>444,524,469.57</u>
Property development costs	<u>1,893,788,635.16</u>	<u>646,296,043.79</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,540,084,678.95</u>	<u>-</u>	<u>(189,285.24)</u>	<u>2,539,895,393.71</u>
Investment property	<u>-</u>	<u>-</u>	<u>224,404,335.27</u>	<u>-</u>	<u>-</u>	<u>224,404,335.27</u>			<u>224,404,335.27</u>
Property, plant and equipment	<u>127,340,568.74</u>	<u>7,092,261.95</u>	<u>994,057.14</u>	<u>2,484,269.46</u>	<u>59,468.75</u>	<u>137,970,626.04</u>			<u>137,970,626.04</u>

34. COMMITMENT AND CONTINGENT LIABILITIES

34.1 The Company has entered into lease for the commercial buildings, sale office building, land and other services.

As at December 31, 2016, the Company is obligated to pay the rent and service as follows:

<u>Payable within:</u>	<u>Million Baht</u>
1 year	2.67
2 to 3 years	1.42

34.2 As at December 31, 2016, the Company and its subsidiaries had contingent liabilities from letters of guarantees issued by three banks to government agency and third parties, are as follows:

	<u>Million Baht</u>	
	<u>Consolidated</u>	<u>Separate</u>
	<u>Financial Statements</u>	<u>Financial Statements</u>
- Guarantee for electricity, water and others	14.21	13.81
- Guarantee fund for maintenance to public utilities	175.39	175.39

34.3 As at December 31, 2016, the Company had contingent liabilities to a bank from the guarantee on the customer's loan amounting to Baht 0.65 million and gasoline amounting to Baht 0.22 million (see note 13).

35. FINANCIAL INSTRUMENTS

35.1 Accounting policies

Details of significant accounting policies and methods adopted, including criteria for recognition of revenues and expenses relating to financial assets and financial liabilities are disclosed in note 5.

35.2 Financial risk management for financial instruments

The Company and its subsidiaries manage their financial risk that may arise in the financial assets and financial liabilities in normal course of business by using generally internal management and control system and the Company and its subsidiaries do not hold or issue any derivative instruments. The significant financial assets and financial liabilities of the Company and its subsidiaries comprise cash and cash equivalents, bank overdrafts and short-term loans from the financial institutions, trade account receivable and payable, include notes receivable and notes payable, loans, liabilities under the finance lease agreement.

35.3 Interest Rate Risk

The Company and its subsidiaries have the significant interest rate risks in relation to deposit at the financial institutions, bank overdrafts and short-term loans from the financial institutions, long-term loans from the financial institutions, loan from the director and short-term loan from the related parties and companies. Interest rate risk arises from the interest rate changes, which cause damage to the Company and its subsidiaries in the current period and in the future.

As at December 2016 and 2015, the significant financial assets and financial liabilities classified by types of interest rates were as follows:

	In Baht			
	Consolidated Financial Statement			
	As at December 31, 2016			
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	6,730,656.38	235,445.37	6,274,303.23	13,240,404.98
Short-term investments	-	125,291.12	570,797.61	696,088.73
Deposit pledged as collateral	-	8,223,297.19	-	8,223,297.19
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans				
from the financial institutions	42,757,516.54	1,128,430,000.00	-	1,171,187,516.54
Trade notes payable	-	-	47,494,324.79	47,494,324.79
Trade accounts payable and other payable	-	-	106,749,221.13	106,749,221.13
Liabilities under the finance lease agreement	-	1,669,556.64	-	1,669,556.64
Long-term loans from financial institutions	977,693,565.94	-	-	977,693,565.94
Short-term loan from director	-	81,000,000.00	-	81,000,000.00
In Baht				
Consolidated Financial Statement				
As at December 31, 2015				
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	8,306,554.03	233,125.36	21,160,595.43	29,700,274.82
Short-term investments	-	125,707.88	566,473.16	692,181.04
Deposit pledged as collateral	-	12,816,340.66	-	12,816,340.66
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans				
from the financial institutions	259,790,136.48	600,000,000.00	-	859,790,136.48
Trade notes payable	-	-	68,971,121.03	68,971,121.03
Trade accounts payable and other payable	-	-	92,617,466.42	92,617,466.42
Liabilities under the finance lease agreement	-	2,948,983.44	-	2,948,983.44
Long-term loans from financial institutions	1,163,918,484.41	-	-	1,163,918,484.41
Short-term loan from director	-	64,000,000.00	-	64,000,000.00

	In Baht			
	Separate Financial Statement			
	As at December 31, 2016			
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	4,985,810.74	-	5,796,080.28	10,781,891.02
Short-term investments	-	125,291.12	570,797.61	696,088.73
Short-term loan to related parties	-	57,000,000.00	-	57,000,000.00
Deposit pledged as collateral	-	8,223,297.19	-	8,223,297.19
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans				
from the financial institutions	42,757,516.54	1,128,430,000.00	-	1,171,187,516.54
Trade notes payable	-	-	47,494,324.79	47,494,324.79
Trade accounts payable and other payable	-	-	106,748,150.07	106,748,150.07
Liabilities under the finance lease agreement	-	1,669,556.64	-	1,669,556.64
Long-term loans from financial institutions	977,693,565.94	-	-	977,693,565.94
Short-term loan from director	-	81,000,000.00	-	81,000,000.00

	In Baht			
	Separate Financial Statement			
	As at December 31, 2015			
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	6,768,528.14	-	17,342,028.03	24,110,556.17
Short-term investments	-	125,707.88	566,473.16	692,181.04
Short-term loan to related parties	-	21,500,000.00	-	21,500,000.00
Deposit pledged as collateral	-	12,816,340.66	-	12,816,340.66
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans				
from the financial institutions	259,790,136.48	600,000,000.00	-	859,790,136.48
Trade notes payable	-	-	68,971,121.03	68,971,121.03
Trade accounts payable and other payable	-	-	91,496,897.83	91,496,897.83
Liabilities under the finance lease agreement	-	2,948,983.44	-	2,948,983.44
Long-term loans from financial institutions	1,163,918,484.41	-	-	1,163,918,484.41
Short-term loan from director	-	29,000,000.00	-	29,000,000.00

35.4 Foreign currency risk

As at December 31, 2016 and 2015, the Company has no exchange rate risk since it has no trade accounts receivable and accounts payable in foreign currency outstanding on the statement of financial position. The Company did not enter into forward contracts for hedging against exchange rate risk.

35.5 Liquidity risk

The Company manages its liquidity risk by maintaining adequate level of cash and cash equivalents to support the Company's operations as well as securing short-term credit facilities from financial institutions for reserve as necessary and to reduce the impact of fluctuations in cash flow.

35.6 Fair value of financial instruments

The Company uses the market approach to measure and disclosure their assets and liabilities that are required to be measured or disclosure at fair value by relevant financial reporting standards, except that the cost approach or income approach is used when there is no active market or when a quoted market price is not available.

Fair value hierarchy

Level 1 - Use of quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 - Use of inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (e.g. prices) or indirectly (e.g. derived from prices).

Level 3 - Use of unobservable inputs such as estimates of future cash flows.

As at December 31, 2016, the Company had the following assets and liabilities that were measured at fair value using different levels of inputs as follows :-

	In Baht			
	Consolidated/Separate Financial Statements			
	Level 1	Level 2	Level 3	Total
Assets measured at fair value				
Current investments				
Open fund	-	498,517.00	-	498,517.00
Total	-	498,517.00	-	498,517.00

During the current period, there were no transfers within the fair value hierarchy.

Valuation techniques and inputs to level 2

The fair value of investments in open fund that are not listed on the Stock Exchange of Thailand has been determined by using the net assets value per unit as announced by the fund manager.

As at December 31, 2016, the financial assets and liabilities that are not measured at fair value (fair value disclosure) represented by the fair value hierarchy are as follows :

	Consolidated/Separate Financial Statements				
	Net book value	Fair value (Baht)			
	(Baht)	Level 1	Level 2	Level 3	Total
Assets disclosed at fair value					
Investment property	207,914,940.39	-	-	209,860,000.00	209,860,000.00

Valuation techniques and inputs to level 3

The fair value of investment property is calculated by using the cost approach in determining the asset value. Land is used to compare with the market price and the replacement cost approach is used for building.

36. THE REVISED ACCOUNTING STANDARDS ARE NOT YET EFFECTIVE IN THE CURRENT YEAR

The Federation of Accounting Professions (FAP) has issued Notifications to mandate the use of accounting standards, financial reporting standards, and interpretations of accounting and financial reporting standards that are revised.

These revised accounting standards which are effective for the fiscal year beginning on or after January 1, 2017 are as follows:

TAS 1 (revised 2016)	Presentation of Financial Statements
TAS 2 (revised 2016)	Inventories
TAS 7 (revised 2016)	Statement of Cash Flows
TAS 8 (revised 2016)	Accounting Policies, Changes in Accounting Estimates and Errors
TAS 10 (revised 2016)	Events After the Reporting Period
TAS 11 (revised 2016)	Construction Contracts
TAS 12 (revised 2016)	Income Taxes
TAS 16 (revised 2016)	Property, Plant and Equipment
TAS 17 (revised 2016)	Leases
TAS 18 (revised 2016)	Revenue
TAS 19 (revised 2016)	Employee Benefits
TAS 20 (revised 2016)	Accounting for Government Grants and Disclosure of Government Assistance
TAS 21 (revised 2016)	The Effects of Changes in Foreign Exchange Rates
TAS 23 (revised 2016)	Borrowing Costs
TAS 24 (revised 2016)	Related Party Disclosures
TAS 26 (revised 2016)	Accounting and Reporting by Retirement Benefit Plans
TAS 27 (revised 2016)	Separate Financial Statements
TAS 28 (revised 2016)	Investments in Associates and Joint Ventures
TAS 29 (revised 2016)	Financial Reporting in Hyperinflationary Economies
TAS 33 (revised 2016)	Earnings Per Share
TAS 34 (revised 2016)	Interim Financial Reporting
TAS 36 (revised 2016)	Impairment of Assets

TAS 37 (revised 2016)	Provisions, Contingent Liabilities and Contingent Assets
TAS 38 (revised 2016)	Intangible assets
TAS 40 (revised 2016)	Investment Property
TAS 41 (revised 2016)	Agriculture
TAS 104 (revised 2016)	Accounting for Trouble Debt Restructuring
TAS 105 (revised 2016)	Accounting for Investments in Debt and Equity Securities
TAS 107 (revised 2016)	Financial Instruments Disclosure and Presentation
TFRS 2 (revised 2016)	Share-Based Payment
TFRS 3 (revised 2016)	Business Combinations
TFRS 4 (revised 2016)	Insurance Contracts
TFRS 5 (revised 2016)	Non-current Assets Held for Sale and Discontinued Operations
TFRS 6 (revised 2016)	Exploration for and Evaluation of Mineral Resource
TFRS 8 (revised 2016)	Operating Segments
TFRS 10 (revised 2016)	Consolidated Financial Statements
TFRS 11 (revised 2016)	Joint Arrangements
TFRS 12 (revised 2016)	Disclosure of Interests in Other Entities
TFRS 13 (revised 2016)	Fair Value Measurement
TSIC 10 (revised 2016)	Government Assistance - No Specific Relation to Operating Activities
TSIC 15 (revised 2016)	Operating Leases - Incentives
TSIC 25 (revised 2016)	Income Taxes - Changes in the Tax Status of an Entity or its Shareholders
TSIC 27 (revised 2016)	Evaluating the Substance of Transactions Involving the Legal Form of a Lease
TSIC 29 (revised 2016)	Service Concession Arrangements: Disclosure
TSIC 31 (revised 2016)	Revenue-Barter Transactions Involving Advertising Services
TSIC 32 (revised 2016)	Intangible Assets - Web Site Costs
TFRIC 1 (revised 2016)	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4 (revised 2016)	Determining whether an Arrangement contains a Lease
TFRIC 5 (revised 2016)	Right to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds
TFRIC 7 (revised 2016)	Applying the Restatement Approach under TAS 29 (revised 2016) Financial Reporting in Hyperinflationary Economics
TFRIC 10 (revised 2016)	Interim Financial Reporting and Impairment

TFRIC 12 (revised 2016)	Service Concession Arrangements
TFRIC 13 (revised 2016)	Customer Loyalty Programmes
TFRIC 14 (revised 2016)	TAS 19 (revised 2016)-The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
TFRIC 15 (revised 2016)	Agreements for the Construction of Real Estate
TFRIC 17 (revised 2016)	Distributions of Non - cash Assets to Owners
TFRIC 18 (revised 2016)	Transfers of Assets from Customers
TFRIC 20 (revised 2016)	Stripping Costs in the Production Phase of a Surface Mine
TFRIC 21 (revised 2016)	Levies

The management of the Company and its subsidiaries believe that these accounting standards, financial reporting standards, accounting standard interpretations and financial reporting standards interpretations which are revised will not have any significant impact on the financial statements for the year when they are initially applied.

37. AUTHORIZATION FOR ISSUE OF FINANCIAL STATEMENTS

These financial statements were authorized for issue by Company's directors on February 22, 2017.