

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

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**REVIEW REPORT AND INTERIM CONSOLIDATED FINANCIAL STATEMENTS AND
INTERIM FINANCIAL STATEMENTS FOR THE THREE-MONTH AND
NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2011 AND 2010**

REVIEW REPORT OF THE AUDITOR

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

I have reviewed the accompanying consolidated statement of financial position of N.C. Housing Public Company Limited and its subsidiaries as at September 30, 2011, and the related consolidated statements of comprehensive income for the three-month and nine-month periods ended September 30, 2011, changes in shareholders' equity, and cash flows for the nine-month period ended September 30, 2011 and the statement of financial position of N.C. Housing Public Company Limited as at September 30, 2011, and the related statements of comprehensive income for the three-month and nine-month periods ended September 30, 2011, changes in shareholders' equity, and cash flows for the nine-month period ended September 30, 2011. These financial statements are the responsibility of the Company's management as to their correctness and completeness of the presentation. My responsibility is to issue a report on these financial statements based on my review.

I conducted my review in accordance with generally accepted auditing standards applicable to review engagements. This standard requires that I plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. I have not performed an audit and accordingly, I do not express an audit opinion.

Based on my reviews, nothing has come to my attention that causes me to believe that the accompanying financial statements are not presented fairly, in all material respects, in accordance with generally accepted accounting principles.

Another auditor, in my firm, had previously audited, in accordance with generally accepted auditing standards, the consolidated financial statements and the financial statements for the year ended December 31, 2010 of N.C. Housing Public Company Limited and in her report dated February 22, 2011, expressed an unqualified opinion on those financial statements. The consolidated statement of financial position and statement of financial position as at December 31, 2010, presented herewith for comparative purposes only, were a part of the audited financial statements. I have not performed an audit procedure since that date.

The consolidated statements of comprehensive income for the three-month and nine-month periods ended September 30, 2010, changes in shareholders' equity and cash flows of N.C. Housing Public Company Limited and its subsidiaries for the nine-month period ended September 30, 2010 and the statements of comprehensive income for the three month and nine-month periods ended September 30, 2010, changes in shareholders' equity and cash flows of N.C. Housing Public Company Limited for the nine-month period ended September 30, 2010 are presented for comparative purpose. They had been reviewed by another auditor in my firm, which was reported in the review report dated November 11, 2010. Based on her review, it had been indicated that there were nothing that causes her to believe that the financial statements are not presented fairly, in all material respects, in accordance with generally accepted accounting principles. I do not use any other audit methods after the date of that report, except for adjustment transaction, which described in the next paragraph.

As described in the note to the interim financial statement No. 3.4, during the three-month and nine-month period ended September 30, 2011, the Company and its subsidiaries have adopted the revised financial reporting standards, issued by the Federation of Accounting Professions (FAP), which required the compliance with the financial statements for the period beginning on or after January 1, 2011 onwards in order to prepare and present the interim financial statement. In addition, as described in the note to the interim financial statement No. 4, the financial statement of the Company and its subsidiaries for year ended December 31, 2010 and the financial statement for the three-month and nine-month period ended September 30, 2010 have been revised due to the use of new issued and the revised financial reporting standards. I have audited adjustment transactions, which adjusted with the financial statement year 2010 and reviewed adjustment transactions of the financial statement for three-month and nine-month period ended September 30, 2010. In my opinion, such adjustments are appropriate and correctly updated and the financial statement for the three-month and nine-month period ended September 30, 2010 and the financial statement for the year ended December 31, 2010 have been presented in accordance with the new format in order to comply with the financial statement for current period.

(Miss Wannisa Ngambuathong)

Certified Public Accountant

Registration No. 6838

Dharmniti Auditing Company Limited

Bangkok, Thailand

November 29, 2011

2011/1090/0186

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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 September	As at December	As at September	As at December
		30, 2011	31, 2010	30, 2011	31, 2010
Note			(Restated)		(Restated)
CURRENT ASSETS					
Cash and cash equivalents	7	46,587	30,534	34,053	24,846
Short-term investment		114	114	114	114
Trade accounts receivable - net	8	253	996	33	115
Inventories - net	9, 19	286,690	326,507	286,444	326,507
Property development costs	10, 19	1,243,737	1,184,406	1,244,299	1,184,443
Land held for development	10, 19	1,411,964	1,408,599	1,408,055	1,404,690
Other current assets - net	11	46,495	10,665	41,078	8,280
Total current assets		3,035,840	2,961,821	3,014,076	2,948,995
NON-CURRENT ASSETS					
Deposit pledged as collateral	12	1,081	1,076	863	862
Investment in associated company	13	66	-	400	-
Investment in subsidiaries	13	-	-	11,864	11,864
Property, plant and equipment - net	14	176,468	180,116	175,863	179,939
Intangible assets - net	15	3,949	4,086	3,949	4,086
Withholding income tax		1,700	7,161	-	7,028
Other non-current assets		2,658	1,503	2,658	1,503
Total non-current assets		185,922	193,942	195,597	205,282
TOTAL ASSETS		3,221,762	3,155,763	3,209,673	3,154,277

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 September	As at December	As at September	As at December	
		30, 2011	31, 2010	30, 2011	31, 2010	
			(Restated)		(Restated)	
		Note				
CURRENT LIABILITIES						
Bank overdrafts and short-term loans						
	from the financial institutions	16	280,250	67,912	280,250	67,912
	Trade notes payable		45,813	52,428	45,813	52,165
	Trade accounts payable		51,688	39,808	50,654	39,499
	Advance received from sale of land	10.3	109,416	-	107,176	-
	Payable to related parties	6	27,349	27,026	37,509	31,178
Current portion of liabilities under						
	the due within one year financial lease	18	995	1,272	995	1,272
	Short-term loan from related parties	6	-	-	-	14,550
	Unrealized income	17	60,097	62,403	60,097	62,403
	Accrued expenses	6	20,499	22,213	20,230	21,740
	Corporate income tax payable		21,990	1,722	21,990	1,120
	Accrued interest	6	4,282	215	4,282	233
	Retention from contractors		58,016	42,991	56,479	41,407
	Other current liabilities		5,970	7,320	4,816	7,105
	Total current liabilities		686,365	325,310	690,291	340,584
NON-CURRENT LIABILITIES						
	Liabilities under the financial lease agreement - net	18	720	1,383	720	1,383
	Long-term loans from the financial the institutions - net	19	369,802	553,135	369,802	553,135
	Long-term loan from the directors	6	-	128,115	-	128,115
	Employee benefit obligations	20	20,165	-	19,953	-
	Payable for purchase of land held for development	29.5	62,321	68,361	62,321	68,361
	Total non-current liabilities		453,008	750,994	452,796	750,994
TOTAL LIABILITIES			1,139,373	1,076,304	1,143,087	1,091,578

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 September	As at December	As at September	As at December
		30, 2011	31, 2010	30, 2011	31, 2010
Note			(Restated)		(Restated)
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	12,000,000
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					
22		32,750	32,750	31,750	31,750
Unappropriated					
		286,124	283,194	271,321	267,434
Total equity attributable to company's					
shareholders					
		2,082,389	2,079,459	2,066,586	2,062,699
Non-controlling interests					
		-	-	-	-
Other components of equity					
		-	-	-	-
TOTAL SHAREHOLDER'S EQUITY		2,082,389	2,079,459	2,066,586	2,062,699
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY		3,221,762	3,155,763	3,209,673	3,154,277

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 SEPTEMBER 30, 2011 AND 2010

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Note		2011	2010	2011	2010
			(Restated)		(Restated)
REVENUES					
	Sales	465,325	170,915	465,325	170,915
	Construction income	-	5,054	-	-
	Service income	895	1,170	-	-
	Other income	3,068	5,705	3,084	5,679
	Total Revenues	<u>469,288</u>	<u>182,844</u>	<u>468,409</u>	<u>176,594</u>
EXPENSES					
	Cost of sales	322,582	124,035	322,585	124,059
	Cost of construction	-	3,032	-	-
	Cost of service	720	735	-	-
	Selling expenses	60,189	31,117	60,189	31,117
	Administrative expenses	29,816	22,990	29,534	22,850
	Management benefit expenses	7,222	7,013	7,182	6,995
	Total Expenses	<u>420,529</u>	<u>188,922</u>	<u>419,490</u>	<u>185,021</u>
	Income before share of loss from investment in an associated company, finance cost and income tax	48,759	-6,078	48,919	-8,427
	Share of loss from investment in an associated company	(124)	-	-	-
	Income before finance cost and income tax	48,635	-6,078	48,919	-8,427
	Finance costs	6,347	6,016	6,356	6,038
	Income before income tax	42,288	-12,094	42,563	-14,465
	Income tax	26,897	-8,050	26,882	-8,651
	Profit for the period	15,391	-4,044	15,681	-5,814
	Other comprehensive income	-	-	-	-
	Total comprehensive income for the period	<u>15,391</u>	<u>-4,044</u>	<u>15,681</u>	<u>-5,814</u>
Profit attributable to					
	Shareholders' equity of the parent company	15,391	-4,044	15,681	-5,814
	Non-controlling interests	-	-	-	-
	Total comprehensive income attributable to	<u>15,391</u>	<u>-4,044</u>	<u>15,681</u>	<u>-5,814</u>
Total comprehensive income attributable to					
	Shareholders' equity of the parent company	15,391	-4,044	15,681	-5,814
	Non-controlling interests	-	-	-	-
	Total comprehensive income attributable to	<u>15,391</u>	<u>-4,044</u>	<u>15,681</u>	<u>-5,814</u>
BASIC EARNINGS PER SHARE OF					
THE PARENT COMPANY					
	Profit for the period (Baht per share)	0.013	(0.003)	0.013	(0.005)

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF COMPREHENSIVE INCOME
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2011 AND 2010

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Note		2011	2010	2011	2010
			(Restated)		(Restated)
REVENUES					
	Sales	1,207,980	787,022	1,207,980	787,022
	Construction income	-	10,162	-	-
	Service income	2,420	3,236	-	-
	Other income	7,744	10,560	7,730	10,556
	Total Revenues	1,218,144	810,980	1,215,710	797,578
EXPENSES					
	Cost of sales	827,431	562,335	827,460	562,406
	Cost of construction	-	5,949	-	-
	Cost of service	2,423	2,517	-	-
	Selling expenses	151,506	87,819	151,506	87,819
	Administrative expenses	88,933	68,208	88,518	67,218
	Management benefit expenses	22,534	21,075	22,415	20,975
	Total Expenses	1,092,827	747,903	1,089,899	738,418
	Income before share of loss from investment in an associated company, finance cost and income tax	125,317	63,077	125,811	59,160
	Share of loss from investment in an associated company	(334)	-	-	-
	Income before finance cost and income tax	124,983	63,077	125,811	59,160
	Finance costs	15,296	16,049	15,338	16,112
	Income before income tax	109,687	47,028	110,473	43,048
	Income tax	53,243	12,494	53,228	11,312
	Profit for the period	56,444	34,534	57,245	31,736
	Other comprehensive income	-	-	-	-
	Total comprehensive income for the period	56,444	34,534	57,245	31,736
Profit attributable to					
	Shareholders' equity of the parent company	56,444	34,534	57,245	31,736
	Non-controlling interests	-	-	-	-
		56,444	34,534	57,245	31,736
Total comprehensive income attributable to					
	Shareholders' equity of the parent company	56,444	34,534	57,245	31,736
	Non-controlling interests	-	-	-	-
		56,444	34,534	57,245	31,736
BASIC EARNINGS PER SHARE OF THE PARENT COMPANY					
	Profit for the period (Baht per share)	0.048	0.029	0.048	0.027

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2011 AND 2010

		In Thousand Baht							
		Consolidated Financial Statements (Restated)							
		Shareholders' equity of the parent company				Non-Controlling	Total		
Note		Share capital	Premium on	Retained earnings		Other	Total	interests	
		issued and paid-up	share capital	Appropriated legal reserve	Unappropriated	components of equity			
	Balance as at January 1, 2011 - as previously reported	1,185,985	577,530	32,750	307,881	-	2,104,146	-	2,104,146
	Cumulative effect of change in accounting policy for recognition of revenue from sales of real estate	4	-	-	(24,687)	-	(24,687)	-	(24,687)
	Balance as at January 1, 2011 - as restated	1,185,985	577,530	32,750	283,194	-	2,079,459	-	2,079,459
	Effect of change in accounting policy for employee benefits	4	-	-	(17,935)	-	(17,935)	-	(17,935)
	Balance as at January 1, 2011- after adjustment	1,185,985	577,530	32,750	265,259	-	2,061,524	-	2,061,524
	Dividend paid	23	-	-	(35,579)	-	(35,579)	-	(35,579)
	Total comprehensive income for the period 2011	-	-	-	56,550	-	56,550	-	56,550
	Balance as at September 30, 2011	1,185,985	577,530	32,750	286,230	-	2,082,495	-	2,082,495
	Balance as at January 1, 2010 - as previously reported	1,185,985	577,530	28,300	244,231	-	2,036,046	-	2,036,046
	Cumulative effect of change in accounting policy for recognition of revenue from sales of real estate	4	-	-	(3,649)	-	(3,649)	-	(3,649)
	Balance as at January 1, 2010 - as restated	1,185,985	577,530	28,300	240,582	-	2,032,397	-	2,032,397
	Dividend paid	23	-	-	(23,720)	-	(23,720)	-	(23,720)
	Total comprehensive income for the period 2010 - restated	4	-	-	34,534	-	34,534	-	34,534
	Balance as at September 30, 2010 - as restated	1,185,985	577,530	28,300	251,396	-	2,043,211	-	2,043,211

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 NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2011 AND 2010

In Thousand Baht							
Separate Financial Statements (Restated)							
Note	Share capital issued and paid-up	Premium on share capital	Retained earnings		Other components of equity	Total	
			Appropriated legal reserve	Unappropriated			
	Balance as at January 1, 2011 - as previously reported	1,185,985	577,530	31,750	292,109	-	2,087,374
	Cumulative effect of change in accounting policy for recognition of revenue from sales of real estate	4	-	-	(24,675)	-	(24,675)
	Balance as at January 1, 2011 - as restated	1,185,985	577,530	31,750	267,434	-	2,062,699
	Effect of change in accounting policy for employee benefits	4	-	-	(17,779)	-	(17,779)
	Balance as at January 1, 2011- after adjustment	1,185,985	577,530	31,750	249,655	-	2,044,920
	Dividend paid	23	-	-	(35,579)	-	(35,579)
	Total comprehensive income for the period 2011	-	-	-	57,351	-	57,351
	Balance as at September 30, 2011	<u>1,185,985</u>	<u>577,530</u>	<u>31,750</u>	<u>271,427</u>	<u>-</u>	<u>2,066,692</u>
	Balance as at January 1, 2010 - as previously reported	1,185,985	577,530	27,300	231,476	-	2,022,291
	Cumulative effect of change in accounting policy for recognition of revenue from sales of real estate	4	-	-	(3,649)	-	(3,649)
	Balance as at January 1, 2010 - as restated	1,185,985	577,530	27,300	227,827	-	2,018,642
	Dividend paid	23	-	-	(23,720)	-	(23,720)
	Total comprehensive income for the period 2010 - restated	4	-	-	31,736	-	31,736
	Balance as at September 30, 2010 - as restated	<u>1,185,985</u>	<u>577,530</u>	<u>27,300</u>	<u>235,843</u>	<u>-</u>	<u>2,026,658</u>

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

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS

FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2011 AND 2010

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2011	2010 (Restated)	2011	2010 (Restated)
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit for the period	56,444	34,534	57,245	31,736
<u>Add (less) Adjustments to reconcile profit (loss) for the period</u> to net cash provided by (used in) operating activities :				
Depreciation and amortization	9,072	8,580	9,011	8,522
Reversal allowance for doubtful accounts and bad debts	19	(236)	-	(236)
Gain from sale of fixed assets	(1,629)	(265)	(1,629)	(265)
Loss from written-off fixed assets	10	382	10	204
Gain from written-off trade accounts payable and retentions	(1,447)	(7,221)	(1,447)	(7,213)
Gain from written-off accrued expenses	(439)	(602)	(425)	(602)
Expense for employee benefits	2,230	-	2,174	-
Share of loss from investment in associated company	334	-	-	-
Interest income	(31)	(16)	(15)	(9)
Interest expenses	13,464	13,771	13,511	13,834
Income tax expenses	53,243	12,494	53,228	11,312
Income from operating activities before changes in operating assets and liabilities	131,270	61,421	131,663	57,283
Decrease (increase) in operating assets				
Trade accounts receivable	724	732	82	1,287
Inventories	39,817	206,680	40,063	206,680
Property development costs	174,318	(193,225)	173,793	(193,373)
Land held for development	(214,628)	(3,572)	(214,628)	(3,565)
Other current assets	(35,830)	129	(32,798)	327
Other non-current assets	(1,155)	(1,141)	(1,155)	(1,141)

Notes to interim 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 NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2011 AND 2010

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2011	2010 (Restated)	2011	2010 (Restated)
Increase (decrease) in operating liabilities				
Trade notes payable	(6,615)	8,197	(6,352)	8,197
Trade accounts payable	13,326	22,903	12,601	22,134
Advance received from sale of land	109,416	-	107,176	-
Payable to related parties	323	(6,243)	6,331	(5,881)
Unrealized income	(2,306)	28,883	(2,306)	28,883
Accrued expenses	(1,277)	(10,199)	(1,087)	(9,574)
Retention deducted from constructor	15,026	5,035	15,073	5,326
Other current liabilities	(1,348)	1,341	(2,287)	1,985
Payable for purchase of land held for development	(6,040)	-	(6,040)	-
Cash receivable from the operations	215,021	120,941	220,129	118,568
Cash received from interest income	31	16	15	9
Withholding taxes refunded from Revenue department	7,028	30	7,028	-
Income tax paid	(34,542)	(26,412)	(32,358)	(25,703)
Net cash provided by (used in) operating activities	187,538	94,575	194,814	92,874
CASH FLOWS FROM INVESTING ACTIVITIES				
Increase in deposit pledged as collateral	(5)	(4)	(1)	(2)
Proceeds from sales of fixed assets	3,710	265	3,710	265
Cash paid for purchase of fixed assets	(7,180)	(5,245)	(6,691)	(5,152)
Cash paid for purchase of intangible assets	(198)	(905)	(198)	(905)
Cash paid for purchase of investment in associated company	(400)	-	(400)	-
Net cash provided by (used in) investing activities	(4,073)	(5,889)	(3,580)	(5,794)
CASH FLOWS FROM FINANCING ACTIVITIES				
Cash paid for liabilities under financial lease agreement	(940)	(621)	(940)	(621)
Increase (decrease) in bank overdrafts and short-term loans				
from the financial institutions	212,338	(3,819)	212,338	(3,819)
Cash received from short-term loan from related parties	-	-	-	5,200
Cash paid for short-term loan from related parties	-	-	(14,550)	(6,350)
Cash paid for loan from the directors	(128,115)	(9,485)	(128,115)	(9,485)

Notes to interim 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 NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2011 AND 2010

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2011	2010 (Restated)	2011	2010 (Restated)
Cash received from long-term loans	335,353	318,090	335,353	318,090
Cash paid for long-term loans	-518,686	-314,622	-518,686	-314,622
Interest paid	-31,783	-37,594	-31,848	-37,653
Dividend paid	-35,579	-23,720	-35,579	-23,720
Net cash provided by (used in) financing activities	-167,412	-71,771	-182,027	-72,980
Net increase in cash and cash equivalents	16,053	16,915	9,207	14,100
Cash and cash equivalents, beginning of period	30,534	15,878	24,846	13,895
Cash and cash equivalents, end of period	46,587	32,793	34,053	27,995

Supplemental disclosures of cash flows information

1) Cash and cash equivalents consisted of :-

Cash on hand	22,931	22,407	22,916	22,392
Cash at bank	23,656	10,386	11,137	5,603
Total	46,587	32,793	34,053	27,995

2) In period 2011, the Company had transferred land held for development as part of property development costs in value of Baht 211.26 million.

3) In period 2010, the Company acquired vehicle with an aggregate cost of Baht 1.79 million . The purchase of Baht 1.42 million was made by hire-purchase agreements. The remaining portion of Baht 0.37 million was paid by cash.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2011

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 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) Expenses by nature

Significant expenses by nature are as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the three-month periods ended September 30,		For the three-month periods ended September 30,	
	2011	2010 (Restated)	2011	2010 (Restated)
Changes in inventories decrease	34,100	39,581	33,843	39,581
Changes in property development costs (increase) decrease	28,682	(269,908)	28,432	(269,904)
Changes in land held for development increase	18,240	-	18,240	-
Interest capitalization	6,443	5,162	6,443	5,162
Utilities and construction in progress	216,168	132,882	216,678	129,870
Purchase of lands	18,949	219,350	18,949	219,350
Employee benefit expenses	23,262	12,983	21,927	11,708
Depreciation and amortization expenses	3,123	2,957	3,095	2,938

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the nine-month periods		For the nine-month periods	
	ended September 30,		ended September 30,	
	2011	2010	2011	2010
		(Restated)		(Restated)
Changes in inventories decrease	39,817	206,680	40,063	206,680
Changes in property development costs increase	(59,331)	(208,849)	(59,856)	(208,998)
Changes in land held for development increase	(3,365)	(3,572)	(3,365)	(3,565)
Interest capitalization	22,386	15,132	22,386	15,132
Utilities and construction in progress	615,845	339,543	616,153	333,807
Purchase of lands	212,079	219,350	212,079	219,350
Employee benefit expenses	71,407	42,846	67,253	38,445
Depreciation and amortization expenses	9,072	8,580	9,011	8,522

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 are owned directly and indirectly by the Company :-

	Percentage of Holding by		Nature of Business
	direct and indirect		
	As at September 30, 2011	As at December 31, 2010	
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

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

	Percentage of total assets included in consolidated statements of financial position		Percentage of total revenues included in consolidated statements of comprehensive income for the three-month periods ended September 30		Percentage of total revenues included in consolidated statements of comprehensive income for the nine-month periods ended September 30	
	As at September 30, 2011	As at December 31, 2010	2011	2010	2011	2010
	<u>Subsidiary companies</u>					
N.C. Property Management Co., Ltd.	0.51	0.16	0.0004	2.79	0.0006	1.26
Quality Living Management Co., Ltd.	0.14	0.87	0.19	0.64	0.20	0.40

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

3. PRINCIPLES OF PREPARATION AND PRESENTATIONS OF FINANCIAL STATEMENTS

3.1 Basis of the preparation of interim financial statements

The interim consolidated and separate financial statements are prepared in accordance with the Accounting Standard No. 34 (revised 2009), "Interim Financial Reporting" and the announcement of the Stock Exchange of Thailand Accounting. These interim financial statements are prepared as additional financial statement information with the emphasis on the more current information about 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, 2010.

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 such financial statements in Thai language.

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

3.2 Significant accounting policies

The interim consolidated and separate financial statements are prepared in accordance with and comply with Thai generally accepted accounting principles under the Accounting Act B.E. 2543 and presented according to the Instruction of the Department of Business Development, the Ministry of Commerce, for Public Limited Company.

The Company and its subsidiaries prepared the interim financial statements with the same accounting policies used in the preparation of the annual financial statements for the year ended December 31, 2010, except for the accounting policy changed by the adoption of new accounting standard in this year as specified in Note 3.3.

3.3 New accounting standards and financial reporting standards effective for using in this year.

During the years 2010 and 2011, the Federation of Accounting Professions (FAP) has issued Notifications to mandate the use of the revised 2009, new issued of accounting standards, financial reporting standards and the interpretations of which they are effective for using in the periods beginning on or after January 1, 2011, which are as follows:

Framework for the Preparation and Presentation of Financial Statements (revised 2009)
TAS 1 (revised 2009) Presentation of Financial Statements

TAS 2 (revised 2009) Inventories
TAS 7 (revised 2009) Statement of Cash Flows
TAS 8 (revised 2009) Accounting Policies, Changes in Accounting Estimates and Errors
TAS 10 (revised 2009) Events after the Reporting Period
TAS 11 (revised 2009) Construction Contracts
TAS 16 (revised 2009) Property, Plant and Equipment
TAS 17 (revised 2009) Leases
TAS 18 (revised 2009) Revenue
TAS 19 Employee Benefits
TAS 23 (revised 2009) Borrowing Costs
TAS 24 (revised 2009) Related Party Disclosures
TAS 26 Accounting and Reporting by Retirement Benefit Plans
TAS 27 (revised 2009) Consolidated and Separate Financial Statements
TAS 28 (revised 2009) Investments in Associates
TAS 29 Financial Reporting in Hyperinflationary Economies
TAS 31 (revised 2009) Interests in Joint Ventures
TAS 33 (revised 2009) Earnings per Share
TAS 34 (revised 2009) Interim Financial Reporting
TAS 36 (revised 2009) Impairment of Assets
TAS 37 (revised 2009) Provisions, Contingent Liabilities and Contingent Assets
TAS 38 (revised 2009) Intangible Assets
TAS 40 (revised 2009) Investment Property
TFRS 2 Share-based Payment
TFRS 3 (revised 2009) Business Combinations
TFRS 5 (revised 2009) Non-current Assets Held for sale and Discontinued Operations
TFRS 6 Exploration for and Evaluation of Mineral Resources
TFRIC 15 Agreements for the Construction of Real Estate
TSIC 31 Revenue - Barter Transactions Involving Advertising Services

The management of the Company has assessed the effect of these accounting standards and financial reporting standards and believes that they will not have any significant impact on the financial statements for this year. However, TAS 1 (revised 2009) Presentation of Financial Statements, TAS 16 (revised 2009) Property, Plant and Equipment, TAS 18 (revised 2009) Revenue and TAS 19 Employee Benefits of which the Company has adopted of using in this year, have the effects of changes in the Company's accounting policies as disclosed in Note 3.4. These changes of accountings policies mostly affect to the presentation of financial statements in new format and prospective adjustment, except for the accounting standards of Employee Benefits which the Company has choosed the adoption by adjusting to the beginning retained earnings in full amount and the accounting standards of Revenue from sales of real estate which the Company has applied retrospectively.

3.4 Changes in accounting policies

From 1 January 2011, consequent to the adoption of new and revised TFRS as set out in note 3.3, the Company has changed its accounting policies as follows :

TAS 1 (revised 2009) Presentation of Financial Statements

Under the revised TAS, a set of financial statements comprises :

- Statement of financial position;
- Statement of comprehensive income;
- Statement of changes in shareholders' equity;
- Statement of cash flows; and
- Notes to the financial statements.

TAS 16 (revised 2009) Property, Plant and Equipment

Under the revised TAS, there are the principle changes and affecting the Company as follows:

1. Costs of asset dismantlement, removal and restoration have to be included as asset costs and subject to annual depreciation;
2. The depreciation charge has to be determined separately for each significant part of an asset;
3. In determining the depreciable amount, the residual value of an item of assets has to be measured at the amount estimated receivable currently for the asset if the asset were already of the age and in the condition expected at the end of its useful life. Furthermore, the residual value and useful life of an asset have to be reviewed at least at each financial year-end.

The changes have been applied prospectively in accordance with the transitional provisions of the revised TAS, except that consideration of the costs of asset dismantlement, removal and restoration, have been applied retrospectively.

TAS 18 (revised 2009) Revenue.

Under the revised TAS, there are the principle changes and affecting the Company as follows:

Recognition of revenues

Revenue from sales of 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 and the Company is no longer involved in the management or control of units sold both directly and indirectly. The recognized amount and cost incurred in respect of the transaction can be measured reliably.

The Company has recorded the changes in accounting policy by using the retrospectively

adjusted method.

TAS 19 Employee Benefits.

Under the new policy, the Company has the obligations in respect of the severance payments to employees upon retirement under the Company's article and labour law. The Company treats these severance payment obligation as a defined benefit plan. Previously, this obligation was recognized as occurred. The obligation under the defined benefit plan is determined by a professionally qualified independent actuary, using the projected unit credit method. Such determination is made based on various assumptions, including discount rate, future salary increase rate, staff turnover rate, mortality rate and inflation rates.

The Company has opted to record the entire amount of this liability as an adjustment to retained earning as at January 1, 2011, in accordance with the transitional provisions of TAS 19.

4. Effect of changes in accounting policies due to the adoption of new accounting standards

From January 1, 2011, consequent to the adoption of new and revised TFRS, the Company has affected to the financial statements as follows:

4.1 Change in Accounting Policy for recognition of revenue from sales of real estate

The Company have restated the previous year's financial statements as though the revenue from sales of real estate had originally been recognized in full when significant risks and rewards of ownership have been transferred to the buyer.

4.2 Change in Accounting Policy relating to Employee Benefits

The Company has opted to record the entire amount of this liability as an adjustment to retained earning as at January 1, 2011, in accordance with the transitional provisions of TAS 19.

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
<u>The statement of financial position as at December 31, 2010</u>		
Decrease in unbilled receivables	(38,690)	(38,690)
Increase in inventories	22,447	22,447
Increase in property development costs	27,096	27,108
Increase in unrealized income	35,539	35,539
Retained earnings - unappropriated as at January 1, 2010 - as previously reported	244,231	231,476
Cumulative effect of change in accounting policy for recognition		
of revenue from sales of real estate	(3,649)	(3,649)
Non-controlling interests	-	-

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Retained earnings - unappropriated as at January 1, 2010 - as restated

240,582

227,827

The statements of comprehensive income

	In Thousand Baht			
	For the three-month periods ended		For the nine-month periods ended	
	September 30, 2010		September 30, 2010	
	Consolidated	Separate	Consolidated	Separate
Financial	Financial	Financial	Financial	
Statements	Statements	Statements	Statements	
Decrease in sales	12,241	12,241	45,990	45,990
Decrease in cost of sales	7,000	7,005	26,315	26,320
Decrease in total comprehensive income	5,241	5,236	19,675	19,670
Profit attributable to non-controlling interests	-	-	-	-
Decrease in profit attributable to shareholders' equity of the parent company	5,241	5,236	19,675	19,670
Earnings per share				
Decrease in profit for the period (Baht per share)	0.004	0.004	0.017	0.017

The statements of cash flows

	In Thousand Baht	
	For the nine-month periods ended	
	September 30, 2010	
Consolidated	Separate	
Financial	Financial	
Statements	Statements	
Decrease in unbilled receivables	30,024	30,024
Decrease in inventories	11,199	11,199
Increase in property development costs	(37,021)	(37,027)
Increase in unrealized income	15,966	15,966

The statements of financial position as at September 30, 2011

	In Thousand Baht	
	Consolidated	Separate
	Financial	Financial
Statements	Statements	
Retained earnings - unappropriated as at January 1, 2011 - as previously reported	307,881	292,109
Cumulative effect of change in accounting policy for recognition of revenue from sales of real estate	(24,687)	(24,675)
Retained earnings - unappropriated as at January 1, 2011 - as restated	283,194	267,434
Increase in employee benefit obligations	(17,935)	(17,779)

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Non-controlling interests	-	-
Retained earnings - unappropriated as at January 1, 2011 - after adjustment	<u>265,259</u>	<u>249,655</u>

The statements of comprehensive income

	In Thousand Baht			
	For the three-month periods ended		For the nine-month periods ended	
	September 30, 2011		September 30, 2011	
	Consolidated	Separate	Consolidated	Separate
Financial	Financial	Financial	Financial	
Statements	Statements	Statements	Statements	
Increase expenses for employee benefits				
Increase in cost of service	12	-	35	-
Increase in selling expenses	164	164	493	493
Increase in administrative expenses	114	113	344	340
Increase in management benefit expenses	272	269	821	809
Increase in finance costs	181	179	537	532
Decrease in total comprehensive income	<u>743</u>	<u>725</u>	<u>2,230</u>	<u>2,174</u>
Profit attributable to non-controlling interests	-	-	-	-
Decrease in profit attributable to shareholders' equity				
of the parent company	743	725	2,230	2,174
Decrease earnings per share				
Decrease in profit for the period (Baht per share)	<u>0.0006</u>	<u>0.0006</u>	<u>0.0019</u>	<u>0.0018</u>

5. ISSUE OF NEW INTERPRETATION OF ACCOUNTING STANDARDS DURING THE YEAR

During the year 2011, the Federation of Accounting Professions (FAP) has issued Notifications to mandate the use of the new interpretations of accounting standards which are effective for the fiscal year beginning on or after January 1, 2013, as follows:

TSIC 10 Government Assistance - No Specific Relation to Operating Activities

TSIC 21 Income Taxes - Recovery of Revalued Non - Depreciable Assets

TSIC 25 Income Taxes - Changes in the Tax Status of an Entity or its Shareholders

The management of the Company has assessed the effect of these new interpretations of accounting standards and believes that they will not have any significant impact on the financial statements for the year in which they are initially applied.

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 parties and companies.

The significant transactions between the Company and its related parties and companies reflected in the accompanying financial statements are as follows:-

The significant outstanding balance as at September 30, 2011 and December 31, 2010 are as follow:-

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Type of relation		As at September 30, 2011	As at December 31, 2010	As at September 30, 2011	As at December 31, 2010
Payable to related parties					
- N.C. Property Management Co., Ltd.	Subsidiary	-	-	11,369	4,223
- S.C. Construction And Decoration Co., Ltd.	Co-shareholder and director	219	363	219	363
- Sathaporn Wattana Trading Co., Ltd.	Co-shareholder and director	27,126	26,660	25,917	26,589
- Sathaporn Wattana Transport Partnership	Co-shareholder and director	4	3	4	3
		<u>27,349</u>	<u>27,026</u>	<u>37,509</u>	<u>31,178</u>
Short-term loan from related parties					
- Quality Living Management Co., Ltd.	Subsidiary				
Balance, beginning of period		-	-	-	2,850
Addition during the period		-	-	-	-
Deduction during the period		-	-	-	(2,850)
Balance, ending of period		-	-	-	-
- N.C. Property Management Co., Ltd.	Subsidiary				
Balance, beginning of period		-	-	14,550	12,850
Addition during the period		-	-	-	5,200
Deduction during the period		-	-	(14,550)	(3,500)
Balance, ending of period		-	-	-	14,550
		<u>-</u>	<u>-</u>	<u>-</u>	<u>14,550</u>

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		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Type of relation		As at September 30, 2011	As at December 31, 2010	As at September 30, 2011	As at December 31, 2010
Short-term loan from directors					
- Manager of legacy					
	Mr.Namchai Tanthathoedtham *				
	Director				
	Balance, beginning of period	116,400	155,150	116,400	155,150
	Addition during the period	-	-	-	-
	Deduction during the period	(116,400)	(38,750)	(116,400)	(38,750)
	Balance, ending of period	-	116,400	-	116,400
- Mr. Somchao Tanthathoedtham					
	Director				
	Balance, beginning of period	11,715	12,450	11,715	12,450
	Addition during the period	-	-	-	-
	Deduction during the period	(11,715)	(735)	(11,715)	(735)
	Balance, ending of period	-	11,715	-	11,715
		-	128,115	-	128,115
Accrued interest from related parties					
	- N.C. Property Management Co., Ltd.				
	Subsidiary	-	-	-	18
Accrued interest					
- Manager of legacy					
	Mr.Namchai Tanthathoedtham *				
	Director	1,397	-	1,397	-
Rental fee payable					
	-Mrs.Patcharin Tanthathoedtham				
	Share holder's relative	495	-	495	-
* Manager of legacy Mr.Namchai Tanthathoedtham					
- Mr. Somchao Tanthathoedtham					
- Mr. Prasit Tanthathoedtham					
- Mr. Somnuek Tanthathoedtham					
- Mr. Sujin Tanthathoedtham					

The issued short-term loans from the related companies are the promissory notes, which carried interest rate at 0.50% per annum in year 2011 and 2010 and will be paid on the date due specified in the promissory notes.

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 in year 2011 and 2010 and will be paid on the date due specified in the promissory notes.

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the three-month periods ended September 30,		For the three-month periods ended September 30,	
Pricing basis		2011	2010	2011	2010
<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	-	-	5	5
Construction cost					
N.C. Property Management Co., Ltd.	At cost plus 10%	-	-	4,327	-
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 30,000 per project	-	-	689	584
Utility charges					
N.C. Property Management Co., Ltd.	At cost	-	-	1	1
Interest expenses					
Quality Living Management Co., Ltd.	At the rate of 0.50% p.a.	-	-	-	2
N.C. Property Management Co., Ltd.	At the rate of 0.50% p.a.	-	-	11	19
<u>Related parties</u>					
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	29,028	6,646	27,901	6,320
S.C. Construction And Decoration Co., Ltd.	Market price	12	-	12	-
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.	1,397	2,130	1,397	2,130
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	-	169	-	169
* Manager of legacy Mr.Namchai Tanthathoedtham					
- Mr. Somchao Tanthathoedtham					
- Mr. Prasit Tanthathoedtham					
- Mr. Somnuek Tanthathoedtham					
- Mr. Sujin Tanthathoedtham					

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the nine-month periods ended September 30,		For the nine-month periods ended September 30,	
	Pricing basis	2011	2010	2011	2010
<u>Transaction during the period</u>					
<u>Subsidiaries</u>					
Other income - office rental					
Quality Living Management Co., Ltd.	Baht 5,000 per month	-	-	45	45
Other income - utility charges					
Quality Living Management Co., Ltd.	Baht 1,401.87 per month	-	-	13	13
Construction cost					
N.C. Property Management Co., Ltd.	At cost plus 10%	-	-	7,146	-
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 30,000 per project	-	-	2,006	1,664
Utility charges					
N.C. Property Management Co., Ltd.	At cost	-	-	2	4
Interest expenses					
Quality Living Management Co., Ltd.	At the rate of 0.50% p.a.	-	-	-	8
N.C. Property Management Co., Ltd.	At the rate of 0.50% p.a.	-	-	47	54
<u>Related parties</u>					
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	75,777	22,058	72,498	21,732
S.C. Construction And Decoration Co., Ltd.	Market price	120	-	120	-
Transportation Fee					
Sathaporn Wattana Transport Partnership	Market price	-	6	-	6
Land rental expense					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	495	495	495	495
Interest expenses					
Manager of legacy					
- Mr. Namchai Tanthathoedtham *	At the rate of 5.75% p.a.	4,713	6,554	4,713	6,554
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	330	505	330	505

* Manager of legacy Mr.Namchai Tanthathoedtham

- Mr. Somchao Tanthathoedtham

- Mr. Prasit Tanthathoedtham

- Mr. Somnuek Tanthathoedtham

- Mr. Sujin Tanthathoedtham

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the three-month periods ended September 30,		For the three-month periods ended September 30,	
		2011	2010	2011	2010
<u>Management</u>					
Management benefit expenses					
Short-term employee benefits		6,950	7,013	6,913	6,995
Post-employment benefits		272	-	269	-
Total		<u>7,222</u>	<u>7,013</u>	<u>7,182</u>	<u>6,995</u>

In Thousand Baht

	Consolidated Financial Statements		Separate Financial Statements	
	For the nine-month periods ended September 30,		For the nine-month periods ended September 30,	
	2011	2010	2011	2010
<u>Management</u>				
Management benefit expenses				
Short-term employee benefits	21,713	21,075	21,606	20,975
Post-employment benefits	821	-	809	-
Total	<u>22,534</u>	<u>21,075</u>	<u>22,415</u>	<u>20,975</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.

7. CASH AND CASH EQUIVALENTS

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2011	As at December 31, 2010	As at September 30, 2011	As at December 31, 2010
Cash in hand	22,931	21,106	22,916	21,091
Cash at bank - current accounts	9,956	3,686	9,128	2,747
Cash at bank - savings accounts	13,700	5,742	2,009	1,008
Total	<u>46,587</u>	<u>30,534</u>	<u>34,053</u>	<u>24,846</u>

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

8. TRADE ACCOUNTS RECEIVABLE -NET

Trade accounts receivable - net consist of the following:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2011	As at December 31, 2010	As at September 30, 2011	As at December 31, 2010
Real Estate				
Receivable from installment	330	412	330	412
Contractor and project management				
Accrued contractor income	-	197	-	-
Property manager services				
Management receivable	220	684	-	-
Total	550	1,293	330	412
<u>Less</u> Allowance for doubtful accounts	<u>(297)</u>	<u>(297)</u>	<u>(297)</u>	<u>(297)</u>
Trade accounts receivable-net	<u>253</u>	<u>996</u>	<u>33</u>	<u>115</u>

Trade accounts receivable were classified by aging as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2011	31, 2010	30, 2011	31, 2010
Not yet due	-	-	-	-
Over 0 month to 3 months	220	922	-	41
Over 3 months to 6 months	-	-	-	-
Over 6 months to 12 months	-	20	-	20
Over 12 months	330	351	330	351
Total	550	1,293	330	412

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

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2011	31, 2010	30, 2011	31, 2010
	(For the nine-month)	(For the year)	(For the nine-month)	(For the year)
Beginning balance	297	533	297	533
Increase	-	-	-	-
Decrease	-	(236)	-	(236)
Ending balance	297	297	297	297

During the period 2010, the allowance for doubtful accounts decrease due to the return from customers of Baht 0.10 million and write-off the bad debts of Baht 0.14 million.

9. INVENTORIES - NET

Inventories - net consist of

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2011	31, 2010	30, 2011	31, 2010
		(Restated)	(Restated)	
Cost of houses for sales	286,444	326,507	286,444	326,507
Construction in progress	246	-	-	-
Total	286,690	326,507	286,444	326,507
Less allowance for declining value of inventories	-	-	-	-
Inventories - net	286,690	326,507	286,444	326,507

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

	Consolidated Financial Statements / Separate Financial Statements			
	As at September 30, 2011		As at December 31, 2010	
	Unit	In Million Baht	Unit	In Million Baht
			(Restated)	
House for sales	70	286.44	117	326.51
The selling contracted house	(16)	(72.51)	(39)	(99.78)
House for sale - net	54	213.93	78	226.73

As at September 30, 2011 and December 31, 2010, inventories of the project in the total amount of Baht 286.44 million and Baht 326.51 million, respectively, are mortgaged as collateral for some long-term loans with local financial institutions in the amount of Baht 1,236.98 million and Baht 1,700.83 million, respectively (see note 19).

10. PROPERTY DEVELOPMENT COSTS AND LAND HELD FOR DEVELOPMENT

10.1 Actual property development costs consist of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2011	As at December 31, 2010 (Restated)	As at September 30, 2011	As at December 31, 2010 (Restated)
Lands and land development costs	2,123,076	2,053,726	2,123,076	2,053,726
Utilities	537,884	535,203	537,884	535,203
Construction in progress	3,285,275	2,908,353	3,285,837	2,908,390
Interest capitalization	284,713	274,355	284,713	274,355
Total	6,230,948	5,771,637	6,231,510	5,771,674
<u>Less</u> transfer to inventory	(286,444)	(326,507)	(286,444)	(326,507)
transfer to cost of sale	(4,700,767)	(4,260,724)	(4,700,767)	(4,260,724)
Property development costs	1,243,737	1,184,406	1,244,299	1,184,443

As at September 30, 2011 and December 31, 2010, The Company has lands and construction in the projects totalling of Baht 1,244.30 million and Baht 1,184.43 million, respectively, are mortgaged as collateral against credit facilities for some long-term loans with local financial institutions in the amount of Baht 1,236.98 million and Baht 1,700.83 million, respectively (see note 19).

For the three-month periods ended September 30, 2011 and 2010, the Company recorded the related interest expense amounting to approximately Baht 6.45 million and Baht 5.16 million, respectively, as part of property development costs. For the nine-month periods ended September 30, 2011 and 2010 the Company recorded the related interest expense amounting to approximately Baht 22.39 million and Baht 15.13 million, respectively, as part of property development costs.

10.2 OBLIGATION AND COMMITMENT UNDER REAL ESTATE PROJECTS

	Consolidated Financial Statements / Separate Financial Statements	
	As at September 30, 2011 (For the nine- month)	As at December 31, 2010 (For the year)
Number of projects on hand, beginning of period	15	17
Number of closing projects	1	3
Number of newly open projects	2	1
Number of projects on hand, ending of period	16	15
Contracted sales value (In million Baht)	7,238.70	6,781.67
As percentage of total current projects value	71.20	65.94

As at September 30, 2011 and December 31, 2010, the Company has the obligation and the commitment to complete the public utility development project for projects on hand in the amount of Baht 104.06 million and Baht 104.38 million, respectively.

10.3 LAND HELD FOR DEVELOPMENT

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2011	As at December 31, 2010	As at September 30, 2011	As at December 31, 2010
Beginning balance	1,408,599	1,241,678	1,404,690	1,237,769
Increase	214,628	166,921	214,628	166,921
Total	1,623,227	1,408,599	1,619,318	1,404,690
<u>Less</u> transfer to property development costs	(211,263)	-	(211,263)	-
Land held for development	<u>1,411,964</u>	<u>1,408,599</u>	<u>1,408,055</u>	<u>1,404,690</u>

As at April 1, 2011, the Company and a subsidiary had sold lands under the agreement to buy and sell land with a company in the amount of Baht 547.08 million, which will be transferred the ownership on October 7, 2011, the Company and subsidiary had received the advance payment from the sale of land totalling Baht 109.42 million (the Company only Baht 107.18 million) as stated in the statements of financial position under the advance payment for the sale of land.

As at September 30, 2011 and December 31, 2010, the Company and subsidiary has mortgaged land held for development as collateral against credit facilities for long-term loans with local financial institutions in the amount of Baht 1,236.98 million and Baht 1,700.83 million, respectively (see note 19).

11. OTHER CURRENT ASSETS - NET

Other current assets - net consist of the following :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at	As at September	As at December
	30, 2011	December 31, 2010	30, 2011	31, 2010
Prepaid expense	5,274	2,016	5,235	1,990
Receivables - the Revenue Department	1,186	946	814	761
Advance expense	2,819	2,136	-	-
Account receivable from lawsuit (see note 29.7a)	180	180	180	180
Advance received from sale of lands	33,500	4,100	33,500	4,100
Other current assets	3,849	1,600	1,662	1,562
Total	46,808	10,978	41,391	8,593
<u>Less</u> Allowance for doubtful accounts	<u>(313)</u>	<u>(313)</u>	<u>(313)</u>	<u>(313)</u>
Net	<u>46,495</u>	<u>10,665</u>	<u>41,078</u>	<u>8,280</u>

Commitment from agreement to buy and sell land

During the period of 2011, the Company has entered into a land agreement and a land and construction agreement. As such the Company paid for deposit during the period and had the commitment to pay totalling Baht 256.53 million as agreed in the agreement. The transfer of the ownership will be within October 14, 2011 and December 30, 2011.

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

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2011	31, 2010	30, 2011	31, 2010
	(For the nine-month)	(For the year)	(For the nine-month)	(For the year)
Beginning balance	313	316	313	316
Increase	-	-	-	-
Decrease	-	(3)	-	(3)
Ending balance	<u>313</u>	<u>313</u>	<u>313</u>	<u>313</u>

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for declining

value of investment

Investments in subsidiaries-

net

	-	-	=====	=====
	11,864	11,864		
	=====	=====		

Investment on consolidated financial statement

During the period 2011, the Company has purchased the investments of Ensure Home Co., Ltd. at cost, which registered to be a limited company on March 30, 2011.

The interim consolidated financial statement for the nine-month period ended September 30, 2011, the Company has a policy to record the investments in equity shares of associated company by the equity method. The equity in net profit or loss of the investments are computed from the financial statement of such associated company as at September 30, 2011, which were audited by other auditor.

14. PROPERTY, PLANT AND EQUIPMENT - NET

Property, plant and equipment - net consist of

	Consolidated Financial Statement (In Thousand Baht)			
	Balance as at December 31, 2010	Additions	Deduction	Balance as at September 30, 2011
<u>At cost</u>				
Land - office	1,948	-	(1,288)	660
- clubhouse	82,260	-	-	82,260
Building - office	11,236	-	(1,033)	10,203
- clubhouse	124,164	-	-	124,164
Sample house and sale office building	43,524	-	-	43,524
Building improvement	6,289	-	-	6,289
Machinery and equipment	2,104	408	-	2,512
Office equipment	23,738	3,205	(176)	26,767
Furniture and fixtures	13,415	2,392	(16)	15,791
Vehicles	13,827	1,175	(1,003)	13,999
Vehicle - under financial agreement	5,196	-	-	5,196
Total	327,701	7,180	(3,516)	331,365
<u>Less Accumulated depreciation</u>				
Building - office	(8,474)	(382)	239	(8,617)
- clubhouse	(51,107)	(4,549)	-	(55,656)
Sample house and sale office building	(40,940)	(864)	-	(41,804)
Building improvement	(2,961)	(235)	-	(3,196)
Machinery and equipment	(1,785)	(99)	-	(1,884)
Office equipment	(19,214)	(976)	168	(20,022)
Furniture and fixtures	(10,451)	(792)	15	(11,228)
Vehicles	(11,922)	(292)	1,003	(11,211)
Vehicle - under financial agreement	(731)	(548)	-	(1,279)
Total	(147,585)	(8,737)	1,425	(154,897)
Property, plant and equipment - net	180,116			176,468

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	Separate Financial Statement (In Thousand Baht)			
	Balance as at December 31, 2010	Additions	Deduction	Balance as at September 30, 2011
<u>At cost</u>				
Land - office	1,948	-	(1,288)	660
- clubhouse	82,260	-	-	82,260
Building - office	11,236	-	(1,033)	10,203
- clubhouse	124,164	-	-	124,164
Sample house and sale office building	43,524	-	-	43,524
Building improvement	6,289	-	-	6,289
Machinery and equipment	1,417	99	-	1,516
Office equipment	21,736	3,038	(176)	24,598
Furniture and fixtures	13,264	2,392	(16)	15,640
Vehicles	12,617	1,162	(1,003)	12,776
Vehicle - under financial agreement	5,196	-	-	5,196
Total	323,651	6,691	(3,516)	326,826
<u>Less Accumulated depreciation</u>				
Building - office	(8,474)	(382)	239	(8,617)
- clubhouse	(51,107)	(4,549)	-	(55,656)
Sample house and sale office building	(40,940)	(864)	-	(41,804)
Building improvement	(2,961)	(235)	-	(3,196)
Machinery and equipment	(1,098)	(86)	-	(1,184)
Office equipment	(17,388)	(929)	168	(18,149)
Furniture and fixtures	(10,296)	(792)	15	(11,073)
Vehicles	(10,717)	(291)	1,003	(10,005)
Vehicle - under financial agreement	(731)	(548)	-	(1,279)
Total	(143,712)	(8,676)	1,425	(150,963)
Property, plant and equipment - net	179,939			175,863

As at September 30, 2011 and December 31, 2010, 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 72.76 million and Baht 76.14 million, respectively) are mortgaged as collateral against

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the overdrafts and loans from two commercial banks in the total amount of Bath 35 million (see note 16).

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

Transaction	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2011	31, 2010	30, 2011	31, 2010
Building - clubhouse (tennis court)	2,858	2,858	2,858	2,858
Sample house and sale office building	37,751	37,751	37,751	37,751
Machinery and equipment	1,574	1,505	919	850
Office equipment	18,434	16,855	16,870	15,421
Furniture and fixtures	9,483	8,897	9,332	8,747
Vehicles	10,775	11,760	9,568	10,555
Total	80,875	79,626	77,298	76,182

15. INTANGIBLE ASSETS - NET

This account consist of :-

	In Thousand Baht			
	Consolidated Financial Statement/ Separate Financial Statement			
	Balance as at	Additions	Deduction	Balance as at
	December 31, 2010			September 30, 2011
<u>At cost</u>				
Computer software	3,951	198	-	4,149
Work in progress - system development	825	-	-	825
Total	4,776	198	-	4,974
<u>Less Accumulated amortization</u>	(690)	(335)		(1,025)
Intangible assets - net	4,086			3,949

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

This account consist of :-

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2011	31, 2010	30, 2011	31, 2010
Bank overdrafts from the financial institutions	101,053	32,912	101,053	32,912
Short-term loans from the financial institutions	179,197	35,000	179,197	35,000
Total	280,250	67,912	280,250	67,912

	Credit line (Million Baht)		Rate	Due Date	Guarantee
	As at September	As at December			
	30, 2011	31, 2010			
<u>Bank Overdraft</u>					
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>			
<u>Short-term loans</u>					
The parent company					
- Bank of Ayudhya	35.00	35.00	MLR less 0.25% per annum	October 21, 2011	- By the mortgage of the director's land and construction on there.
- Siam Commercial Bank	144.00	-	MLR less 0.50% per annum	November 11, 2011- March 16, 2012	- By the mortgage of some the Company's land.
	<u>179.00</u>	<u>35.00</u>			
Total Credit line	<u>234.00</u>	<u>90.00</u>			

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) 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 is not over than 1.5:1, (5) not to pay dividend except the lender assess 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.

17. UNREALIZED INCOME

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2011	31, 2010 (Restated)	30, 2011	31, 2010 (Restated)
Installment dues	6,649,726	6,351,819	6,649,726	6,351,819
<u>Less</u> recognized income	<u>(6,589,629)</u>	<u>(6,289,416)</u>	<u>(6,589,629)</u>	<u>(6,289,416)</u>
Unrealized income, which pending transfer of buy and sell land contract and receiving money over the amount of installment contract.	60,097	62,403	60,097	62,403

18. LIABILITIES UNDER FINANCIAL LEASE AGREEMENT

Liabilities under financial lease agreements consisted of :

	Consolidated Financial Statements / Separate Financial Statements (In Thousand Baht)					
	As at September 30, 2011			As at December 31, 2010		
	Principal	Deferred interest	Payment	Principal	Deferred interest	Payment
Current portion due within one year	995	46	1,041	1,272	81	1,353
Current portion due after one year not over three years	720	17	737	1,383	48	1,431
Total	<u>1,715</u>	<u>63</u>	<u>1,778</u>	<u>2,655</u>	<u>129</u>	<u>2,784</u>

As at September 30, 2011 and December 31, 2010, 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 financial lease agreement is guaranteed by the director of the Company.

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

19. LONG-TERM LOANS

This account consists of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2011	31, 2010	30, 2011	31, 2010
Long-term loans from local banks				
The first bank	248,135	346,804	248,135	346,804
The second bank	70,546	151,172	70,546	151,172
The third bank	51,121	55,159	51,121	55,159
Total	369,802	553,135	369,802	553,135

	Credit line (Million Baht)		Interest rate	Guarantee
	As at September	As at December		
	30, 2011	31, 2010		
<u>Long-term loans</u>				
Parent company				
<u>The first bank</u>	704.24	1,281.79	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 plus 0.50% per annum and since December 20, 2010 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	-	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>	182.05	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.

1,236.98	1,700.83
----------	----------

The first bank

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 is not over than 1.5:1, (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.

The second bank

The first credit line

The Company had to repay the full loan amount within three years from the date of the land mortgage (on December 29, 2004). On January 4, 2008, the Company submitted a request for repayment extension of the loan to December 29, 2010, later, the Company submitted a request for repayment extension of the loan to December 29, 2013. In 2010, the Company requests the bank for decrease credit line from amount of Baht 777,000,000 to Baht 236,990,000.

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as sending progress report on sales, transfers and construction to the lender each month and managing the Company to increase housing sales by at least 50 units per year (starting from year 2008).

For the year 2008, the Company has housing sale in project of 32 units, which is lower than the condition of loan agreement as above. So, the management has negotiated with bank for removal of the sale condition, which the Company has to sale in project of 50 units. The bank has agreed to the request, but the Company has to repay principal from Baht 10,725 per Sq. wah to Baht 14,000 Sq. wah due to the

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revised credit line notice dated on January 26, 2009.

The second credit line

The Company has to repay this loan upon receipt of payment from the customer on the ownership transfer date of the real estate sold to customer. The Company has to repay the loan in full within 2 years 6 months from the contract signing date (August 26, 2011), which is due by February 26, 2014. However, the Company did not estimate the amount of loan that is expected to be paid in one year to be classified as current liabilities in the statement of financial position for this loan

In addition, the Company must comply with the conditions specified in the loan agreement, including to grant asset insurance benefits provided as collateral to the lender, etc.

The third bank

The Company has to repay the loan when received the payment from its customers, which normally based on the date of transferring a real estate title deed to the customers. The loan have to be full settled within six years since the signing date of the loan agreement (on August 5, 2010), which due within August 5, 2016. However, the Company does not calculate the amount of portion for this 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 term and conditions as specified in the loan agreement, such as to grant beneficiary of the asset protection insurance to the lender.

20. EMPLOYEE BENEFIT OBLIGATIONS

The Company adopted TAS 19, Employee Benefits, which effective from January 1, 2011 and the effect on the financial statements is disclosed in note 4.

The statements of financial position

	In Thousand Baht	
	Consolidated	Separate
	Financial	Financial
	Statements	Statements
Defined benefit obligations at January 1, 2011	17,935	17,779
Current Service costs and interest	2,230	2,174
Defined benefit obligations at September 30, 2011	<u>20,165</u>	<u>19,953</u>

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Expense recognized in the statements of comprehensive income

	In Thousand Baht			
	For the three-month periods ended		For the nine-month periods ended	
	September 30, 2011		September 30, 2011	
	Consolidated Financial Statements	Separate Financial Statements	Consolidated Financial Statements	Separate Financial Statements
Current service costs	562	546	1,693	1,642
Interest on obligation	181	179	537	532
Total	<u>743</u>	<u>725</u>	<u>2,230</u>	<u>2,174</u>
Current service costs				
Cost of service	12	-	35	-
Selling expenses	164	164	493	493
Administrative expenses	114	113	344	340
Management benefit expenses	272	269	821	809
Finance costs	<u>181</u>	<u>179</u>	<u>537</u>	<u>532</u>
Total	<u>743</u>	<u>725</u>	<u>2,230</u>	<u>2,174</u>

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

	Percentage	
	Consolidated	Separate
	Financial Statements	Financial Statements
Discount rate	4.00	4.00
Salary increase rate	5.67	5.67
Employee turnover rate	0 - 39	0 - 22
Mortality rate (based on the table of death B.E. 2551)	100.00	100.00
Disability rate	5.00 of the mortality rate	5.00 of the mortality rate

21. FINANCIAL INSTRUMENTS

a. Financial Risk Management

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 subsidiary comprise cash and cash equivalents, bank overdrafts and short-term loans from the financial institutions, trade account receivable and payable, including cheque, loans, accrued expenses and retentions.

b. 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.

c. Fair Value

The fair value of the most of significant financial assets and financial liabilities does not differ from their carrying value, except for the fair value of long-term debts which cannot be properly calculated. Accordingly, no disclosure is made.

22. 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 until the reserve reaches 10% of the authorized share capital.

According to the resolution on the Board of Directors Meeting No. 1/2011 held on February 22, 2011, the Company had appropriated its legal reserve in the amount of Baht 4.45 million of annual net income in 2010.

23. DIVIDEND

At the Board of Directors Meeting of year 2011 held on April 21, 2011, the Board of Directors approved a dividend payment for profit for the years of 2010 to all shareholders at Baht 0.03 per share amounting to Baht 35.58 million. The Company paid the dividend on May 20, 2011.

At the extraordinary shareholders' meeting No. 1/2010 held on April 23, 2010, the shareholders approved a dividend payment for profit for the period of 2009 to all shareholders at Baht 0.02 per share amounting to Baht 23.72 million. The company paid the dividend on May 21, 2010.

24. 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 September 30, 2011, the Group's debt-to-equity ratio was 0.55 : 1 (as at December 31, 2010 : 0.49: 1) and the Company's was 0.55 : 1 (as at December 31, 2010 : 0.51 : 1).

25. 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.

		<u>Consolidated Financial Statements</u>		<u>Separate Financial Statements</u>	
		For the three-month periods		For the three-month periods	
		ended September 30,		ended September 30,	
		<u>2011</u>	<u>2010 (Restated)</u>	<u>2011</u>	<u>2010 (Restated)</u>
Profit for the period	(Thousand Baht)	15,391	(4,044)	15,681	(5,814)
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)	0.013	(0.003)	0.013	(0.005)

		<u>Consolidated Financial Statements</u>		<u>Separate Financial Statements</u>	
		For the nine-month periods		For the nine-month periods	
		ended September 30,		ended September 30,	
		<u>2011</u>	<u>2010 (Restated)</u>	<u>2011</u>	<u>2010 (Restated)</u>
Profit for the period	(Thousand Baht)	56,444	34,534	57,245	31,736
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)	0.048	0.029	0.048	0.027

26. 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 three-month periods ended September 30, 2011 and 2010 amounted to Baht 0.61 million and Baht 0.59 million, respectively, and for the nine-month periods ended September 30, 2011 and 2010 amounted to Baht 1.87 million and Baht 1.76 million, respectively.

The Company's contributions for the three-month periods ended September 30, 2011 and 2010 amounted to Baht 0.60 million and Baht 0.56 million, respectively, and for the nine-month periods ended September 30, 2011 and 2010 amounted to baht 1.80 million and Baht 1.68 million, respectively.

27. CORPORATE INCOME TAX AND ITS CALCULATION

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.

Since the year 2007, the Company computed corporate income tax, for projects launched in or after 2007, based on the principle of revenue and expense recognition in accordance with the Revenue Code and Instruction of the Revenue Department No. Tor.Por. 155/2549 regarding the calculation of revenue and expense of a company or partnership based on the accrual basis, in which revenues are recognized under the percentage of completion method, as follows ;

<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.

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<u>Accounting Policy</u>	<u>Revenue Department Principle</u>	<u>Accounting Principle</u>
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 nine-month periods ended September 30,	
	<u>2011</u>	<u>2010</u>
Income before income tax per book	110,473	43,048
Difference in income and expenses between A/C and tax		
<u>Add</u> (Less) Revenue base on tax	6,084	30,110
The different of sale between Tax and per book re : Por.61/2539	53,434	(30,024)
Add back expenses	8,053	2,120
Incomes - tax deductible	<u>(618)</u>	<u>(6)</u>
Income before income tax per tax	177,426	45,248
<u>Less</u> : Corporate income tax	(53,228)	(11,312)
(For the period 2011, tax computation at the rate of 30% For the period 2010, tax computation at the rate of 25%)		
Income after income tax per tax	<u>124,198</u>	<u>33,936</u>

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28. FINANCIAL INFORMATION BY SEGMENT

Details of financial information by segment of the Company and its subsidiaries are presented as follows:-

	For the three-month period ended september 30, 2011 (In Thousand Baht)						
	Real Estate	Contractor	Property manager services	Total	Elimination DR.	CR.	Consolidated
Revenues							
Sales	465,325	-	-	465,325	-	-	465,325
Construction income	-	4,327	-	4,327	(4,327)	-	-
Service income	-	-	1,584	1,584	(689)	-	895
Other income	3,084	15	-	3,099	(31)	-	3,068
Total revenues	468,409	4,342	1,584	474,335			469,288
Expenses							
Cost of sales	322,585	-	-	322,585	-	(3)	322,582
Cost of construction	-	4,075	-	4,075	-	(4,075)	-
Cost of service	-	-	720	720	-	-	720
Selling expenses	60,189	-	-	60,189	-	-	60,189
Administrative expenses	29,534	352	638	30,524	-	(708)	29,816
Management benefit expenses	7,182	-	40	7,222	-	-	7,222
Total expenses	419,490	4,427	1,398	425,315			420,529
Income (loss) before share of loss from investment in associated company, finance cost and income tax	48,919	(85)	186	49,020			48,759
Share of loss from investment in an associated company	-	-	-	-	-	-	(124)
Income (loss) before finance cost and income tax	48,919	(85)	186	49,020			48,635
Finance cost	6,356	-	1	6,357	-	(10)	6,347
Income (loss) before income tax	42,563	(85)	185	42,663			42,288
Income tax	26,882	-	15	26,897	-	-	26,897
Profit (loss) for the period	15,681	(85)	170	15,766			15,391
Other comprehensive income	-	-	-	-			-
Total comprehensive income (loss) for the period	15,681	(85)	170	15,766			15,391

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For the three-month period ended September 30, 2010 (Restated)(In Thousand Baht)

	Real Estate	Contractor	Property manager services	Total	Elimination		Consolidated
					DR.	CR.	
Revenues							
Sales	170,915	-	-	170,915	-	-	170,915
Construction income	-	5,054	-	5,054	-	-	5,054
Service income	-	-	1,754	1,754	(584)	-	1,170
Other income	5,679	65	3	5,747	(42)	-	5,705
Total revenues	176,594	5,119	1,757	183,470			182,844
Expenses							
Cost of sales	124,059	-	-	124,059	-	(24)	124,035
Cost of construction	-	3,032	-	3,032	-	-	3,032
Cost of service	-	-	735	735	-	-	735
Selling expenses	31,117	-	-	31,117	-	-	31,117
Administrative expenses	22,850	135	607	23,592	-	(602)	22,990
Management benefit expenses	6,994	-	19	7,013	-	-	7,013
Total expenses	185,020	3,167	1,361	189,548			188,922
Income (loss) before finance cost and income tax	(8,426)	1,952	396	(6,078)			(6,078)
Finance cost	6,038	-	-	6,038	-	(22)	6,016
Income (loss) before income tax	(14,464)	1,952	396	(12,116)			(12,094)
Income tax	(8,651)	592	9	(8,050)	-	-	(8,050)
Profit (loss) for the period	(5,813)	1,360	387	(4,066)			(4,044)
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income (loss) for the period	(5,813)	1,360	387	(4,066)			(4,044)

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For the nine-month period ended September 30, 2011 (In Thousand Baht)

	Real Estate	Contractor	Property manager services	Total	Elimination		Consolidated
					DR.	CR.	
Revenues							
Sales	1,207,980	-	-	1,207,980	-	-	1,207,980
Construction income	-	7,146	-	7,146	(7,146)	-	-
Service income	-	-	4,426	4,426	(2,006)	-	2,420
Other income	7,730	57	64	7,851	(107)	-	7,744
Total revenues	1,215,710	7,203	4,490	1,227,403			1,218,144
Expenses							
Cost of sales	827,460	-	-	827,460	-	(29)	827,431
Cost of construction	-	6,594	-	6,594	-	(6,594)	-
Cost of service	-	-	2,423	2,423	-	-	2,423
Selling expenses	151,506	-	-	151,506	-	-	151,506
Administrative expenses	88,518	706	1,774	90,998	-	(2,065)	88,933
Management benefit expenses	22,415	-	119	22,534	-	-	22,534
Total expenses	1,089,899	7,300	4,316	1,101,515			1,092,827
Income (loss) before share of loss from investment in associated company, finance cost and income tax	125,811	(97)	174	125,888			125,317
Share of loss from investment in an associated company	-	-	-	-	-	-	(334)
Income (loss) before finance cost and income tax	125,811	(97)	174	125,888			124,983
Finance cost	15,338	-	5	15,343	-	(47)	15,296
Income (loss) before income tax	110,473	(97)	169	110,545			109,687
Income tax	53,228	-	15	53,243	-	-	53,243
Profit (loss) for the period	57,245	(97)	154	57,302			56,444
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income (loss) for the period	57,245	(97)	154	57,302			56,444
As at September 30, 2011							
Property, Plant and equipment - net	175,863	329	276	176,468			176,468

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For the nine-month period ended September 30, 2010 (Restated) (In Thousand Baht)

	Real Estate	Contractor	Property manager services	Total	Elimination		Consolidated
					DR.	CR.	
Revenues							
Sales	787,022	-	-	787,022	-	-	787,022
Construction income	-	10,162	-	10,162	-	-	10,162
Service income	-	-	4,900	4,900	(1,664)	-	3,236
Other income	10,556	106	20	10,682	(122)	-	10,560
Total revenues	<u>797,578</u>	<u>10,268</u>	<u>4,920</u>	<u>812,766</u>			<u>810,980</u>
Expenses							
Cost of sales	562,406	-	-	562,406	-	(71)	562,335
Cost of construction	-	5,949	-	5,949	-	-	5,949
Cost of service	-	-	2,517	2,517	-	-	2,517
Selling expenses	87,819	-	-	87,819	-	-	87,819
Administrative expenses	67,218	620	2,094	69,932	-	(1,724)	68,208
Management benefit expenses	20,975	-	100	21,075	-	-	21,075
Total expenses	<u>738,418</u>	<u>6,569</u>	<u>4,711</u>	<u>749,698</u>			<u>747,903</u>
Income (loss) before finance cost and income tax	59,160	3,699	209	63,068			63,077
Finance cost	16,112	-	-	16,112	-	(63)	16,049
Income (loss) before income tax	43,048	3,699	209	46,956			47,028
Income tax	11,312	1,173	9	12,494	-	-	12,494
Profit (loss) for the period	31,736	2,526	200	34,462			34,534
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income (loss) for the period	<u>31,736</u>	<u>2,526</u>	<u>200</u>	<u>34,462</u>			<u>34,534</u>
As at September 30, 2010							
Property, Plant and equipment - net	<u>179,678</u>	<u>1</u>	<u>155</u>	<u>179,834</u>			<u>179,834</u>

29. COMMITMENT AND CONTINGENT LIABILITIES

29.1 The Company has entered into lease for the commercial buildings, sales office building, land and the provision of related services.

As at September 30, 2011, the Company is obligated to pay the rent and service as follows:

<u>Payable within:</u>	<u>Million Baht</u>
1 year	5.00
2 to 3 years	3.58

29.2 As at September 30, 2011, 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	9.82	9.42
- Guarantee fund for maintenance to public utilities	92.38	92.38

29.3 As at September 30, 2011, 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.

29.4 As at September 30, 2011, 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 0.21 million (see note 12).

29.5 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 sell land requires the Company to pay for the land, including the debt burden owing to the existing customers of the project as of September 30, 2011 in the amount of Baht 62.32 million. The Company recorded such obligation in the statement of financial position under the caption "account payable - land pending development." However, the Company may have liabilities that may arise from the land value increase in the amount approximately Baht 49.19 million. Since such contract to buy and to sell land does not require the Company to pay the difference from the land value increase and is based on negotiation with existing customers as well as not knowing exactly when that will be paid.

29.6 As at September 30, 2011, the Company had entered into a land broker contract with a person in the amount of Baht 17 million due to the Company had sale the land held for development as said in note 10.3. The Company will pay on the date of transfer the ownership on October 7, 2011.

29.7 As at September 30, 2011, the Company has contingent liabilities arising from lawsuits as follows:

- a) 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 0.18 million calculated up to September 30, 2011). 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 September 30, 2011, the case has not ended. The management has estimated the damage that expected to be demanded for such case until September 30, 2011 in the amount of Baht 0.18 million, which is recorded under caption of current liabilities and recognized as an expense in the statement of comprehensive income for the year 2007 in the amount of Baht 0.18 million.

- b) A house buyer of the Company's project had filed a civil lawsuit demanding the Company to indemnify the losses resulting from the expropriated land of Baht 2.22 million, together with other expenses with interest at 7.5% per annum calculated from the date of the filing of lawsuit until the date of full settlement (Baht 0.40 million calculated up to September 30, 2011). The buyers demanded the Company to purchase back the buyer's home and indemnify the losses.

On August 19, 2010, the Court of First Instance considered to dismiss the case. However, the plaintiff lodge an appeal to the Court of First Instance.

As at September 30, 2011, the case has not ended. The management has estimated the damage that expected to be damaged for such case until September 30, 2011 in the amount of Baht 0.44 million, which is recorded under caption of current liabilities and recognized as an expense in the statement of comprehensive income for the year 2009.

30. EVENTS AFTER THE REPORTING PERIOD

After the reporting date, the Company has been affected by the floods in Pathumthani and Bangkok since October 2011 to now. Because water has flooded some locations of the projects, result that housing estate, cost of land development under construction and land held for development, which account for 32 percent of the total such assets. In addition, water has flooded the transport route around the head office so the Company has to stop construction and operation at the head office temporarily.

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Currently, the management is in the process of monitoring the situation and solving the problem closely in order to reduce the impact on the assets and operations of the company. Since the flood situation has not improved, the management cannot yet assess the impact on the assets and operations of the company. Nevertheless, the subsidiaries do not have any effect from flooding situation.

These financial statements have been prepared based on the status as of September 30, 2011, the effect from such flooding will be assessed and recorded in the fourth quarter of the current year.

31. AUTHORIZATION FOR ISSUE OF INTERIM FINANCIAL STATEMENTS

These interim financial statements are authorized to issue by Company's directors on November 29, 2011.