

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

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**REVIEWED REPORT AND INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH AND NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2013**

AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

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

I have reviewed the accompanying consolidated statement of financial position of N.C. Housing Public Company Limited and its subsidiaries as at September 30, 2013 and the related consolidated statements of comprehensive income for the three-month and nine-month periods as at September 30, 2013, changes in shareholders' equity and cash flows for the nine-month period then ended and selected explanatory notes, and the statement of financial position of N.C. Housing Public Company Limited as at September 30, 2013 and the related statement of comprehensive income for the three-month and nine-month periods as at September 30, 2013, changes in shareholders' equity and cash flows for the nine-month period then ended and selected explanatory notes. Management is responsible for the preparation and presentation of this interim financial information in accordance with the accounting standards No. 34 "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

SCOPE OF REVIEW

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

CONCLUSION

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

EMPHASIS OF MATTER

I draw attention to Note 3.2 to the interim financial statements. In presenting the interim financial information for the three-month and nine-month periods ended September 30, 2013, the Company and its subsidiaries has adopted new financial reporting standards issued by the Federation of Accounting Professions (FAP) which are effective from the period beginning on or after January 1, 2013. The effect of changing in accounting policy has been described in Note 3.3 to the interim financial statements. The comparative information presented herewith has been restated on this matter. My conclusion to the interim financial information is not qualified in respect of this matter.

(Miss Wannisa Ngambuathong)
Certified Public Accountant
Registration No. 6838

Dharmniti Auditing Company Limited
Bangkok, Thailand
November 14, 2013
2013/1181/0330

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION

AS AT SEPTEMBER 30, 2013

		<u>ASSETS</u>			
		In Thousand Baht			
		<u>Consolidated Financial Statements</u>		<u>Separate Financial Statements</u>	
		<u>As at September</u>	<u>As at December</u>	<u>As at September</u>	<u>As at December</u>
		<u>30, 2013</u>	<u>31, 2012</u>	<u>30, 2013</u>	<u>31, 2012</u>
			(Restated)		(Restated)
Note					
CURRENT ASSETS					
	Cash and cash equivalents	18,177	45,115	11,577	38,363
	Short-term investments	664	656	664	656
5	Trade accounts receivable	25,475	8,326	-	-
4	Short-term loan to related parties	-	-	18,300	-
6, 14	Inventories	387,688	410,743	373,868	403,032
7, 14	Property development costs	2,440,161	1,224,874	2,442,327	1,226,458
7, 14	Land held for development	1,121,806	1,780,965	1,121,450	1,780,609
7.4	Deposit from purchase land	41,136	27,100	41,136	27,100
	Other current assets	10,077	12,500	7,891	8,553
	Total current assets	4,045,184	3,510,279	4,017,213	3,484,771
NON-CURRENT ASSETS					
8	Deposit pledged as collateral	8,956	1,112	8,729	889
9	Investment in associated company	-	-	-	-
9	Investment in subsidiaries	-	-	11,864	11,864
10	Property, plant and equipment	168,542	166,591	163,654	164,183
11	Intangible assets	4,143	4,608	4,143	4,608
	Withholding income tax	1,915	839	-	-
20	Deferred tax assets	10,429	11,800	10,419	11,799
	Other non-current assets	4,363	4,547	4,363	4,547
	Total non-current assets	198,348	189,497	203,172	197,890
	TOTAL ASSETS	4,243,532	3,699,776	4,220,385	3,682,661

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.)

AS AT SEPTEMBER 30, 2013

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, 2013	31, 2012	30, 2013	31, 2012	
Note			(Restated)		(Restated)	
CURRENT LIABILITIES						
	Bank overdrafts and short-term loans					
	from the financial institutions	12	161,676	215,034	161,676	215,034
	Trade notes payable		33,731	46,739	33,715	45,484
	Trade accounts payable and other payable		127,232	78,195	124,092	75,939
	Accrued expenses	4	36,092	55,199	36,037	53,930
	Corporate income tax payable		3,533	14,847	3,533	14,847
	Payable to related parties	4	30,193	37,715	30,179	45,699
	Current portion of liabilities under					
	the finance lease agreement	13	432	463	432	463
	Current portion of long-term loans from					
	the financial institutions	14	319,108	173,646	319,108	173,646
	Short-term loan from the director	4	50,000	-	50,000	-
	Advance received from customers		43,070	22,368	43,070	22,368
	Retention from contractors		70,856	64,985	69,525	63,860
	Other current liabilities		601	851	601	851
	Total current liabilities		876,524	710,042	871,968	712,121
NON-CURRENT LIABILITIES						
	Liabilities under the finance lease agreement	13	531	39	531	39
	Long-term loans from the financial institutions	14	973,867	597,723	973,867	597,723
	Employee benefit obligations	15	27,845	23,916	27,199	23,579
	Provision for compensation for					
	housing estate juristic persons		18,208	16,202	18,208	16,202
	Liabilities from purchasing the real estate project	16	80,719	104,449	80,719	104,449
	Deferred tax liabilities	20	5,442	14,444	5,371	14,373
	Total non-current liabilities		1,106,612	756,773	1,105,895	756,365
	TOTAL LIABILITIES		1,983,136	1,466,815	1,977,863	1,468,486

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.)

AS AT SEPTEMBER 30, 2013

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, 2013	31, 2012	30, 2013	31, 2012
			(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	1,200,000
Issued and paid-up share capital					
1,185,985,052 ordinary shares					
capital of Baht 1.00 each		1,185,985	1,185,985	1,185,985	1,185,985
Paid-in capital					
Premium on share capital		577,530	577,530	577,530	577,530
Retained earnings					
Appropriated - legal reserve		48,850	48,850	48,850	48,850
Unappropriated		448,031	420,596	430,157	401,810
Total equity attributable to					
company's shareholders		2,260,396	2,232,961	2,242,522	2,214,175
Non-controlling interests		-	-	-	-
Other components of equity		-	-	-	-
TOTAL SHAREHOLDER'S EQUITY		2,260,396	2,232,961	2,242,522	2,214,175
TOTAL LIABILITIES AND					
SHAREHOLDER'S EQUITY		4,243,532	3,699,776	4,220,385	3,682,661

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 PERIOD ENDED SEPTEMBER 30, 2013

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		2013	2012	2013	2012
Note			(Restated)		(Restated)
REVENUES					
	Sales	360,585	398,213	360,585	398,213
	Construction income	840	-	-	-
	Service income	1,070	1,155	-	-
	Other income	5,324	1,784	5,497	1,800
	Total Revenues	367,819	401,152	366,082	400,013
EXPENSES					
	Cost of sales	239,700	258,760	240,867	258,774
	Cost of construction	743	-	-	-
	Cost of service	987	781	-	-
	Selling expenses	49,987	48,330	49,987	48,330
	Administrative expenses	37,918	39,188	36,933	38,511
	Management benefit expenses	8,061	7,657	8,017	7,614
	Finance costs	3,239	1,107	3,234	1,149
	Total Expenses	340,635	355,823	339,038	354,378
	Share of profit from investment in an associated company	-	43	-	-
	Income (loss) before tax expenses	27,184	45,372	27,044	45,635
	Tax expenses (income)	5,499	11,811	5,588	11,770
	Profit (loss) for the period	21,685	33,561	21,456	33,865
	Other comprehensive income	-	-	-	-
	Total comprehensive income for the period	21,685	33,561	21,456	33,865
Profit (loss) attributable to					
	Shareholders' equity of the parent company	21,685	33,561	21,456	33,865
	Non-controlling interests	-	-	-	-
		21,685	33,561	21,456	33,865
Total comprehensive income attributable to					
	Shareholders' equity of the parent company	21,685	33,561	21,456	33,865
	Non-controlling interests	-	-	-	-
		21,685	33,561	21,456	33,865
BASIC EARNINGS PER SHARE OF					
THE PARENT COMPANY					
19	Profit (loss) for the period (Baht per share)	0.018	0.028	0.018	0.029

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 NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2013

		In Thousand Baht				
		Consolidated Financial Statements		Separate Financial Statements		
		2013	2012	2013	2012	
Note			(Restated)		(Restated)	
REVENUES						
	Sales	1,200,857	1,020,818	1,200,857	1,020,818	
	Construction income	16,083	-	-	-	
	Service income	3,160	3,493	-	-	
	Other income	4	9,483	10,536	9,697	10,394
	Total Revenues	1,229,583	1,034,847	1,210,554	1,031,212	
EXPENSES						
	Cost of sales	4	811,597	676,577	812,531	676,730
	Cost of construction	14,857	-	-	-	
	Cost of service	2,962	2,441	-	-	
	Selling expenses	157,050	140,937	157,050	140,937	
	Administrative expenses	4	115,463	102,460	112,825	100,342
	Management benefit expenses	4	24,059	22,833	23,934	22,704
	Finance costs	4	16,614	8,042	16,388	8,099
	Total Expenses	1,142,602	953,290	1,122,728	948,812	
	Share of profit from investment in an associated company	-	141	-	-	
	Income (loss) before tax expenses	86,981	81,698	87,826	82,400	
	Tax expenses (income)	20	18,040	28,378	17,973	28,289
	Profit (loss) for the period	68,941	53,320	69,853	54,111	
	Other comprehensive income	-	-	-	-	
	Total comprehensive income for the period	68,941	53,320	69,853	54,111	
Profit (loss) attributable to						
	Shareholders' equity of the parent company	68,941	53,320	69,853	54,111	
	Non-controlling interests	-	-	-	-	
		68,941	53,320	69,853	54,111	
Total comprehensive income attributable to						
	Shareholders' equity of the parent company	68,941	53,320	69,853	54,111	
	Non-controlling interests	-	-	-	-	
		68,941	53,320	69,853	54,111	
BASIC EARNINGS PER SHARE OF						
THE PARENT COMPANY						
	19					
	Profit (loss) for the period (Baht per share)	0.058	0.045	0.059	0.046	

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 PERIOD ENDED SEPTEMBER 30, 2013

		In Thousand Baht							
		Consolidated Financial Statements							
		Shareholders' equity of the parent company				Total	Non-Controlling interests	Total	
		Share capital issued and paid-up	Premium on share capital	Retained earnings	Other components of equity				
Note				Appropriated legal reserve	Unappropriated (Restated)				
	Balance as at January 1, 2013 - as previously reported	1,185,985	577,530	48,850	423,240	-	2,235,605	-	2,235,605
	Adjustment								
	The cumulative effect of change in accounting policy on income tax								
3.3		-	-	-	(2,644)	-	(2,644)	-	(2,644)
	Balance as at January 1, 2013 - as restated	1,185,985	577,530	48,850	420,596	-	2,232,961	-	2,232,961
18	Dividend paid	-	-	-	(41,506)	-	(41,506)	-	(41,506)
	Total comprehensive income for the period 2013	-	-	-	68,941	-	68,941	-	68,941
	Balance as at September 30, 2013	1,185,985	577,530	48,850	448,031	-	2,260,396	-	2,260,396
	Balance as at January 1, 2012 - as previously reported	1,185,985	577,530	43,750	411,281	-	2,218,546	-	2,218,546
	Adjustment								
	The cumulative effect of change in accounting policy on income tax								
3.3		-	-	-	6,653	-	6,653	-	6,653
	Balance as at January 1, 2012 - as restated	1,185,985	577,530	43,750	417,934	-	2,225,199	-	2,225,199
	Dividend paid	-	-	-	(83,018)	-	(83,018)	-	(83,018)
	Total comprehensive income for the period 2012 - as restated	-	-	-	53,320	-	53,320	-	53,320
	Balance as at September 30, 2012	1,185,985	577,530	43,750	388,236	-	2,195,501	-	2,195,501

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 PERIOD ENDED SEPTEMBER 30, 2013

In Thousand Baht							
Separate Financial Statements							
	Note	Shareholders' equity of the parent company				Total	
		Share capital issued and paid-up	Premium on share capital	Retained earnings			Other components of equity
				Appropriated legal reserve	Unappropriated (Restated)		
Balance as at January 1, 2013 - as previously reported		1,185,985	577,530	48,850	404,384	-	2,216,749
Adjustment							
The cumulative effect of change in accounting policy on income tax	3.3	-	-	-	(2,574)	-	(2,574)
Balance as at January 1, 2013 - as restated		1,185,985	577,530	48,850	401,810	-	2,214,175
Dividend paid	18	-	-	-	(41,506)	-	(41,506)
Total comprehensive income for the period 2013		-	-	-	69,853	-	69,853
Balance as at September 30, 2013		<u>1,185,985</u>	<u>577,530</u>	<u>48,850</u>	<u>430,157</u>	<u>-</u>	<u>2,242,522</u>
Balance as at January 1, 2012 - as previously reported		1,185,985	577,530	43,750	391,252	-	2,198,517
Adjustment							
The cumulative effect of change in accounting policy on income tax	3.3	-	-	-	6,670	-	6,670
Balance as at January 1, 2012 - as restated		1,185,985	577,530	43,750	397,922	-	2,205,187
Dividend paid		-	-	-	(83,018)	-	(83,018)
Total comprehensive income for the period 2012 - as restated		-	-	-	54,111	-	54,111
Balance as at September 30, 2012		<u>1,185,985</u>	<u>577,530</u>	<u>43,750</u>	<u>369,015</u>	<u>-</u>	<u>2,176,280</u>

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2013

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2013	2012	2013	2012
		(Restated)		(Restated)
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) for the period	68,941	53,320	69,853	54,111
<u>Add (less) Adjustments to reconcile profit (loss) for the period</u>				
to net cash provided by (used in) operating activities :				
Depreciation and amortization	12,192	10,615	11,438	10,435
Reversal allowance for doubtful accounts	(28)	(5)	(28)	(5)
Unrealized gain from trading securities	(8)	(9)	(8)	(9)
Gain from sales of short-term investments	-	(176)	-	-
Allowance for declining in value of inventories	-	98	-	98
Allowance for declining in value of investment	-	180	-	400
Gain from sale of fixed assets	(541)	(548)	(546)	(548)
Loss from written-off for not refunded withholding tax	39	70	-	-
Gain from written-off accounts payable and accrued expenses	(4,159)	(1,862)	(4,137)	(1,862)
Provision for compensation for housing estate juristic persons	2,006	7,224	2,006	7,224
Employee benefit expenses	3,929	2,476	3,620	2,396
Share of profit from investment in an associated company	-	(141)	-	-
Interest income	(92)	(68)	(253)	(46)
Interest expenses	15,095	7,083	14,692	7,147
Tax expenses (income)	18,040	28,378	17,973	28,289
Income from operating activities before changes in				
operating assets and liabilities	115,414	106,635	114,610	107,630
Decrease (increase) in operating assets				
Cash receivable from sales of short-term investments	-	18,269	-	-
Trade accounts receivable	(17,121)	40	28	5
Inventories	23,055	(33,163)	29,164	(27,101)
Property development costs	(517,672)	145,252	(518,254)	144,913
Land held for development	(1,005)	(152,647)	(1,005)	(152,647)
Deposit from purchase land	(14,036)	(55,193)	(14,036)	(55,193)
Other current assets	2,423	(2,578)	818	(886)
Other non-current assets	184	(1,277)	184	(1,277)

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 CASH FLOWS (CONT.)

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2013

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2013	2012	2013	2012
		(Restated)		(Restated)
Increase (decrease) in operating liabilities				
Trade notes payable	(13,008)	16,942	(11,769)	16,942
Trade accounts payable and other payable	51,135	16,495	50,251	18,299
Accrued expenses	(20,369)	(6,828)	(19,177)	(6,540)
Payable to related parties	(7,522)	9,308	(15,520)	22,365
Advance received from customers	20,702	(15,449)	20,702	(15,449)
Retention from contractors	5,871	6,062	5,665	6,257
Other current liabilities	(250)	(980)	(250)	(962)
Provision fro compensation for housing estage juristic persons	-	(720)	-	(720)
Liabilities from purchasing the real estate project	(15,330)	(1,350)	(15,330)	(1,350)
Cash receivable from the operations	(387,529)	48,818	(373,919)	54,286
Cash received from interest income	92	68	97	46
Withholding taxes refunded from Revenue department	80	62	-	-
Income tax expense paid	(38,180)	(122,669)	(36,909)	(121,529)
Net cash provided by (used in) operating activities	(425,537)	(73,721)	(410,731)	(67,197)
CASH FLOWS FROM INVESTING ACTIVITIES				
Cash received from short - term loan to related parties	-	-	13,700	-
Cash paid for short-term loan to related parties	-	-	(32,000)	-
Increase in deposit pledged as collateral	(7,844)	(14)	(7,840)	(9)
Proceeds from sales of fixed assets	626	548	546	548
Cash paid for purchase of fixed assets	(12,721)	(8,458)	(9,402)	(7,789)
Cash paid for purchase of intangible assets	(169)	(1,019)	(169)	(1,019)
Net cash provided by (used in) investing activities	(20,108)	(8,943)	(35,165)	(8,269)
CASH FLOWS FROM FINANCING ACTIVITIES				
Cash paid for liabilities under finance lease agreement	(412)	(663)	(412)	(663)
Increase (decrease) in bank overdrafts and short-term loans				
from the financial institutions	(53,358)	42,423	(53,358)	42,423
Cash received from short-term loan from related parties	71,000	20,000	62,800	35,500
Cash paid for short-term loan from related parties	(71,000)	-	(62,800)	(13,000)
Cash received from short-term loan from the director	98,000	-	93,000	-
Cash paid for loan from short-term loan the director	(48,000)	-	(43,000)	-

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CASH FLOWS (CONT.)
FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2013

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2013	2012	2013	2012
		(Restated)		(Restated)
Cash received from long-term loans	1,045,948	465,430	1,045,948	465,430
Cash paid for long-term loans	(524,342)	(382,380)	(524,342)	(382,380)
Interest paid	(57,623)	(31,973)	(57,220)	(32,037)
Dividend paid	(41,506)	(83,018)	(41,506)	(83,018)
Net cash provided by (used in) financing activities	418,707	29,819	419,110	32,255
Net increase (decrease) in cash and cash equivalents	(26,938)	(52,845)	(26,786)	(43,211)
Cash and cash equivalents, beginning of period	45,115	78,533	38,363	67,805
Cash and cash equivalents, end of period	18,177	25,688	11,577	24,594
Supplemental disclosures of cash flows information				
1) Cash and cash equivalents consisted of :-				
Cash on hand	702	732	667	682
Cash at bank	17,475	24,956	10,910	23,912
Total	18,177	25,688	11,577	24,594

2) In period 2013 and 2012, the Company had transferred land held for development as part of property development costs in value of Baht 651.76 million and Baht 66.54 million, respectively.

3) In period 2013, the Company acquired vehicle with an aggregate cost of Baht 1.16 million. The purchase of Baht 0.87 million was made by hire - purchase agreement. The remaining portion of Baht 0.29 million was paid by cash.

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

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2013

1. GENERAL INFORMATION

(a) Legal status and address of the Company

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

The address of its registered office is as follows:

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

(b) Nature of the Company's business

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

(c) Parent company

The Parent company is NCH 2555 Holding Company Limited.

2. Basis of interim consolidated financial statements and operations

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

	Percentage of Holding by direct and indirect		Nature of Business
	As at September 30, 2013	As at December 31, 2012	
	<u>Subsidiaries</u>		
N.C. Property Management Co., Ltd.	100.00	100.00	Contractor and project management
Quality Living Management Co., Ltd.	100.00	100.00	Property management service
<u>Associated company</u>			
Ensure Home Co., Ltd.***			
(Since March 31, 2011, associated company)	12.00	12.00	Real estate brokers
TPKS Real Estate Co., Ltd.***	12.00	12.00	Real estate
(Associated company held by Ensure Home Co., Ltd.)			

*** In October, the Company is ceased operation. (See note 9)

2.2 These consolidated interim financial statements included the financial statements of N.C. Housing Public Company Limited and its subsidiaries and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2012. There have been no change in the composition of its subsidiaries during the period.

3. PRINCIPLES OF PREPARATION AND PRESENTATIONS OF FINANCIAL STATEMENTS

3.1 Basis for the preparation of interim financial statements

These interim financial statements are prepared in accordance with the Accounting Standard No. 34 (revised 2009) Interim Financial Reporting, and the requirements of the Securities and Exchange Commission (SEC). The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events, and situations and not intended to re-emphasis on the information previously reported. The interim financial statements should therefore, be read in conjunction with the financial statements for the year ended December 31, 2012.

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

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

3.2 Accounting standards effective for using in current year

The Federation of Accounting Professions (FAP) has issued Notifications to mandate the use of the revised 2009, and the new issued of accounting standards financial reporting standards, the interpretations and accounting treatment guidance of which they are effective for using in the periods beginning on or after January 1, 2013, as follows.

TAS 12	Income Taxes
TAS 20 (revised 2009)	Accounting for Government Grants and Disclosure of Government Assistance
TAS 21 (revised 2009)	The Effects of Changes in Foreign Exchange Rates
TFRS 8	Operating Segments
SIC 10	Government Assistance - No Specific Relation to Operating Activities
SIC 21	Income Taxes - Recovery of Revalued Non-Depreciable Assets
SIC 25	Income Taxes - Changes in the Tax Status of an Entity or its Shareholders
	Accounting Treatment Guidance for Transfers of Financial Assets

The management of the Company believes that these accounting standards do not have any significant impact on the financial statements for the year when they are initially applied, except for TAS 12 Income Taxes that the Company has used at the effective date and have the effects of changes in the Company's accounting policies as disclosed in note 3.3; Effect of changes in

accounting policies.

3.3 Effect of changes in accounting policies due to application of new accounting standards

From January 1, 2013, the Company and its subsidiaries has used of TAS 12 Income Taxes. This accounting standard requires an entity to identify temporary differences arising from differences between the carrying amount of an asset or liability in the statement of financial position and its tax base in order to recognize the tax effects as deferred tax assets or liabilities subjecting to certain recognition criteria.

The Company and its subsidiaries has used this accounting policy in this current year and restated the prior year’s financial statements, presented for comparative purposes, as though the Company had initially recognized the tax effects as deferred tax assets or liabilities. The change in accounting policies has been the effects are as follows

	Consolidated Financial Statements		
	Thousand Baht		
	As at September 30, 2013	As at December 31, 2012	As at January 1, 2012
Statements of financial position			
Deferred tax assets increase	10,429	11,800	20,184
Deferred tax liabilities increase	5,442	14,444	13,531
Retained earnings increase (decrease)	4,987	(2,644)	6,653

	Separate Financial Statements		
	Thousand Baht		
	As at September 30, 2013	As at December 31, 2012	As at January 1, 2012
Statements of financial position			
Deferred tax assets increase	10,419	11,799	20,111
Deferred tax liabilities increase	5,371	14,373	13,441
Retained earnings increase (decrease)	5,048	(2,574)	6,670

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	Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the three-month periods ended September 30,		For the three-month periods ended September 30,	
	2013	2012	2013	2012
Statements of comprehensive income				
Profit or loss:				
Income taxes increase (decrease)	(1,568)	(916)	(1,565)	(1,004)
Net profit increase (decrease)	1,568	916	1,565	1,004
Basic earnings per share increase (decrease)	0.001	0.001	0.001	0.001

	Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the nine-month periods ended September 30,		For the nine-month periods ended September 30,	
	2013	2012	2013	2012
Statements of comprehensive income				
Profit or loss:				
Income taxes increase (decrease)	(7,631)	3,588	(7,622)	3,499
Net profit increase (decrease)	7,631	(3,588)	7,622	(3,499)
Basic earnings per share increase (decrease)	0.006	(0.003)	0.006	(0.003)

3.4 New accounting standards interpretation during the year and not yet effective

The current period, the Federation of Accounting Professions (FAP) has issued Notifications to mandate the use of the new interpretations of financial reporting standard, accounting standard interpretations and accounting treatment guidance.

New accounting standard which are effective for the fiscal year beginning on or after January 1, 2014, as follows.

TAS 12 (revised 2009)	Income Taxes
TFRIC 1	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4	Determining whether an Arrangement contains a Lease
TFRIC 5	Right to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds
TFRIC 7	Applying the Restatement Approach under TAS 29 Financial Reporting in Hyperinflationary Economics
TFRIC 10	Interim Financial Reporting and Impairment
TFRIC 12	Service Concession Arrangements
TFRIC 13	Customer Loyalty Programmes
TFRIC 17	Distributions of Non-cash Assets to owners
TFRIC 18	Transfers of Assets from Customers
TSIC 15	Operating leases - Incentives
TSIC 27	Evaluating the Substance of Transactions in the Legal Form of a lease
TSIC 29	Service Concession Arrangements: Disclosure
TSIC 32	Intangible Assets - Web Site Costs

New accounting standard which is effective for the fiscal year beginning on or after January 1, 2016, as follows.

TFRS 4	Insurance Contracts
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The management of the Company evaluated that these new financial reporting standard, accounting standard interpretations and accounting treatment guidance will not have any significant impact on the financial statements when it is initially applied.

3.5 Significant accounting policies

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, 2012, except for the accounting policy changed by the adoption of new accounting standard in TAS 12: Income Taxes as follow:

Income tax

Income tax comprises current income tax and deferred tax.

Current tax

The Company and its subsidiaries records income tax expense, if any, based on the amount currently payable under the Revenue Code at the income tax rates (year 2013 : 20%, year 2012 : 23%) of profit before income tax, after adding back certain expenses which are non-deductible for income tax computation purposes, and less certain transactions which are exemption or allowable from income tax.

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

Net profit before income tax (Baht)	Tax rate	
	2013	2012
1 - 150,000	0%	0%
150,001 - 300,000	0%	15%
300,001 - 1,000,000	15%	15%
More than 1,000,000	20%	23%

In addition to 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.

Deferred tax

Deferred tax assets and liabilities are provided on the temporary differences between the

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

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

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

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

4. TRANSACTIONS WITH RELATED PARTIES AND COMPANIES

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

The significant transactions between the Company and its related parties and companies for the three-month and nine-month periods ended September 30, 2013 and 2012 are summarized as follows.

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

<u>Company's name</u>	<u>Country of incorporation</u>	<u>Type of relation</u>
NCH 2555 Holding Co., Ltd.	Thailand	Parent company
N.C. Property Management Co., Ltd.	Thailand	Subsidiary
Quality Living Management Co., Ltd.	Thailand	Subsidiary
S.C. Construction And Decoration Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Wattana Trading Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Homemart (1999) Co., Ltd.	Thailand	Co-shareholder and director
Sap Namchai Pattana Co., Ltd.	Thailand	Co-shareholder and director
Namchai Land Development Co., Ltd.	Thailand	Co-shareholder and director
Namchai Property Development Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Wattana Transport Partnership	Thailand	Co-shareholder and director
Manager of legacy Mr. Namchai Tanthathoedtham	Thailand	Shareholder

Mr. Somchao Tanthathoedtham	Thailand	Director
Mrs. Patcharin Tanthathoedtham	Thailand	Shareholder’s relative
Ensure Home Co., Ltd.	Thailand	Co-shareholder and director at 12%
TPKS Real Estate Co., Ltd.	Thailand	Co-shareholder and director at 12%

		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		2013	2012	2013	2012
<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
Other income-interest income					
N.C. Property Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	156	-
Construction cost					
N.C. Property Management Co., Ltd.	At cost plus 10%	-	-	13,297	9,692
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 20,000 per project	-	-	542	198
Utility charges					
N.C. Property Management Co., Ltd.	At cost	-	-	-	1
Interest expenses					
Quality Living Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	-	19
N.C. Property Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	-	26
<u>Related parties</u>					
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	23,288	22,441	13,109	19,681
S.C. Construction And Decoration Co., Ltd.	Market price	28	4	28	4
Land rental expense					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	165	165	165	165
Interest expenses					
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	63	-	63	-
NCH 2555 Holding Co., Ltd.	At the rate of 5.75% p.a.	-	54	-	54

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		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	2013	2012	2013	2012
<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
Other income-interest income					
N.C. Property Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	191	-
Construction cost					
N.C. Property Management Co., Ltd.	At cost plus 10%	-	-	38,327	22,090
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 20,000 per project	-	-	1,755	816
Utility charges					
N.C. Property Management Co., Ltd.	At cost	-	-	2	3
Interest expenses					
Quality Living Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	19	20
N.C. Property Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	-	44
<u>Related parties</u>					
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	71,366	83,804	44,821	71,290
S.C. Construction And Decoration Co., Ltd.	Market price	53	43	53	43
Land rental expense					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	495	495	495	495
Interest expenses					
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	230	-	135	-
NCH 2555 Holding Co., Ltd.	At the rate of 5.75% p.a.	1,387	54	1,252	54

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The significant outstanding balance as at September 30, 2013 and December 31, 2012 are as follow:-

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2013	As at December 31, 2012	As at September 30, 2013	As at December 31, 2012
Short-term loan to related parties				
- N.C. Property Management Co., Ltd.				
Balance, beginning of period	-	-	-	-
Addition during the period	-	-	32,000	1,000
Deduction during the period	-	-	(13,700)	(1,000)
Balance, ending of period	-	-	18,300	-
Accrued interest				
- N.C. Property Management Co., Ltd.	-	-	156	-
Payable to related parties				
- Quality Living Management Co., Ltd.	-	-	166	102
- N.C. Property Management Co., Ltd.	-	-	11,678	13,086
- S.C. Construction And Decoration Co., Ltd.	271	295	271	295
- Sathaporn Wattana Trading Co., Ltd.	29,918	37,416	18,060	32,212
- Sathaporn Wattana Transport Partnership	4	4	4	4
	30,193	37,715	30,179	45,699
Rental fee payable				
- Mrs. Patcharin Tanthathoedtham	495	-	495	-
Short-term loan from related parties				
- Quality Living Management Co., Ltd.				
Balance, beginning of period	-	-	-	-
Addition during the period	-	-	1,800	2,500
Deduction during the period	-	-	(1,800)	(2,500)
Balance, ending of period	-	-	-	-
- N.C. Property Management Co., Ltd.				
Balance, beginning of period	-	-	-	-
Addition during the period	-	-	-	13,600
Deduction during the period	-	-	-	(13,600)
Balance, ending of period	-	-	-	-
- NCH 2555 Holding Co., Ltd.				
Balance, beginning of period	-	-	-	-
Addition during the period	71,000	65,000	61,000	65,000
Deduction during the period	(71,000)	(65,000)	(61,000)	(65,000)
Balance, ending of period	-	-	-	-

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	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2013	31, 2012	30, 2013	31, 2012
Short-term loan from director				
- Mr. Somchao Tanthathoedtham				
Balance, beginning of period	-	-	-	-
Addition during the period	98,000	-	93,000	-
Deduction during the period	(48,000)	-	(43,000)	-
Balance, ending of period	<u>50,000</u>	<u>-</u>	<u>50,000</u>	<u>-</u>
Accrued interest				
- Mr. Somchao Tanthathoedtham	<u>63</u>	<u>-</u>	<u>63</u>	<u>-</u>

COLLATERAL WITH RELATED COMPANIES

As at September 30, 2013, the Company had contingent liability from letters of guarantee issued by a bank on behalf of the subsidiary for electricity usage amounting to Baht 0.40 million.

MANAGEMENT BENEFIT EXPENSES

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

Management benefit expenses for the three-month and nine-month periods ended September 30, 2013 and 2012.

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the three-month		For the three-month	
	periods ended September 30,		periods ended September 30,	
	2013	2012	2013	2012
<u>Management</u>				
Management benefit expenses				
Short-term employee benefits	7,765	7,368	7,723	7,331
Post-employment benefits	296	289	294	283
Total	<u>8,061</u>	<u>7,657</u>	<u>8,017</u>	<u>7,614</u>

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	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,	
	2013	2012	2013	2012
<u>Management</u>				
Management benefit expenses				
Short-term employee benefits	23,170	21,964	23,050	21,853
Post-employment benefits	889	869	884	851
Total	<u>24,059</u>	<u>22,833</u>	<u>23,934</u>	<u>22,704</u>

5. TRADE ACCOUNTS RECEIVABLE

Trade accounts receivable consist of the following:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2013	As at December 31, 2012	As at September 30, 2013	As at December 31, 2012
	30, 2013	31, 2012	30, 2013	31, 2012
Real Estate				
Receivable from installment	298	326	298	326
Contractor				
Receivable contractor	25,391	8,182	-	-
Property manager services				
Management receivable	84	144	-	-
Total	<u>25,773</u>	<u>8,652</u>	<u>298</u>	<u>326</u>
<u>Less</u> Allowance for doubtful accounts	<u>(298)</u>	<u>(326)</u>	<u>(298)</u>	<u>(326)</u>
Trade accounts receivable-net	<u>25,475</u>	<u>8,326</u>	<u>-</u>	<u>-</u>

Trade accounts receivable were classified by aging as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2013	As at December 31, 2012	As at September 30, 2013	As at December 31, 2012
	30, 2013	31, 2012	30, 2013	31, 2012
Not yet due	84	8,326	-	-
Over 0 month to 3 months	899	-	-	-
Over 3 months to 6 months	9,391	-	-	-
Over 6 months to 12 months	15,101	-	-	-
Over 12 months	298	326	298	326
Total	<u>25,773</u>	<u>8,652</u>	<u>298</u>	<u>326</u>

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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, 2013	31, 2012	30, 2013	31, 2012
	(For the nine-month)	(For the year)	(For the nine-month)	(For the year)
Beginning balance	326	331	326	331
Increase	-	-	-	-
Decrease	(28)	(5)	(28)	(5)
Ending balance	298	326	298	326

6. INVENTORIES

Inventories consist of

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2013	31, 2012	30, 2013	31, 2012
Cost of houses for sales	389,354	418,518	389,354	418,518
Work in construction	13,820	7,711	-	-
Total	403,174	426,229	389,354	418,518
Less allowance for declining value of inventories	(15,486)	(15,486)	(15,486)	(15,486)
Inventories - net	387,688	410,743	373,868	403,032

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

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2013	31, 2012	30, 2013	31, 2012
	(For the nine-month)	(For the year)	(For the nine-month)	(For the year)
Beginning balance	15,486	4,464	15,486	4,464
Increase	-	11,022	-	11,022
Decrease	-	-	-	-
Ending balance	15,486	15,486	15,486	15,486

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

	Consolidated Financial Statements / Separate Financial Statements			
	As at September 30, 2013		As at December 31, 2012	
	Unit	In Million Baht	Unit	In Million Baht
House for sales	73	389.35	90	418.52
House for sale - under signed purchase and sale contract	(15)	(51.80)	(14)	(46.53)
House for sale - balance carry forward not under signed purchase and sale contract	58	337.55	76	371.99

As at September 30, 2013 and December 31, 2012, some inventories of the Company in the amount of Baht 334.27 million and Baht 374.17 million, respectively, are mortgaged as a part of collateral for long-term loans with local commercial bank, as discussed in Note 14.

7. PROPERTY DEVELOPMENT COSTS AND LAND HELD FOR DEVELOPMENT

7.1 Actual property development costs consist of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2013	As at December 31, 2012	As at September 30, 2013	As at December 31, 2012
Land and land development costs	3,536,584	2,297,185	3,536,584	2,297,185
Utilities development costs	751,100	627,543	751,100	627,543
Construction in progress	4,452,967	3,862,084	4,455,133	3,863,668
Interest capitalization	353,353	308,550	353,353	308,550
Total	9,094,004	7,095,362	9,096,170	7,096,946
<u>Less</u> transfer to inventory	(389,354)	(418,518)	(389,354)	(418,518)
transfer to cost of sale	(6,264,489)	(5,451,970)	(6,264,489)	(5,451,970)
Property development costs	2,440,161	1,224,874	2,442,327	1,226,458
<u>Less</u> allowance for declining value of property development costs	-	-	-	-
Property development costs - net	2,440,161	1,224,874	2,442,327	1,226,458

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

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2013	31, 2012	30, 2013	31, 2012
	(For the nine-month)	(For the year)	(For the nine-month)	(For the year)
Beginning balance	-	(36,691)	-	(36,691)
Increase	-	-	-	-
Decrease (reversal)	-	29,504	-	29,504
Transfer out	-	7,187	-	7,187
Ending balance	-	-	-	-

In 2012, the Company has recorded the reversal of allowance for cost of land development at the amount of Baht 29.50 million. Due to during the year, the project gains the profit from selling houses and the estimated selling price by an independent appraiser in 2012 makes the price of the whole project higher than the cost of the entire project.

In 2012, the allowance for declining value of property development costs transferred out at the amount of Baht 7.18 million, due to the return from transfer to inventories.

As at September 30, 2013 and December 31, 2012, some part of Company's land and construction in the projects totalling Baht 2,877.82 million and Baht 2,049.86 million, respectively, are mortgaged as collateral against credit facilities for long-term loans with local commercial bank, as discussed in Note 14.

For the three-month periods ended September 30, 2013 and 2012, the Company recorded the related interest expense amounting approximately to Baht 21.99 million and Baht 11.32 million, respectively, as part of property development costs. The capitalization rate for calculate interest is 7.21% and 6.64%, respectively, and nine-month periods ended September 30, 2013 and 2012, the Company recorded the related interest expense amounting approximately to Baht 45.85 million and Baht 25.33 million, respectively, as part of property development costs. The capitalization rate for calculate interest is 6.56% and 7.06%, respectively.

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7.2 OBLIGATION AND COMMITMENT UNDER REAL ESTATE PROJECTS

	Consolidated Financial Statements /	
	Separate Financial Statements	
	As at September	As at December
	30, 2013	31, 2012
	(For the nine-month)	(For the year)
Number of operating projects, beginning of period	15	16
Number of closing projects	2	2
Number of newly open projects	8	1
Number of operating projects, ending of period	<u>21</u>	<u>15</u>
Contracted sales value (In million Baht)	8,976.36	8,097.52
As percentage of total current projects value	71.19	71.18

As at September 30, 2013 and December 31, 2012, the Company has the obligation to complete the public utility development project for operating projects in the amount of Baht 121.15 million and Baht 73.61 million, respectively.

7.3 LAND HELD FOR DEVELOPMENT

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	30, 2013	31, 2012	30, 2013	31, 2012
Beginning balance	1,780,965	1,370,819	1,780,609	1,370,463
Add during the period	<u>1,005</u>	<u>476,684</u>	<u>1,005</u>	<u>476,684</u>
Total	1,781,970	1,847,503	1,781,614	1,847,147
Less - transfer to property development costs	(651,764)	(66,538)	(651,764)	(66,538)
- decrease for reversal of liabilities from purchasing the real estate project (as discussed in note 16)	<u>(8,400)</u>	<u>-</u>	<u>(8,400)</u>	<u>-</u>
Land held for development	<u>1,121,806</u>	<u>1,780,965</u>	<u>1,121,450</u>	<u>1,780,609</u>

As at September 30, 2013 and December 31, 2012, some parts of Company's land held for development as collateral against credit facilities for long-term loans with local commercial bank.

7.4 DOPOSIT FROM PURCHASE LAND

As at September 30, 2013, the Company had bought lands under the agreement to buy and sell land with person in the amounting of Baht 155.22 million, which will be transferred the ownership on November and December in 2013, the Company had paid the advance payment for buying land totalling Baht 41.14 million as stated in the statements of financial position under the deposit from purchase land.

8. DEPOSIT PLEDGED AS COLLATERAL

As at September 30, 2013 and December 31, 2012, the Company had fixed deposit amounting to Baht 8.73 million and Baht 0.89 million, respectively, which are pledged as collateral for maintenance to public utilities, customer’s loan and gasoline.

As at September 30, 2013 and December 31, 2012, the subsidiary had fixed deposit amounting to Baht 0.23 million and Baht 0.22 million, respectively, which are pledged as collateral for bank over drafts limit.

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

9. INVESTMENTS IN ASSOCIATED COMPANY AND SUBSIDIARIES

	Paid up shares		Ownership		Amount		Dividend	
	(In Thousand Baht)		(%)		(In Thousand Baht)		(In Thousand Baht)	
	As at September 30, 2013	As at December 31, 2012	As at September 30, 2013	As at December 31, 2012	As at September 30, 2013	As at December 31, 2012	As at September 30, 2013	As at December 31, 2012
AT COST								
<u>Associated company</u>								
Ensure Home Co., Ltd.	2,000	2,000	12	12	240	240	-	-
<u>Less</u> Allowance for declining value of investment					(240)	(240)		
Investments in associated company - net					-	-		
<u>Subsidiaries</u>								
N.C. Property								
Management Co., Ltd.	10,000	10,000	100	100	11,864	11,864	-	-
Quality Living Management Co., Ltd.	1,000	1,000	100	100	-	-	-	-
					11,864	11,864	-	-

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Less Allowance for declining value of investment	-	-
Investments in subsidiaries- net	11,864	11,864

On October 2012, Ensure Home Company Limited, a Company’s associate and TPKS Real Estate Company Limited, associated company held by Ensure Home Company Limited, has been closed down and was registered liquidation with the Ministry of Commerce on December 26, 2012, which is now in the process of liquidation. In year 2012, The Company received investment of Baht 160,000. The Company’s management expect form the liquidation that will not be repaid the investment from this associate. Therefore, they set the allowance for impairment loss on the investment at the total amount of Baht 240,000.

10. PROPERTY, PLANT AND EQUIPMENT

Movements of the property, plant and equipment account for the nine-month period ended September 30, 2013 are summarized as follows.

	In Thousand Baht	
	Consolidated financial statements	Separate financial statements
At cost		
Balance as at December 31, 2012	331,277	324,615
Acquisitions during the period	13,594	10,275
Disposals and write-off during the period	(2,703)	(2,589)
Balance as at September 30, 2013	342,168	332,301
Accumulated depreciation		
Balance as at December 31, 2012	(164,686)	(160,432)
Depreciation for the period	(11,558)	(10,804)
Accumulated depreciation on disposals and write-off	2,618	2,589
Balance as at September 30, 2013	(173,626)	(168,647)
Net book value		
Balance as at December 31, 2012	166,591	164,183
Balance as at September 30, 2013	168,542	163,654

As at September 30, 2013, some part of land and the clubhouse building in the total amount of Baht 100.52 million (net book value amount of Baht 62.52 million) are mortgaged as collateral against the

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overdrafts from a commercial bank in the total amount of Baht 25 million.

As at December 31, 2012, 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 67.11 million) are mortgaged as collateral against the overdrafts from two commercial banks in the total amount of Baht 35 million.

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11. INTANGIBLE ASSETS

Movements of the intangible assets account for the nine-month period ended September 30, 2013 are summarized as follows.

	<u>In Thousand Baht</u>
	<u>Consolidated</u>
	<u>financial</u>
	<u>statements/Separate</u>
	<u>financial statements</u>
At cost	
Balance as at December 31, 2012	6,434
Acquisitions during the period	169
Disposals and write-off during the period	-
Balance as at September 30, 2013	<u>6,603</u>
Accumulated amortization	
Balance as at December 31, 2012	(1,826)
Amortization for the period	(634)
Accumulated amortization on disposals and write-off	-
Balance as at September 30, 2013	<u>(2,460)</u>
Net book value	
Balance as at December 31, 2012	<u>4,608</u>
Balance as at September 30, 2013	<u>4,143</u>

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

This account consist of :-

	<u>In Thousand Baht</u>			
	<u>Consolidated Financial Statements</u>		<u>Separate Financial Statements</u>	
	<u>As at September</u>	<u>As at December</u>	<u>As at September</u>	<u>As at December</u>
	<u>30, 2013</u>	<u>31, 2012</u>	<u>30, 2013</u>	<u>31, 2012</u>
Bank overdrafts from the financial institutions	20,749	45,406	20,749	45,406
Short-term loans from the financial institutions	140,927	169,628	140,927	169,628
Total	<u>161,676</u>	<u>215,034</u>	<u>161,676</u>	<u>215,034</u>

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	Credit line (Million Baht)		Rate	Due Date	Guarantee
	As at September	As at December			
	30, 2013	31, 2012			
Bank Overdraft					
The parent company					
- Siam Commercial Bank	25.00	25.00	MOR per annum	At call	- By the mortgage of the Company's land and construction on there. - By some directors.
- CIMB Thai	-	10.00	MOR per annum	At call	- By the mortgage of the Company's land and construction on there, as at June 30, 2013, the credit line has been closed and redeem the collateral.
- UOB	20.00	20.00	6 months fix deposit plus 1.15% per annum	At call	- By some directors and the fixed accounts of some directors.
Total Credit line	45.00	55.00			
Short-term loans					
The parent company					
- Bank of Ayudhya	35.00	35.00	MLR less 0.25% per annum	October 18, 2013	- By the mortgage of the director's land and construction on there.
- Siam Commercial Bank	105.93	134.63	MLR less 0.50% per annum	October 9, 2013 and November 8, 2013	- By the mortgage of the project's land and construction on there and construction in the future.
	140.93	169.63			
Total Credit line	185.93	224.63			

13. LIABILITIES UNDER FINANCE LEASE AGREEMENT

Liabilities under finance lease agreements consisted of :

	Consolidated Financial Statements / Separate Financial Statements (In Thousand Baht)					
	As at September 30, 2013			As at December 31, 2012		
	Principal	Deferred interest	Payment	Principal	Deferred interest	Payment
Current portion due within one year	432	49	481	463	11	474
Current portion due after one						

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year not over three years	<u>531</u>	<u>35</u>	<u>566</u>	<u>39</u>	<u>-</u>	<u>39</u>
Total	<u>963</u>	<u>84</u>	<u>1,047</u>	<u>502</u>	<u>11</u>	<u>513</u>

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As at September 30, 2013 and December 31, 2012, the Company has two and four hire-purchase agreements, respectively, with the local leasing company to purchase vehicles in the amount of Baht 2,214,750 and Baht 4,179,348 (Included VAT), respectively, with a term of repayment of 36 months at Baht 20,535 - 39,496 per month (Included VAT).

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

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

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

14. LONG-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

This account consists of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2013	As at December 31, 2012	As at September 30, 2013	As at December 31, 2012
Long-term loans from local banks				
The first bank	609,471	349,143	609,471	349,143
The second bank	-	-	-	-
The third bank	647,799	304,357	647,799	304,357
The fourth bank	35,705	117,869	35,705	117,869
Total	1,292,975	771,369	1,292,975	771,369
<u>Less</u> Current portion due within one year	<u>(319,108)</u>	<u>(173,646)</u>	<u>(319,108)</u>	<u>(173,646)</u>
Long-term loans from the financial institutions - net	<u>973,867</u>	<u>597,723</u>	<u>973,867</u>	<u>597,723</u>

Movements in the long-term loans account during the nine-month period ended September 30, 2013 are summarized below.

	In Thousand Baht
	Consolidated financial statements / Separate financial statements
Balance as at 1 January 2013	771,369
Less: Repayment during the period	(524,342)
Add: Additional borrowings during the period	1,045,948

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	Credit line (Million Baht)		Interest rate	Guarantee
	As at September 30, 2013	As at December 31, 2012		
Balance as at 30 September 2013				
				1,292,975
<u>Long-term loans</u>				
<u>Parent company</u>				
<u>The first bank</u>				
- The first credit line	578.57	578.57	MLR, MLR less 0.50-1.00% per annum	- By the mortgage of some the project's land and construction on there.
- The second credit line	139.47	139.47	MLR less 0.50% per annum	- By the mortgage of the project's land and construction on there and construction in the future.
- The third credit line	307.20	29.70	MLR less 0.50% per annum	- By the mortgage of the project's land and construction on there and construction in the future.
- The fourth credit line	296.00	-	MLR less 0.50% per annum	- By the mortgage of the project's land and construction.
- The sixth credit line	271.00	-	MLR less 0.50% per annum	- By the mortgage of some the project's land and construction in the future.
<u>The second bank</u>				
- The first credit line	-	236.99	MLR less 1.25% per annum	- By the mortgage of some the project's land and construction on there and related company, as at June 30, 2013, the credit line has been closed, and redeem the collateral.
<u>The third bank</u>				
- The first credit line	-	122.55	MLR plus 0.50% per annum	- By the mortgage of the project's land and construction on there and construction in the future, as at June 30, 2013, the credit line has been closed, and redeem the collateral.
- The second credit line	-	180.46	MLR per annum	- By the mortgage of the project's land and construction on there and construction in the future.
- The third credit line	456.12	456.12	MLR per annum	- By the mortgage of the project's land and construction on there and construction in the future.
- The fourth credit line	65.00	-	MLR plus 0.50% per annum	- By the mortgage of the project's land and construction on there and construction in the future and shareholder's relative's land.

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- The fifth credit line	40.00	-	MLR plus 0.50% per annum	- By the mortgage of the project's land and construction on there and construction in the future.
- The sixth credit line	229.34	-	MLR plus 0.50% per annum	- By the mortgage of the project's land and construction on there and construction in the future.
- The seventh credit line	189.12	-	MLR per annum	- By the mortgage of the project's land and construction on there and construction in the future.

	Credit line (Million Baht)		Interest rate	Guarantee
	As at September 30, 2013	As at December 31, 2012		
<u>The fourth bank</u>	306.00	306.00	MLR less 0.50% per annum	- By the mortgage of the project's land and construction on there and construction in the future.
	<u>2,877.82</u>	<u>2,049.86</u>		

The Company has to repay the loan when received payment from its customers which normally based on the dates of transferring a real estate title deed to the customers. The loan have to be fully settled within specify periods. However, in some portion, 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. For this loan and some portion, the Company has classified the liabilities under the account of short-term loan from the financial institution that will be due within one year.

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as (1) not to sell, dispose, transfer, give rent, pledge, or mortgage the Company's loan collaterals, (2) not to commit any obligation that would result in letting other persons have control or rights in the Company's assets, (3) not to engage into any liability or obligation over Baht 10 million per time except approved by the bank, (4) to maintain debt-to-equity ratio, (5) not to pay dividend except the lender asses the payment not affect to ability of repayment loan, (6) not to decrease registered capital and to grant beneficiary of the asset protection insurance to the lender, etc.

15. EMPLOYEE BENEFIT OBLIGATIONS

Movement of employee benefit obligations for the nine-month period ended September 30, 2013 shown as follow :-

The statements of financial position

In Thousand Baht

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	<u>Consolidated</u> <u>Financial</u> <u>Statements</u>	<u>Separate</u> <u>Financial</u> <u>Statements</u>
Employee benefit obligations, beginning of the period	23,916	23,579
Current service costs	2,368	2,237
Interest cost	679	665
Estimation under actuarial principles	882	718
Employee benefit obligations, ending of the period	<u>27,845</u>	<u>27,199</u>

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Expense recognized in the statements of comprehensive income

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the three-month periods ended September 30			
	2013	2012	2013	2012
Current service costs	790	615	746	591
Interest on obligation	226	210	221	208
Total	1,016	825	967	799
Current service costs				
Cost of service	37	17	-	-
Selling expenses	228	178	228	178
Administrative expenses	228	132	223	130
Management benefit expenses	297	288	295	283
Finance costs	226	210	221	208
Total	1,016	825	967	799

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the nine-month periods ended September 30			
	2013	2012	2013	2012
Current service costs	2,368	1,850	2,237	1,777
Interest on obligation	679	626	665	619
Loss estimation under actuarial principles	882	-	718	-
Total	3,929	2,476	3,620	2,396
Current service costs				
Cost of service	113	51	-	-
Selling expenses	683	534	683	534
Administrative expenses	1,565	397	1,387	392
Management benefit expenses	889	868	885	851
Finance costs	679	626	665	619
Total	3,929	2,476	3,620	2,396

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

	Percentage			
	Consolidated Financial Statements		Separate Financial Statements	
	2013	2012	2013	2012
Discount rate	3.8456 - 4.5822	4.00	3.6474	4.00
Salary increase rate	5.00 - 6.00	5.67	6.00	5.67
Employee turnover rate	0 - 43	0 - 39	0 - 23	0 - 22
Mortality rate (based on the table of death B.E. 2551)	100.00	100.00	100.00	100.00
Disability rate	5.00 of the mortality rate	5.00 of the mortality rate	5.00 of the mortality rate	5.00 of the mortality rate

16. LIABILITIES FROM PURCHASING THE REAL ESTATE PROJECT

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

Movements in the liabilities from purchasing the real estate project account during the nine-month periods ended September 30, 2013 and December 31, 2012 are summarized below.

	In Thousand Baht	
	Consolidated Financial Statements/ Separate Financial Statements	
	As at September 30, 2013	As at December 31, 2012
Beginning balance	104,449	115,771
Increase	-	-
Total	104,449	115,771
<u>Less</u> decrease (reversal) during the period	<u>(23,730)</u>	<u>(11,322)</u>
Liabilities from purchasing the real estate project	<u>80,719</u>	<u>104,449</u>

As at September 30, 2013, liabilities from purchasing the real estate project which is presented as part of property development cost amount of Baht 12.10 million and land held for development amount of Baht 68.62 million.

17. LEGAL RESERVE

According to the resolution on the Board of Directors Meeting No. 2/2013 held on February 22, 2013, the Company had appropriated its legal reserve in the amount of Baht 5.10 million of annual net income in 2012, and approval at the Annual General Meeting of the shareholders on April 25, 2013.

18. DIVIDEND

At the ordinary shareholder’s meeting of year 2013 held on April 25, 2013, the shareholders approved a dividend payment for profit for the year of 2012 to all shareholders at Baht 0.035 per share amounting to Baht 41.51 million. The Company paid the dividend on May 20, 2013.

19. 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,	
		2013	2012	2013	2012
			(Restated)		(Restated)
Profit for the period	(Thousand Baht)	21,685	33,561	21,456	33,865
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)	0.018	0.028	0.018	0.029

		<u>Consolidated Financial Statements</u>		<u>Separate Financial Statements</u>	
		For the nine-month		For the nine-month	
		periods ended September 30,		periods ended September 30,	
		2013	2012	2013	2012
			(Restated)		(Restated)
Profit for the period	(Thousand Baht)	68,941	53,320	69,853	54,111
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)	0.058	0.045	0.059	0.046

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20. DEFERRED TAX ASSETS AND DEFERRED TAX LIABILITIES

20.1 Changes in deferred tax assets and deferred tax liabilities for the nine-month periods ended September 30, 2013 are summarized as follows:

	Thousand Baht			
	Consolidated financial statements			
	Balance as at Dec. 31, 12	Revenue (expenses) during the period		
	In profit or loss	In other comprehensive income		
Deferred tax assets:				
Trade account receivables	90	660	-	750
Unbilled receivables	1,487	(1,487)	-	-
Investment in associated company	48	-	-	48
Advance received from customers	2,217	(1,677)	-	540
Provisions for employee benefits	4,718	732	-	5,450
Provisions for compensation for housing estate juristic persons	3,240	401	-	3,641
Total	<u>11,800</u>	<u>(1,371)</u>	<u>-</u>	<u>10,429</u>
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale Investments	(8)	(2)	-	(10)
Property development costs and inventories	(14,436)	9,004	-	(5,432)
Total	<u>(14,444)</u>	<u>9,002</u>	<u>-</u>	<u>(5,442)</u>

	Thousand Baht			
	Separate financial statements			
	Balance as at Dec. 31, 12	Revenue (expenses) during the period		
	In profit or loss	In other comprehensive income		
Deferred tax assets:				
Trade account receivables	90	660	-	750
Unbilled receivables	1,487	(1,487)	-	-
Investment in associated company	48	-	-	48
Advance received from customers	2,217	(1,677)	-	540
Provisions for employee benefits	4,717	723	-	5,440
Provisions for compensation for housing estate juristic persons	3,240	401	-	3,641
Total	<u>11,799</u>	<u>(1,380)</u>	<u>-</u>	<u>10,419</u>
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale Investments	(8)	(2)	-	(10)
Property development costs and inventories	(14,365)	9,004	-	(5,361)
Total	<u>(14,373)</u>	<u>9,002</u>	<u>-</u>	<u>(5,371)</u>