

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

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**REVIEWED REPORT AND INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH AND SIX-MONTH PERIODS ENDED JUNE 30, 2012 AND 2011**

AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

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

I have reviewed the accompanying consolidated statements of financial position of N.C. Housing Public Company Limited and its subsidiaries as at June 30, 2012 and the related consolidated statements of comprehensive income for the three-month and six-month periods ended June 30, 2012 and 2011, changes in shareholders' equity and cash flows for the six-month periods ended June 30, 2012 and 2011 and selected explanatory notes, and the statements of financial position of N.C. Housing Public Company Limited as at June 30, 2012, and the related statements of comprehensive income for the three-month and six-month periods ended June 30, 2012 and 2011, changes in shareholders' equity and cash flows for the six-month periods ended June 30, 2012 and 2011. Management is responsible for the preparation and presentation of this interim financial information in accordance with the accounting standards No. 34 "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

SCOPE OF REVIEW

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

CONCLUSION

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with the accounting standards No. 34 "Interim Financial Reporting".

COMPARATIVE STATEMENT OF FINANCIAL POSITION AS AT DECEMBER 31, 2011

I have previously audited the consolidated financial statements and separate financial statements for the year ended December 31, 2011 of N.C. Housing Public Company Limited in accordance with generally accepted auditing standards and expressed an unqualified opinion on those statements in my report dated February 22, 2012, The consolidated statement of financial position and separate statement of financial position as at December 31, 2011, presented herewith for comparative purposes, was a part of the financial statements referred to above. I have not performed any auditing procedures since that date.

(Miss Wannisa Ngambuathong)

Certified Public Accountant

Registration No. 6838

Dharmniti Auditing Company Limited

Bangkok, Thailand

August 10, 2012

2012/844/0248

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF FINANCIAL POSITION

ASSETS

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at June	As at December	As at June	As at December
Note		30, 2012	31, 2011	30, 2012	31, 2011
CURRENT ASSETS					
	Cash and cash equivalents	44,701	78,533	41,963	67,805
	Short-term investments	647	18,734	647	641
	Trade accounts receivable	5	152	264	-
	Inventories	6, 15	332,458	321,113	322,933
	Property development costs	7, 15	1,384,638	1,322,470	1,386,086
	Land held for development	7.3, 15	1,348,183	1,370,819	1,347,826
	Other current assets	7.3	41,537	12,545	35,950
	Total current assets		3,152,316	3,124,478	3,135,405
NON-CURRENT ASSETS					
	Deposit pledged as collateral	8	1,091	1,087	870
	Investment in associated company	9	137	39	400
	Investment in subsidiaries	9	-	-	11,864
	Property, plant and equipment	10	179,062	178,338	178,086
	Intangible assets	11	4,508	3,884	4,508
	Withholding income tax		284	252	-
	Other non-current assets		3,096	2,676	3,096
	Total non-current assets		188,178	186,276	198,824
	TOTAL ASSETS		3,340,494	3,310,754	3,334,229

Notes to interim financial statements form an integral part of these statement

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

LIABILITIES AND SHAREHOLDERS' EQUITY

		In Thousand Baht				
		Consolidated Financial Statements		Separate Financial Statements		
		As at June	As at December	As at June	As at December	
Note		30, 2012	31, 2011	30, 2012	31, 2011	
CURRENT LIABILITIES						
	Bank overdrafts and short-term loans					
	from the financial institutions	12	224,559	165,032	224,559	165,032
	Trade notes payable		39,849	33,143	39,849	33,143
	Trade accounts payable and other payable		76,322	69,546	74,369	66,431
	Accrued expenses	4	23,799	28,835	23,724	28,487
	Payable to related parties	4	35,016	24,422	43,555	29,273
	Current portion of liabilities under					
	the finance lease agreement	14	663	881	663	881
	Short-term loan from related parties	4	-	-	9,500	-
	Corporate income tax payable		5,736	106,255	5,736	105,470
	Unrealized income	13	43,618	52,184	43,618	52,184
	Retention from contractors		61,245	59,281	59,880	57,736
	Other current liabilities		2,478	3,438	1,394	2,366
	Total current liabilities		513,285	543,017	526,847	541,003
NON-CURRENT LIABILITIES						
	Liabilities under the finance lease agreement	14	273	502	273	502
	Long-term loans from the financial institutions	15	516,932	403,068	516,932	403,068
	Employee benefit obligations	16	22,558	20,907	22,274	20,677
	Provision for compensation for housing estate juristic persons		11,883	8,942	11,883	8,942
	Payable for purchase of land held for development	17	115,772	115,772	115,772	115,772
	Total non-current liabilities		667,418	549,191	667,134	548,961
	TOTAL LIABILITIES		1,180,703	1,092,208	1,193,981	1,089,964

Notes to interim financial statements form an integral part of these statement

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

LIABILITIES AND SHAREHOLDERS' EQUITY (CONT.)

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at June	As at December	As at June	As at December
Note		30, 2012	31, 2011	30, 2012	31, 2011
SHAREHOLDERS' EQUITY					
Share capital					
Authorized share capital					
1,200,000,000 ordinary shares					
of Baht 1.00 each					
		1,200,000	1,200,000	1,200,000	1,200,000
Issued and paid-up share capital					
1,185,985,052 ordinary shares capital					
of Baht 1.00 each					
		1,185,985	1,185,985	1,185,985	1,185,985
Paid-in capital					
Premium on share capital					
		577,530	577,530	577,530	577,530
Retained earnings					
Appropriated - legal reserve					
18		44,750	44,750	43,750	43,750
Unappropriated					
		351,526	410,281	332,983	391,252
Total equity attributable to company's shareholders					
		2,159,791	2,218,546	2,140,248	2,198,517
Non-controlling interests					
		-	-	-	-
Other components of equity					
		-	-	-	-
TOTAL SHAREHOLDER'S EQUITY					
		2,159,791	2,218,546	2,140,248	2,198,517
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY					
		3,340,494	3,310,754	3,334,229	3,288,481

Notes to interim financial statements form an integral part of these statement

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF COMPREHENSIVE INCOME

FOR THE THREE-MONTH PERIODS ENDED JUNE 30, 2012 AND 2011

In Thousand Baht					
		Consolidated Financial Statements		Separate Financial Statements	
Note	2012	2011	2012	2011	
REVENUES					
	408,744	449,543	408,744	449,543	
Sales					
	1,138	745	-	-	
Service income					
	6,805	1,747	6,735	1,723	
Other income	4				
Total Revenues	416,687	452,035	415,479	451,266	
EXPENSES					
	265,535	307,259	265,665	307,276	
Cost of sales	4				
	745	927	-	-	
Cost of service					
	48,239	49,587	48,239	49,587	
Selling expenses					
	34,567	28,812	33,740	28,737	
Administrative expenses	4				
	7,613	8,527	7,570	8,484	
Management benefit expenses	4				
	3,818	5,466	3,835	5,485	
Finance costs	4				
Total Expenses	360,517	400,578	359,049	399,569	
Share of profit from investment in an associated company	90	(210)	-	-	
Income (loss) before corporate income tax	56,260	51,247	56,430	51,697	
Corporate income tax	21				
	11,982	18,679	12,016	18,679	
Profit (loss) for the period	44,278	32,568	44,414	33,018	
Other comprehensive income	-	-	-	-	
Total comprehensive income for the period	44,278	32,568	44,414	33,018	
Profit (loss) attributable to					
	44,278	32,568	44,414	33,018	
Shareholders' equity of the parent company					
	-	-	-	-	
Non-controlling interests	44,278	32,568	44,414	33,018	
Total comprehensive income attributable to					
	44,278	32,568	44,414	33,018	
Shareholders' equity of the parent company					
	-	-	-	-	
Non-controlling interests	44,278	32,568	44,414	33,018	
BASIC EARNINGS PER SHARE OF					
THE PARENT COMPANY					
20					
Profit (loss) for the period (Baht per share)	0.037	0.027	0.037	0.028	

Notes to interim financial statements form an integral part of these statement

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF COMPREHENSIVE INCOME

FOR THE SIX-MONTH PERIODS ENDED JUNE 30, 2012 AND 2011

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Note		2012	2011	2012	2011
REVENUES					
	Sales	622,605	742,655	622,605	742,655
	Service income	2,338	1,525	-	-
	Other income	4	8,752	4,676	8,594
	Total Revenues	633,695	748,856	631,199	747,301
EXPENSES					
	Cost of sales	4	417,817	504,849	417,956
	Cost of service	1,660	1,703	-	-
	Selling expenses	92,607	91,317	92,607	91,317
	Administrative expenses	4	63,272	59,117	61,831
	Management benefit expenses	4	15,176	15,312	15,090
	Finance costs	4	6,935	8,949	6,950
	Total Expenses	597,467	681,247	594,434	679,391
	Share of profit from investment in an associated company	98	(210)	-	-
	Income (loss) before corporate income tax	36,326	67,399	36,765	67,910
	Corporate income tax	21	12,063	26,346	12,016
	Profit (loss) for the period	24,263	41,053	24,749	41,564
	Other comprehensive income	-	-	-	-
	Total comprehensive income for the period	24,263	41,053	24,749	41,564
Profit (loss) attributable to					
	Shareholders' equity of the parent company	24,263	41,053	24,749	41,564
	Non-controlling interests	-	-	-	-
		24,263	41,053	24,749	41,564
Total comprehensive income attributable to					
	Shareholders' equity of the parent company	24,263	41,053	24,749	41,564
	Non-controlling interests	-	-	-	-
		24,263	41,053	24,749	41,564
BASIC EARNINGS PER SHARE OF					
THE PARENT COMPANY					
	Profit (loss) for the period (Baht per share)	20	0.020	0.035	0.021
			0.035		0.035

Notes to interim financial statements form an integral part of these statement

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE SIX-MONTH PERIODS ENDED JUNE 30, 2012 AND 2011

In Thousand Baht

Consolidated Financial Statements

	Shareholders' equity of the parent company					Total	Non-Controlling interests	Total
	Share capital issued and paid-up	Premium on share capital	Retained earnings		Other components of equity			
			Appropriated legal reserve	Unappropriated				
Balance as at January 1, 2012	1,185,985	577,530	44,750	410,281	-	2,218,546	-	2,218,546
Dividend paid	-	-	-	(83,018)	-	(83,018)	-	(83,018)
Total comprehensive income for the period 2012	-	-	-	24,263	-	24,263	-	24,263
Balance as at June 30, 2012	1,185,985	577,530	44,750	351,526	-	2,159,791	-	2,159,791
Balance as at January 1, 2011	1,185,985	577,530	32,750	265,259	-	2,061,524	-	2,061,524
Dividend paid	-	-	-	(35,579)	-	(35,579)	-	(35,579)
Total comprehensive income for the period 2011	-	-	-	41,053	-	41,053	-	41,053
Balance as at June 30, 2011	1,185,985	577,530	32,750	270,733	-	2,066,998	-	2,066,998

Notes to interim financial statements form an integral part of these statement

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE SIX-MONTH PERIODS ENDED JUNE 30, 2012 AND 2011

In Thousand Baht						
Separate Financial Statements						
	Shareholders' equity of the parent company				Other components of equity	Total
	Share capital issued and paid-up	Premium on share capital	Retained earnings			
Note			Appropriated legal reserve	Unappropriated		
Balance as at January 1, 2012	1,185,985	577,530	43,750	391,252	-	2,198,517
Dividend paid	19	-	-	(83,018)	-	(83,018)
Total comprehensive income for the period 2012	-	-	-	24,749	-	24,749
Balance as at June 30, 2012	<u>1,185,985</u>	<u>577,530</u>	<u>43,750</u>	<u>332,983</u>	<u>-</u>	<u>2,140,248</u>
Balance as at January 1, 2011	1,185,985	577,530	31,750	249,655	-	2,044,920
Dividend paid	-	-	-	(35,579)	-	(35,579)
Total comprehensive income for the period 2011	-	-	-	41,564	-	41,564
Balance as at June 30, 2011	<u>1,185,985</u>	<u>577,530</u>	<u>31,750</u>	<u>255,640</u>	<u>-</u>	<u>2,050,905</u>

Notes to interim financial statements form an integral part of these statement

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS

FOR THE SIX-MONTH PERIODS ENDED JUNE 30, 2012 AND 2011

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2012	2011	2012	2011
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) for the period	24,263	41,053	24,749	41,564
<u>Add (less) Adjustments to reconcile profit (loss) for the period</u> to net cash provided by (used in) operating activities :				
Depreciation and amortization	6,943	5,949	6,832	5,916
Reversal allowance for doubtful accounts and bad debts	-	19	-	-
Unrealized gain from trading securities	(6)	-	(6)	-
Gain from sales of short-term investments	(176)	-	-	-
Allowance for declining in value of inventories	233	-	233	-
Gain from sale of fixed assets	(548)	(1,319)	(548)	(1,319)
Loss from written-off assets	70	10	-	10
Gain from written-off trade accounts payable and retentions	(323)	(555)	(323)	(555)
Gain from written-off accrued expenses	(451)	(202)	(451)	(188)
Provision for compensation for housing estate juristic persons	2,941	-	2,941	-
Employee benefit expenses	1,651	1,486	1,597	1,449
Share of profit from investment in an associated company	(98)	210	-	-
Interest income	(57)	(27)	(37)	(13)
Interest expenses	6,427	8,174	6,446	8,210
Corporate income tax	12,063	26,346	12,016	26,346
Income from operating activities before changes in operating assets and liabilities	52,932	81,144	53,449	81,420
Decrease (increase) in operating assets				
Cash receivable from sales of short-term investments	18,269	-	-	-
Trade accounts receivable	112	679	-	67
Inventories	(16,707)	5,717	(7,825)	6,220
Property development costs	(4,766)	104,215	(5,347)	103,940
Land held for development	(15,634)	(197,890)	(15,634)	(197,890)
Other current assets	(28,992)	(4,599)	(27,473)	(4,016)
Other non-current assets	(420)	(430)	(420)	(430)

Notes to interim financial statements form an integral part of these statement

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS (CONT.)

FOR THE SIX-MONTH PERIODS ENDED JUNE 30, 2012 AND 2011

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2012	2011	2012	2011
Increase (decrease) in operating liabilities				
Trade notes payable	6,706	(8,532)	6,706	(8,269)
Trade accounts payable and other payable	7,099	20,365	8,261	20,606
Accrued expenses	(5,082)	245	(4,828)	253
Advance received from sale of land	-	54,708	-	53,588
Payable to related parties	10,594	3,701	14,282	4,525
Unrealized income	(8,566)	(9,603)	(8,566)	(9,603)
Retention from contractors	1,964	8,754	2,144	8,786
Other current liabilities	(960)	12	(972)	(55)
Cash receivable from the operations	16,549	58,486	13,777	59,142
Cash received from interest income	57	27	37	13
Withholding taxes refunded from Revenue department	62	7,028	-	7,028
Corporate income tax paid	(112,746)	(9,276)	(111,750)	(8,596)
Net cash provided by (used in) operating activities	(96,078)	56,265	(97,936)	57,587
CASH FLOWS FROM INVESTING ACTIVITIES				
Increase in deposit pledged as collateral	(4)	(2)	-	(1)
Proceeds from sales of fixed assets	548	3,400	548	3,400
Cash paid for purchase of fixed assets	(7,373)	(3,064)	(7,029)	(2,819)
Cash paid for purchase of intangible assets	(918)	-	(918)	-
Cash paid for investment in associated company	-	(400)	-	(400)
Net cash provided by (used in) investing activities	(7,747)	(66)	(7,399)	180
CASH FLOWS FROM FINANCING ACTIVITIES				
Cash paid for liabilities under finance lease agreement	(447)	(611)	(447)	(611)
Increase (decrease) in bank overdrafts and short-term loans				
from the financial institutions	59,527	172,600	59,527	172,600
Cash received from short-term loan from related parties	-	-	15,500	-
Cash paid for short-term loan from related parties	-	-	(6,000)	(1,000)
Cash paid for loan from the directors	-	(31,715)	-	(31,715)

Notes to interim financial statements form an integral part of these statement

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS (CONT.)

FOR THE SIX - MONTH PERIODS ENDED JUNE 30, 2012 AND 2011

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2012	2011	2012	2011
Cash received from long-term loans	335,389	241,371	335,389	241,371
Cash paid for long-term loans	(221,525)	(371,408)	(221,525)	(371,408)
Interest paid	(19,933)	(20,412)	(19,933)	(20,448)
Dividend paid	(83,018)	(35,579)	(83,018)	(35,579)
Net cash provided by (used in) financing activities	69,993	(45,754)	79,493	(46,790)
Net increase (decrease) in cash and cash equivalents	(33,832)	10,445	(25,842)	10,977
Cash and cash equivalents, beginning of period	78,533	30,534	67,805	24,846
Cash and cash equivalents, end of period	44,701	40,979	41,963	35,823

Supplemental disclosures of cash flows information

1) Cash and cash equivalents consisted of :-

Cash on hand	732	389	682	359
Cash at bank	43,969	40,590	41,281	35,464
Total	44,701	40,979	41,963	35,823

- 2) In quarter second 2012 and 2011, the Company had transferred land held for development as part of property development costs in value of Baht 38.27 million and Baht 176.29 million, respectively.

Notes to interim financial statements form an integral part of these statement

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

NOTES TO INTERIM FINANCIAL STATEMENTS

JUNE 30, 2012

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.

2. Basis of interim consolidated financial statements and operations

2.1 The accompanying interim 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		Nature of Business
	direct and indirect		
	As at June 30, 2012	As at December 31, 2011	
<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.			
(Since March 31, 2011, associated company)	20.00	20.00	Real estate brokers
TPKS Real Estate Co., Ltd.	20.00	20.00	Real estate
(Associated company held by Ensure Home Co., Ltd.)			

2.2 These consolidated interim financial statements included the financial statements of N.C. Housing Public Company Limited and its subsidiaries and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2011. There have been no change in the composition of its subsidiaries during the period.

3. PRINCIPLES OF PREPARATION AND PRESENTATIONS OF FINANCIAL STATEMENTS

3.1. Basis for the preparation of interim financial statements

These interim financial statements are prepared in accordance with the Accounting Standard No. 34 (revised 2009) Interim Financial Reporting, and the requirements of the Securities and Exchange Commission (SEC). The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events, and situations and not intended to re-emphasis on the information previously reported. The interim financial statements should therefore, be read in conjunction with the financial statements for the year ended December 31, 2011.

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

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

3.2 New accounting standards issued during the period and not yet effective

On March 15, 2012, the Federation of Accounting Professions (FAP) has issued the financial reporting standard TFRS 8: Operating Segments, which is effective for fiscal year beginning on or after January 1, 2013.

The management of the Company is evaluating the impact on the financial statements when this financial reporting standard is initially applied.

3.3 Significant accounting policies

The significant accounting policies used in preparing the interim financial statements are the same accounting policies used in the preparation of the annual financial statements for the year ended December 31, 2011.

4. 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 interim financial statements on the basis determined by the related parties and companies.

The significant transactions between the Company and its related parties and companies for the three-month and six-month period ended June 30, 2012 and 2011 are summarized as follows.

	Pricing basis	In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the three-month periods ended June 30,		For the three-month periods ended June 30,	
		2012	2011	2012	2011
<u>Transaction during the period</u>					
<u>Subsidiaries</u>					
Other income - office rental					
Quality Living Management Co., Ltd.	Baht 5,000 per month	-	-	15	15
Other income - utility charges					
Quality Living Management Co., Ltd.	Baht 1,401.87 per month	-	-	4	4
Construction cost					
N.C. Property Management Co., Ltd.	At cost plus 10%	-	-	5,366	2,819
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 30,000 per project	-	-	324	733
Utility charges					
N.C. Property Management Co., Ltd.	At cost	-	-	1	-
Interest expenses					
Quality Living Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	1	-
N.C. Property Management Co., Ltd.	In year 2012, at the rate of 3.00% p.a.	-	-	18	18
	In year 2011, at the rate of 0.50% p.a.				
<u>Related parties</u>					
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	33,320	27,776	29,340	25,638
S.C. Construction And Decoration Co., Ltd.	Market price	8	78	8	78
Land rental expense					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	165	165	165	165
Interest expenses					
Manager of legacy					
- Mr. Namchai Tanthathoedtham	At the rate of 5.75% p.a.	-	1,666	-	1,666
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	-	164	-	164

	Pricing basis	In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the six-month periods ended June 30,		For the six-month periods ended June 30,	
		2012	2011	2012	2011
<u>Transaction during the period</u>					
<u>Subsidiaries</u>					
Other income - office rental					
Quality Living Management Co., Ltd.	Baht 5,000 per month	-	-	30	30
Other income - utility charges					
Quality Living Management Co., Ltd.	Baht 1,401.87 per month	-	-	8	8
Construction cost					
N.C. Property Management Co., Ltd.	At cost plus 10%	-	-	12,398	2,819

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		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the six-month periods ended June 30,		For the six-month periods ended June 30,	
Pricing basis		2012	2011	2012	2011
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 30,000 per project	-	-	618	1,317
Utility charges					
N.C. Property Management Co., Ltd.	At cost	-	-	2	1
Interest expenses					
Quality Living Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	1	-
N.C. Property Management Co., Ltd.	In year 2012, at the rate of 3.00% p.a.	-	-	18	36
	In year 2011, at the rate of 0.50% p.a.				
<u>Related parties</u>					
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	61,363	46,749	51,609	44,597
S.C. Construction And Decoration Co., Ltd.	Market price	39	108	39	108
Land rental expense					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	330	330	330	330
Interest expenses					
Manager of legacy					
- Mr. Namchai Tanthathoedtham	At the rate of 5.75% p.a.	-	3,316	-	3,316
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	-	330	-	330

The significant outstanding balance as at June 30, 2012 and December 31, 2011 are as follow:-

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Type of relation		As at June 30, 2012	As at December 31, 2011	As at June 30, 2012	As at December 31, 2011
Payable to related parties					
- Quality Living Management Co., Ltd.	Subsidiary	-	-	105	-
- N.C. Property Management Co., Ltd.	Subsidiary	-	-	14,553	7,407
- S.C. Construction And Decoration Co., Ltd.	Co-shareholder and director	229	226	229	226
- Sathaporn Wattana Trading Co., Ltd.	Co-shareholder and director	34,784	24,172	28,665	21,616
- Sathaporn Wattana Transport Partnership	Co-shareholder and director	3	24	3	24
		<u>35,016</u>	<u>24,422</u>	<u>43,555</u>	<u>29,273</u>
Short-term loan from related parties					
- Quality Living Management Co., Ltd.	Subsidiary				
Balance beginning of period		-	-	-	-
Addition beginning of period		-	-	2,500	-
Deduction during the period		-	-	-	-
Balance ending of period		-	-	2,500	-
- N.C. Property Management Co., Ltd.	Subsidiary				
Balance beginning of period		-	-	-	14,550
Addition beginning of period		-	-	13,000	-
Deduction during the period		-	-	(6,000)	(14,550)
Balance ending of period		-	-	7,000	-
		-	-	9,500	-
Accrued interest from related parties					
- Quality Living Management Co., Ltd.	Subsidiary	-	-	1	-
- N.C. Property Management Co., Ltd.	Subsidiary	-	-	18	-
		-	-	19	-
Rental fee payable					
- Mrs. Patcharin Tanthathoedtham	Share holder's relative	330	-	330	-

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As at June 30, 2012, 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 for the three-month and six-month period ended June 30, 2012 and 2011.

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the three-month periods ended June 30,		For the three-month periods ended June 30,	
	2012	2011	2012	2011
<u>Management</u>				
Management benefit expenses				
Short-term employee benefits	7,323	8,314	7,286	8,279
Post-employment benefits	290	213	284	205
Total	<u>7,613</u>	<u>8,527</u>	<u>7,570</u>	<u>8,484</u>

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the six-month periods ended June 30,		For the six-month periods ended June 30,	
	2012	2011	2012	2011
<u>Management</u>				
Management benefit expenses				
Short-term employee benefits	14,596	14,763	14,522	14,692
Post-employment benefits	580	549	568	541
Total	<u>15,176</u>	<u>15,312</u>	<u>15,090</u>	<u>15,233</u>

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.

5. TRADE ACCOUNTS RECEIVABLE

Trade accounts receivable consist of the following:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
Real Estate				
Receivable from installment	331	331	331	331
Property manager services				
Management receivable	152	264	-	-
Total	483	595	331	331
<u>Less</u> Allowance for doubtful accounts	(331)	(331)	(331)	(331)
Trade accounts receivable-net	152	264	-	-

Trade accounts receivable were classified by aging as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
Not yet due	152	264	-	-
Over 0 month to 3 months	-	-	-	-
Over 3 months to 6 months	-	-	-	-
Over 6 months to 12 months	-	-	-	-
Over 12 months	331	331	331	331
Total	483	595	331	331

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

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
	(For the six-month)	(For the year)	(For the six-month)	(For the year)
Beginning balance	331	297	331	297
Increase	-	34	-	34
Decrease	-	-	-	-
Ending balance	331	331	331	331

6. INVENTORIES

Inventories consist of

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
Cost of houses for sales	328,964	321,140	328,964	321,140
Work in construction	9,525	643	-	-
Total	338,489	321,783	328,964	321,140
<u>Less allowance for declining value of inventories</u>	<u>(6,031)</u>	<u>(670)</u>	<u>(6,031)</u>	<u>(670)</u>
Inventories - net	<u>332,458</u>	<u>321,113</u>	<u>322,933</u>	<u>320,470</u>

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

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
	(For the six-month)	(For the year)	(For the six-month)	(For the year)
Beginning balance	670	-	670	-
Increase	5,361	670	5,361	670
Decrease	-	-	-	-
Ending balance	<u>6,031</u>	<u>670</u>	<u>6,031</u>	<u>670</u>

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

	Consolidated Financial Statements / Separate Financial Statements			
	As at June 30, 2012		As at December 31, 2011	
	Unit	In Million Baht	Unit	In Million Baht
House for sales	64	328.96	83	321.14
The selling contracted house	(11)	(22.51)	(21)	(48.46)
House for sale - net	<u>53</u>	<u>306.45</u>	<u>62</u>	<u>272.68</u>

As at June 30, 2012 and December 31, 2011, inventories of the Company in the total amount of Baht 328.96 million and Baht 321.14 million, respectively, are mortgaged as collateral for some long-term loans with local financial institutions in the amount of Baht 1,599.19 million and Baht 1,542.98 million, respectively.

7. PROPERTY DEVELOPMENT COSTS AND LAND HELD FOR DEVELOPMENT

7.1 Actual property development costs consist of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
Lands and land development costs	2,252,454	2,355,923	2,252,454	2,355,923
Utilities	571,362	549,219	571,362	549,219
Construction in progress	3,510,284	3,424,692	3,511,732	3,425,559
Interest capitalization	287,276	290,695	287,276	290,695
Total	6,621,376	6,620,529	6,622,824	6,621,396
<u>Less</u> transfer to inventory	(328,964)	(321,140)	(328,964)	(321,140)
transfer to cost of sale	(4,872,416)	(4,936,433)	(4,872,416)	(4,936,433)
Property development costs	1,419,996	1,362,956	1,421,444	1,363,823
<u>Less</u> allowance for declining value of				
property development costs	(35,358)	(40,486)	(35,358)	(40,486)
Property development costs - net	1,384,638	1,322,470	1,386,086	1,323,337

Changes in the allowance for declining value of property development costs during the periods are as follows:-

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
	(For the six-month)	(For the year)	(For the six-month)	(For the year)
Beginning balance	40,486	-	40,486	-
Increase	-	40,486	-	40,486
Decrease	(5,128)	-	(5,128)	-
Ending balance	35,358	40,486	35,358	40,486

In the second quarter 2012, the allowance for declining value of property development costs decreased due to the return from transfer to inventories.

As at June 30, 2012 and December 31, 2011, the Company has lands and construction in the projects totalling of Baht 1,421.44 million and Baht 1,363.82 million, respectively, cilities for some long-term loans with local financial institutions in the amount of Baht 1,599.19 million and Baht 1,542.98 million, respectively.

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For the three-month periods ended June 30, 2012 and 2011, the Company recorded the related interest expense amounting to approximately Baht 7.47 million and Baht 7.63 million, respectively, as part of property development costs. The capitalization rate for calculate interest is 6.74% and 5.60%, respectively and six-month periods ended June 30, 2012 and 2011, the Company recorded the related interest expense amounting to approximately Baht 14.00 million and Baht 15.94 million, respectively, as part of property development costs. The capitalization rate for calculate interest is 6.33% and 7.86%, respectively.

7.2 OBLIGATION AND COMMITMENT UNDER REAL ESTATE PROJECTS

	Consolidated Financial Statements / Separate Financial Statements	
	As at June	As at December
	30, 2012	31, 2011
	(For the six-month)	(For the year)
Number of projects on hand, beginning of period	16	15
Number of closing projects	-	1
Number of newly open projects	-	2
Number of projects on hand, ending of period	16	16
Contracted sales value (In million Baht)	7,113.23	7,163.78
As percentage of total current projects value	65.56	61.62

As at June 30, 2012 and December 31, 2011, the Company has the obligation and the commitment to complete the public utility development project for projects on hand in the amount of Baht 78.20 million and Baht 144.68 million, respectively.

7.3 LAND HELD FOR DEVELOPMENT

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
Beginning balance	1,370,819	1,408,599	1,370,462	1,404,690
Increase	15,634	339,549	15,634	339,549
Total	1,386,453	1,748,148	1,386,096	1,744,239
<u>Less</u> transfer to property development costs	(38,270)	(210,327)	(38,270)	(210,327)
decrease for sell	-	(167,002)	-	(163,450)
Land held for development	1,348,183	1,370,819	1,347,826	1,370,462

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As at June 8, 2012, the Company had bought lands under the agreement to buy and sell land with person in the amount of Baht 237.03 million, which will be transferred the ownership on December 8, 2012, the Company had paid the advance payment for the buy of land totalling Baht 23.70 million as stated in the statements of financial position under the other current assts.

As at June 30, 2012 and December 31, 2011, the Company and subsidiary have mortgaged land held for development as collateral against credit facilities for long-term loans with local financial institutions in the amount of Baht 1,599.19 million and Baht 1,542.98 million, respectively.

8. DEPOSIT PLEDGED AS COLLATERAL

As at June 30, 2012 and December 31, 2011, the Company had fixed deposit amounting to Baht 0.87 million, which are pledged as collateral for customer’s loan and gasoline.

As at June 30, 2012 and December 31, 2011, the subsidiary had fixed deposit amounting to Baht 0.22 million, which are pledged as collateral for bank over drafts limit.

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

9. INVESTMENTS IN ASSOCIATED COMPANY AND SUBSIDIARIES

Paid up shares		Ownership		Amount	
(In Thousand Baht)		(%)		(In Thousand Baht)	
As at	As at	As at	As at	As at	As at
June	December	June	December	June	December
30, 2012	31, 2011	30, 2012	31, 2011	30, 2012	31, 2011
<u>AT COST</u>					
<u>Associated company</u>					
Ensure Home Co., Ltd.					
2,000	2,000	20	20	400	400
<u>Subsidiaries</u>					
N.C. Property Management Co., Ltd.					
10,000	10,000	100	100	11,864	11,864
Quality Living Management Co., Ltd.					
1,000	1,000	100	100	-	-
				11,864	11,864
<u>Less</u> Allowance for declining value of investment				-	-
Investments in associated company and subsidiaries- net				11,864	11,864

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10. PROPERTY, PLANT AND EQUIPMENT

Movements of the property, plant and equipment account for the six-month period ended June 30, 2012 are summarized as follows.

	In Thousand Baht	
	Consolidated financial statements	Separate financial statements
At cost		
Balance as at December 31, 2011	336,112	331,395
Acquisitions during the period	7,373	7,029
Disposals and write-off during the period	(2,318)	(2,318)
Balance as at June 30, 2012	<u>341,167</u>	<u>336,106</u>
Accumulated depreciation		
Balance as at December 31, 2011	(157,774)	(153,800)
Depreciation for the period	(6,649)	(6,538)
Accumulated depreciation on disposals and write-off	2,318	2,318
Balance as at June 30, 2012	<u>(162,105)</u>	<u>(158,020)</u>
Net book value		
Balance as at December 31, 2011	<u>178,338</u>	<u>177,595</u>
Balance as at June 30, 2012	<u>179,062</u>	<u>178,086</u>

As at June 30, 2012 and December 31, 2011, land, building and sale office’s building including land and some of the clubhouse building in the total amount of Baht 111.39 million (net book value amount of Baht 69.38 million and Baht 71.63 million, respectively) are mortgaged as collateral against the overdrafts and loans from two commercial banks in the total amount of Bath 35 million.

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11. INTANGIBLE ASSETS

Movements of the intangible assets account for the six-month period ended June 30, 2012 are summarized as follows.

	<u>In Thousand Baht</u>
	<u>Consolidated financial statements/Separate financial statements</u>
At cost	
Balance as at December 31, 2011	5,031
Acquisitions during the period	918
Transfer in	825
Transfer out	(825)
Disposals and write-off during the period	-
Balance as at June 30, 2012	<u>5,949</u>
Accumulated amortization	
Balance as at December 31, 2011	(1,147)
Amortization for the period	(294)
Accumulated amortization on disposals and write-off	-
Balance as at June 30, 2012	<u>(1,441)</u>
Net book value	
Balance as at December 31, 2011	<u>3,884</u>
Balance as at June 30, 2012	<u>4,508</u>

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

This account consist of :-

	<u>In Thousand Baht</u>			
	<u>Consolidated Financial Statements</u>		<u>Separate Financial Statements</u>	
	<u>As at June 30, 2012</u>	<u>As at December 31, 2011</u>	<u>As at June 30, 2012</u>	<u>As at December 31, 2011</u>
Bank overdrafts from the financial institutions	54,931	5,835	54,931	5,835
Short-term loans from the financial institutions	169,628	159,197	169,628	159,197
Total	<u>224,559</u>	<u>165,032</u>	<u>224,559</u>	<u>165,032</u>

	Credit line (Million Baht)		Rate	Due Date	Guarantee
	As at June	As at December			
	30, 2012	31, 2011			
Bank Overdraft					
The parent company					
- Siam Commercial Bank	25.00	25.00	MOR per annum	At called	- By the mortgage of the Company's land and construction on there. - By some directors.
- CIMB Thai	10.00	10.00	MOR per annum	At called	- By the mortgage of the Company's land and construction on there.
- UOB	20.00	20.00	6 months fix deposit plus 1.15% per annum	At called	- By some directors and the mortgage of the director's negotiable certificate of deposit.
Total Credit line	<u>55.00</u>	<u>55.00</u>			
Short-term loans					
The parent company					
- Bank of Ayudhya	35.00	35.00	MLR less 0.25% per annum	July 20, 2012	- By the mortgage of the director's land and construction on there.
- Siam Commercial Bank	134.63	124.20	MLR less 0.50% per annum	May 11, 2012 - November 9, 2012	- By the mortgage of the project's land and construction on there and construction in the future.
	<u>169.63</u>	<u>159.20</u>			
Total Credit line	<u><u>224.63</u></u>	<u><u>214.20</u></u>			

13. UNREALIZED INCOME

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
Installment dues	6,609,904	6,774,810	6,609,904	6,774,810
Less recognized income	<u>(6,566,286)</u>	<u>(6,722,626)</u>	<u>(6,566,286)</u>	<u>(6,722,626)</u>
Unrealized income, which pending transfer of buy and sell land contract and receiving money over the amount of installment contract.	<u>43,618</u>	<u>52,184</u>	<u>43,618</u>	<u>52,184</u>

14. LIABILITIES UNDER FINANCE LEASE AGREEMENT

Liabilities under finance lease agreements consisted of :

	Consolidated Financial Statements / Separate Financial Statements (In Thousand Baht)					
	As at June 30, 2012			As at December 31, 2011		
	Principal	Deferred interest	Payment	Principal	Deferred interest	Payment
Current portion due within one year	663	22	685	881	36	917
Current portion due after one year not over three years	273	3	276	502	11	513
Total	936	25	961	1,383	47	1,430

As at June 30, 2012 and December 31, 2011, the Company has four hire-purchase agreements with the local leasing company to purchase vehicles in the amount of Baht 4,179,348 (Included VAT) with a term of repayment of 36 months at Baht 20,535 - 39,496 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.

15. LONG-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

This account consists of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2012	31, 2011	30, 2012	31, 2011
Long-term loans from local banks				
The first bank	293,048	206,933	293,048	206,933
The second bank	23,619	52,696	23,619	52,696
The third bank	42,455	14,439	42,455	14,439
The fourth bank	157,810	129,000	157,810	129,000

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Total	<u>516,932</u>	<u>403,068</u>	<u>516,932</u>	<u>403,068</u>
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Movements in the long-term loans account during the six-month period ended June 30, 2012 are summarized below.

	In Thousand Baht	
	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2012	403,068	403,068
Less: Repayment during the period	(221,525)	(221,525)
Add: Additional borrowings during the period	335,389	335,389
Balance as at 30 June 2012	<u>516,932</u>	<u>516,932</u>

	Credit line (Million Baht)		Interest rate	Guarantee
	As at June	As at December		
	30, 2012	31, 2011		
<u>Long-term loans</u>				
Parent company				
<u>The first bank</u>	819.95	704.24	MLR, MLR less 0.50-1.00% per annum	- By the mortgage of some the project's land and construction on there.
<u>The second bank</u>				
- The first credit line	236.99	236.99	MLR less 1.25% per annum	- By the mortgage of some the project's land and construction on there and related company.
- The second credit line	113.70	113.70	MLR less 1.00% per annum	- By the mortgage of some the project's land and contraction on there and land of related party.
<u>The third bank</u>	122.55	182.05	MLR plus 0.50% per annum	- By the mortgage of the project's land and construction on there and construction in the future.
<u>The fourth bank</u>	306.00	306.00	MLR less 0.50% per annum	- By the mortgage of the project's land and construction on there and construction in the future.
	<u>1,599.19</u>	<u>1,542.98</u>		

The Company has to repay the loan when received payment from its customers which normally

based on the dates of transferring a real estate title deed to the customers. The loan have to be fully settled within specify periods. However, the Company did not forecast the portion of the long-term loans, which is expected to be repaid within the next one year for presenting under the current liabilities in the statement of financial position.

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) not to engage into any liability or obligation over Baht 10 million per time except approved by the bank, (4) to maintain debt-to-equity ratio, (5) not to pay dividend except the lender asses the payment not affect to ability of repayment loan, (6) not to decrease registered capital and to grant beneficiary of the asset protection insurance to the lender, etc.

16. EMPLOYEE BENEFIT OBLIGATIONS

Movement of employee benefit obligations for the six-month period ended June 30, 2012 shown as follow :-

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
Employee benefit obligations, beginning of the period	20,907	20,677
Current service costs	1,235	1,186
Interest cost	416	411
Employee benefit obligations, ending of the period	<u>22,558</u>	<u>22,274</u>

17. ACCOUNT PAYABLE - LAND PENDING DEVELOPMENT

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. 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 as of June 30, 2012 and December 31, 2011 in the amount of Baht 115.77 million.

18. LEGAL RESERVE

According to the resolution on the Board of Directors Meeting No. 1/2012 held on February 22,

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2012, the Company had appropriated its legal reserve in the amount of Baht 12 million of annual net income in 2011, and approval at the Annual General Meeting of the shareholders on April 25, 2012.

19. DIVIDEND

At the Board of Directors Meeting of year 2012 held on April 25, 2012, the Board of Directors approved a dividend payment for profit for the year of 2011 to all shareholders at Baht 0.07 per share amounting to Baht 83.02 million. The company paid the dividend on May 18, 2012.

20. EARNINGS PER SHARE

Basic earning per share is calculated by dividing the profit for the period by the weighted average number of ordinary shares held by outside parties, which issued and paid-up during the period.

		Consolidated Financial Statements		Separate Financial Statements	
		For the three-month		For the three-month	
		periods ended June 30,		periods ended June 30,	
		2012	2011	2012	2011
Profit for the period	(Thousand Baht)	44,278	32,568	44,414	33,018
Weighted average number of ordinary shares	(Thousand Shares)	1,185,985	1,185,985	1,185,985	1,185,985
Basic earning per share	(Baht per share)	0.037	0.027	0.037	0.028

		Consolidated Financial Statements		Separate Financial Statements	
		For the six-month		For the six-month	
		periods ended June 30,		periods ended June 30,	
		2012	2011	2012	2011
Profit for the period	(Thousand Baht)	24,263	41,053	24,749	41,564
Weighted average number of ordinary shares	(Thousand Shares)	1,185,985	1,185,985	1,185,985	1,185,985
Basic earning per share	(Baht per share)	0.020	0.035	0.021	0.035

21. CORPORATE INCOME TAX

Corporate income tax for the year 2011 is calculated by multiplying from tax profits by the rate of 30% of net profits. Corporate income tax is calculated by multiplying earnings represents net profit before income tax for the period, 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.

According to the Royal Decree 530 (B.E. 2554) dated December 14, 2011 issued under the Revenue Code, regarding the reduction of income tax rates, corporate income tax for the year 2012 is calculated by multiplying from tax profits by the rate of 23% of net profits, and for the year 2013, onwards by the rate of 20% of net profits.

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The Company computed corporate income tax based on the revenue and expense recognition principle in accordance with the Revenue Code and Instruction of the Revenue Department No. Por 61/2539 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, etc, as follow;

<u>Accounting Policy</u>	<u>Revenue Department Principle</u>	<u>Accounting Principle</u>
Recognition of revenue from sales and cost of sales	Projects launched before 2007 - Recognizing revenue based on the installment due Projects launched after 2007 - Recognizing revenue based on percentage of completion method	Recognizing revenue when the significant risk and rewards of ownership have been transferred to the buyer.
Interest expenses	Capturing interest to cost of project until the project completing for sale only	Capturing interest to cost of project based on each unit of construction (house) until completing of such unit or ceases to capture interest when finishing of building of each unit (house).
Depreciation - public utilities of the project	To be depreciated as period cost, based on straight line, 5 years	Recognizing based on percentage of completion method.

Separate Financial Statements
(In Thousand Baht)

For the six-month periods
ended June 30,

	<u>2012</u>	<u>2011</u>
Income before corporate income tax per book	36,765	67,910
Difference in income and expenses between A/C and tax		
<u>Add</u> (Less) Revenue on tax base	9,822	33,344
The different of cost of sale between tax and per book re : Por.61/2539	185	(19,516)
Add back expenses	5,537	6,700
Incomes - tax deductible	(66)	(618)
Income before corporate income tax per tax	52,243	87,820
<u>Less</u> : Corporate income tax	(12,016)	(26,346)
(For the period 2012, tax computation at the rate of 23% For the period 2011, tax computation at the rate of 30%)		

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Net income per tax

40,227

61,474

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22. FINANCIAL INFORMATION BY SEGMENT

	For the three-month period ended June 30, 2012 (In Thousand Baht)						Consolidated
	Real Estate	Contractor	Property manager services	Total	Elimination		
					DR.	CR.	
Revenues							
Sales	408,744	-	-	408,744	-	-	408,744
Construction income	-	5,366	-	5,366	(5,366)	-	-
Service income	-	-	1,462	1,462	(324)	-	1,138
Other income	6,735	100	9	6,844	(39)	-	6,805
Total revenues	415,479	5,466	1,471	422,416			416,687
Expenses							
Cost of sales	265,665	-	-	265,665	-	(130)	265,535
Cost of construction	-	5,339	-	5,339	-	(5,339)	-
Cost of service	-	-	745	745	-	-	745
Selling expenses	48,239	-	-	48,239	-	-	48,239
Administrative expenses	33,740	470	701	34,911	-	(344)	34,567
Management benefit expenses	7,570	-	43	7,613	-	-	7,613
Finance costs	3,835	-	2	3,837	-	(19)	3,818
Total expenses	359,049	5,809	1,491	366,349			360,517
Share of profit from investment in an associated company	-	-	-	90			90
Income before corporate income tax	56,430	(343)	(20)	56,157			56,260
Corporate income tax	12,016	(34)	-	11,982	-	-	11,982
Profit (loss) for the period	44,414	(309)	(20)	44,175			44,278
Other comprehensive income	-	-	-	-			-
Total comprehensive income for the period	44,414	(309)	(20)	44,175			44,278

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	For the three-month period ended June 30, 2011 (In Thousand Baht)						
	Real	Contractor	Property manager	Total	Elimination		Consolidated
	Estate		services		DR.	CR.	
Revenues							
Sales	449,543	-	-	449,543	-	-	449,543
Construction income	-	2,819	-	2,819	(2,819)	-	-
Service income	-	-	1,478	1,478	(733)	-	745
Other income	1,723	22	40	1,785	(38)	-	1,747
Total revenues	451,266	2,841	1,518	455,625			452,035
Expenses							
Cost of sales	307,276	-	-	307,276	-	(17)	307,259
Cost of construction	-	2,519	-	2,519	-	(2,519)	-
Cost of service	-	-	927	927	-	-	927
Selling expenses	49,587	-	-	49,587	-	-	49,587
Administrative expenses	28,737	250	579	29,566	-	(754)	28,812
Management benefit expenses	8,484	-	43	8,527	-	-	8,527
Finance cost	5,485	-	-	5,485	-	(19)	5,466
Total expenses	399,569	2,769	1,549	403,887			400,578
Share of loss from investment in an associated company	-	-	-	-	-	-	(210)
Income (loss) before corporate income tax	51,697	72	(31)	51,738			51,247
Corporate income tax	18,679	-	-	18,679	-	-	18,679
Profit (loss) for the period	33,018	72	(31)	33,059			32,568
Other comprehensive income	-	-	-	-			-
Total comprehensive income (loss) for the period	33,018	72	(31)	33,059			32,568

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	For the six-month period ended June 30, 2012 (In Thousand Baht)						
	Real	Contractor	Property manager	Total	Elimination		Consolidated
	Estate		services		DR.	CR.	
Revenues							
Sales	622,605	-	-	622,605	-	-	622,605
Construction income	-	12,398	-	12,398	(12,398)	-	-
Service income	-	-	2,956	2,956	(618)	-	2,338
Other income	8,594	208	10	8,812	(59)	-	8,753
Total revenues	631,199	12,606	2,966	646,771			633,696
Expenses							
Cost of sales	417,956	-	-	417,956	-	(139)	417,817
Cost of construction	-	11,678	-	11,678	-	(11,678)	-
Cost of service	-	-	1,660	1,660	-	-	1,660
Selling expenses	92,607	-	-	92,607	-	-	92,607
Administrative expenses	61,831	819	1,281	63,931	-	(658)	63,273
Management benefit expenses	15,090	-	86	15,176	-	-	15,176
Finance cost	6,950	-	4	6,954		(19)	6,935
Total expenses	594,434	12,497	3,031	609,962			597,468
Share of profit from investment in an associated company	-	-	-	98			98
Income (loss) before corporate income tax	36,765	109	(65)	36,907			36,326
Corporate income tax	12,016	47	-	12,063	-	-	12,063
Profit (loss) for the period	24,749	62	(65)	24,844			24,263
Other comprehensive income	-	-	-	-			-
Total comprehensive income for the period	24,749	62	(65)	24,844			24,263
As at June 30, 2012							
Property, Plant and equipment	178,086	725	251	179,062			179,062

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	For the six-month period ended June 30, 2011 (In Thousand Baht)						
	Real	Contractor	Property manager	Total	Elimination		Consolidated
	Estate		services		DR.	CR.	
Revenues							
Sales	742,655	-	-	742,655	-	-	742,655
Construction income	-	2,819	-	2,819	(2,819)	-	-
Service income	-	-	2,842	2,842	(1,317)	-	1,525
Other income	4,646	42	64	4,752	(76)	-	4,676
Total revenues	747,301	2,861	2,906	753,068			748,856
Expenses							
Cost of sales	504,875	-	-	504,875	-	(26)	504,849
Cost of construction	-	2,519	-	2,519	-	(2,519)	-
Cost of service	-	-	1,703	1,703	-	-	1,703
Selling expenses	91,317	-	-	91,317	-	-	91,317
Administrative expenses	58,984	353	1,137	60,474	-	(1,357)	59,117
Management benefit expenses	15,233	-	79	15,312	-	-	15,312
Finance cost	8,982	-	4	8,986	-	(37)	8,949
Total expenses	679,391	2,872	2,923	685,186			681,247
Share of loss from investment in an associated company	-	-	-	-	-	-	(210)
Income (loss) before corporate income tax	67,910	(11)	(17)	67,882			67,399
Corporate income tax	26,346	-	-	26,346	-	-	26,346
Profit (loss) for the period	41,564	(11)	(17)	41,536			41,053
Other comprehensive income	-	-	-	-			-
Total comprehensive income (loss) for the period	41,564	(11)	(17)	41,536			41,053
As at June 30, 2011							
Property, Plant and equipment - net	174,969	219	170	175,358			175,358

23. COMMITMENT AND CONTINGENT LIABILITIES

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

As at June 30, 2012, the Company is obligated to pay the rent and service as follows:

<u>Payable within:</u>	<u>Million Baht</u>
1 year	4.10
2 to 3 years	4.67

23.2 As at June 30, 2012, 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>In Thousand Baht</u>	
	<u>Consolidated</u>	<u>Separate</u>
	<u>Financial Statements</u>	<u>Financial Statements</u>
- Guarantee for electricity, water and others	9.82	9.42
- Guarantee fund for maintenance to public utilities	97.38	97.38

23.3 As at June 30, 2012, 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 8).

23.4 As at June 30, 2012, the Company has contingent liabilities arising from lawsuits as follows:

A financial institution had filed one civil lawsuits demanding the Company as the loan guarantor to repay the loan with the principal borrowers who were the clients of the Company in the total amount of Baht 0.60 million along with interest at 7.5% per annum to be calculated from the date of the filing of lawsuit until the date of full settlement (Baht 0.22 million calculated up to June 30, 2012). The financial institution above alleged the borrowers for default on payments of the principal and interest under the terms of the loan agreement. Therefore, the Company as on behalf of the loan guarantor was then charged as the 2nd defendant co-borrower.

As at June 30, 2012, the case has ended and the Court has ordered the principal loan and the guarantor to co-payment at the total amount of Baht 0.60 million with the interest rate 7.5 percent per year of the capital amount of Baht 0.50 million. If the holder fails to pay, the Court will order to seize the land and building to the auction for plaintiff. The management has estimated the damage that expected to be demanded for such case until June 30, 2012 in the amount of Baht 0.18 million, which is recorded under caption of other current liabilities. The management has expected that the damage will not more than the amount expected.

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24. RECLASSIFICATION

Certain amounts in the financial statements for the year ended December 31, 2011 have been reclassified to conform to the current year's classification but with no effect to previously reported profit (loss) for the period or shareholders' equity.

25. AUTHORIZATION FOR ISSUE OF INTERIM FINANCIAL STATEMENTS

These interim financial statements are authorized to issue by Company's directors on August 10, 2012.