

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

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**REPORT AND CONSOLIDATED FINANCIAL STATEMENTS AND**

**SEPARATE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2021**

## **INDEPENDENT AUDITOR'S REPORT**

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

### **Opinion**

I have audited the consolidated financial statements of N.C. Housing Public Company Limited and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at December 31, 2021, and the consolidated statement of comprehensive income, consolidated statement of changes in shareholders' equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies, and I have audited the separate financial statements of N.C. Housing Public Company Limited (the Company), which comprise the statement of financial position as at December 31, 2021, and the statement of comprehensive income, statement of changes in shareholders' equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of N.C. Housing Public Company Limited and its subsidiaries as at December 31, 2021, and its consolidated financial performance and its consolidated cash flows for the year then ended and the separate financial position of N.C. Housing Public Company Limited as at December 31, 2021, and its financial performance and its cash flows for the year then ended in accordance with Financial Reporting Standards.

### **Basis for Opinion**

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

### **Key Audit Matters**

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

### **Project cost estimate**

- Risk

The Company is engaged in real estate business with projects in Bangkok and other provinces. It sells detached house, twin house, townhouse and condominium. The Company has to prepare the project cost estimate which consists of land cost, cost of construction, cost of borrowing, and cost of public utility to prepare individual land plot cost estimate, calculate inventory and recognize cost of sale for the transferred plot. Such estimate is complicated and requires significant judgment in estimating the cost of borrowing and cost of public utility. These require the assumptions is estimating the cash flow receipt and payment throughout the project as well as experience in building the public utility in the past. I paid special attention in the preparation and review of the project cost estimate in accordance with the requirements of the financial reporting standards because it is significant to the financial statements as at December 31, 2021. According to the consolidated financial statements, the Company's inventory amounted to Baht 113.32 million (see Note 8) and cost of land development Baht 2,028.61 million (see Note 9) totaling Baht 2,141.93 million 49.44 percent of total assets. For the year ended December 31, 2021, the Company recognises cost of sale in the amount of Baht 1,698.93 million or 77.18 percent of total expense.

- Risk response

Regarding my audit approach on such matter, I have considered the reasonableness of the assumption and the method used by the management in calculating the project cost estimate and reviewing the estimate regularly by auditing the supporting evidence which represents the best estimates of the management, especially the forecast of cash flow receipt and payment estimates throughout the project period in order to prepare the borrowing cost estimate and utilities construction information to prepare the central utilities cost estimate. In addition, I have compared the actual cost with such estimates. I have given importance to the adequacy of the information disclosure of the accounting policy regarding the use of judgment and significant accounting estimates in Note 4.18 in the notes to the financial statements. I have found that the real estate project values under development are state in accordance with accounting policy and financial reporting standards and disclosed information completely. I have found that the project cost estimate is reasonable and in accordance with financial reporting standards.

### **Revenue from sale of real estate**

- Risk

The Group has revenue from the sale of real estate, prefabricated houses, condominium, land held for development for the year 2021, totaling Baht 2,503.65 million, or 98.55 percent of total revenue. The Company has a large number of real estate development projects for sale and real estate sales agreements, including providing discounts, a variety of sales promotions. Therefore, I pay attention to the actual existence of the revenue, revenue recognition from the sale of real estate and the expenses related to the sales promotion whether they are comply with the financial reporting standards. Therefore, I determine to audit the revenue from the sale of real estate as the significant in auditing. The Group has disclosed the accounting policy for revenue recognition from the sale of real estate in the note to financial statements No. 4.1.

- Risk response

My audit approach on such matter by inquiring the responsible staff and obtaining the understanding in the income and sales promotion systems of various projects of the Group and testing the internal control system by selecting random sampling items to test whether the controls are comply with the specified controls, selecting to check sales agreement, approving of relevant discount or sales promotion, ownership transfer document and receiving payment to verify the actual existence, the accuracy of the revenue recognition in accordance with the terms of the agreement entering with the customers are consistent with accounting policies and checking the sales revenue during the year and near the end of the year, including the comparative analysis of each project to check for the irregularities that occur. It has included the record of income in the journal and other relevant adjustments in order to assess whether the unrealized revenue has been recorded. I have found that the revenue recognition from the sale of real estate complied with the accounting policy and the financial reporting standards.

### **Other Information**

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

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

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

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

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

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

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

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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

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

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

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

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

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

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

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

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

The engagement partner responsible for the audit resulting in this independent auditor's report is Miss Chotima Kitsirakorn.

(Miss Chotima Kitsirakorn)

Certified Public Accountant

Registration No. 7318

Dharmniti Auditing Company Limited

Bangkok, Thailand

February 23, 2022

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**THE STATEMENTS OF FINANCIAL POSITION**

**AS AT DECEMBER 31, 2021**

		In Baht				
		Consolidated Financial Statements		Separate Financial Statements		
Note		2021	2020	2021	2020	
<b>CURRENT ASSETS</b>						
	Cash and cash equivalents	6	94,055,313.64	64,807,687.65	87,094,281.28	57,071,701.00
	Trade and other current receivables	7	11,869,980.39	8,881,813.07	9,911,743.30	7,335,956.16
	Short-term to related parties	5	-	-	38,500,000.00	10,000,000.00
	Inventories	8	113,324,180.44	124,530,392.81	105,579,593.39	123,560,953.95
	Property development costs	9	2,028,605,834.07	1,642,013,822.84	2,050,374,115.45	1,642,013,822.84
	Land held for development	10	853,307,125.44	451,635,863.33	853,307,125.44	451,279,252.33
	Deposits for land		35,459,650.00	8,441,050.00	35,459,650.00	8,441,050.00
	Other current financial assets	11	834,597.26	963,838.91	590,378.59	720,343.96
	Other current assets	12	3,073,557.14	2,749,372.51	1,656,260.00	2,835,624.29
	<b>Total current assets</b>		<b>3,140,530,238.38</b>	<b>2,304,023,841.12</b>	<b>3,182,473,147.45</b>	<b>2,303,258,704.53</b>
<b>NON-CURRENT ASSETS</b>						
	Other non-current financial assets	13	24,394,920.60	11,019,233.26	24,394,920.60	11,019,233.26
	Investment in subsidiaries	14	-	-	86,864,497.95	86,864,497.95
	Investment property	15	216,603,464.31	221,229,351.66	216,603,464.31	221,229,351.66
	Property, plant and equipment	16	74,933,328.82	97,654,559.07	43,071,111.73	74,751,098.97
	Right-of-use assets	17	8,891,269.06	24,247,777.99	8,891,269.06	13,341,688.05
	Intangible assets	18	3,668,197.78	4,170,328.59	3,344,366.02	3,989,385.31
	Land held for development	10	846,596,516.40	1,184,981,885.80	774,015,282.32	1,111,930,937.80
	Deferred tax assets	19	12,848,145.16	18,930,662.10	10,155,433.98	17,140,248.54
	Other non-current assets	20	3,822,606.03	9,297,664.72	3,329,959.51	9,185,491.93
	<b>Total non-current assets</b>		<b>1,191,758,448.16</b>	<b>1,571,531,463.19</b>	<b>1,170,670,305.48</b>	<b>1,549,451,933.47</b>
	<b>TOTAL ASSETS</b>		<b>4,332,288,686.54</b>	<b>3,875,555,304.31</b>	<b>4,353,143,452.93</b>	<b>3,852,710,638.00</b>

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



**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**THE STATEMENTS OF FINANCIAL POSITION (CONT.)**

**AS AT DECEMBER 31, 2021**

**LIABILITIES AND SHAREHOLDERS' EQUITY**

	Note	In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		2021	2020	2021	2020
<b>CURRENT LIABILITIES</b>					
Bank overdrafts and short-term loans					
from the financial institutions	21	42,974,155.60	3,020,169.34	42,974,155.60	3,020,169.34
Trade and other current payables	22	495,458,449.21	416,812,791.74	492,425,081.72	410,696,966.48
Accrued income tax		18,484,230.42	8,560,032.86	18,252,699.46	8,560,032.86
Current portion of long-term loan from					
the financial institutions	23	480,304,986.56	259,925,926.39	480,304,986.56	259,925,926.39
Current portion of lease liabilities	25	5,621,196.05	6,515,216.77	3,542,477.96	3,511,551.38
Short-term loan from related parties	5	5,000,000.00	184,000,000.00	-	179,000,000.00
Short-term loan from the director	5	-	2,500,000.00	-	-
Other current liabilities		1,089,734.25	-	-	-
Total current liabilities		<u>1,048,932,752.09</u>	<u>881,334,137.10</u>	<u>1,037,499,401.30</u>	<u>864,714,646.45</u>
<b>NON-CURRENT LIABILITIES</b>					
Long-term loans from the financial					
institutions	23	105,344,979.96	163,386,538.92	105,344,979.96	163,386,538.92
Debenture	24	149,744,998.00	-	149,744,998.00	-
Lease liabilities	25	6,229,167.17	17,559,121.35	6,003,885.33	9,524,867.10
Provision for employee benefit obligations	26	53,873,713.77	60,001,513.03	51,512,175.67	57,894,317.71
Provision for compensation for housing					
estate juristic persons	27	21,126,914.64	20,294,313.97	21,126,914.64	20,294,313.97
Provision from purchasing the real estate					
project	28	53,303,040.00	36,806,740.00	51,439,950.00	33,498,150.00
Other non-current liabilities		16,937,063.22	9,220,253.22	17,370,063.22	9,220,253.22
Total non-current liabilities		<u>406,559,876.76</u>	<u>307,268,480.49</u>	<u>402,542,966.82</u>	<u>293,818,440.92</u>
<b>TOTAL LIABILITIES</b>		<u>1,455,492,628.85</u>	<u>1,188,602,617.59</u>	<u>1,440,042,368.12</u>	<u>1,158,533,087.37</u>

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

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**THE STATEMENTS OF FINANCIAL POSITION (CONT.)**  
**AS AT DECEMBER 31, 2021**

**LIABILITIES AND SHAREHOLDERS' EQUITY (CONT.)**

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Note		2021	2020	2021	2020
<b>SHAREHOLDER'S EQUITY</b>					
Share capital					
Authorized share capital					
	1,245,284,305 ordinary shares				
	of Baht 1.00 each	1,245,284,305.00	1,245,284,305.00	1,245,284,305.00	1,245,284,305.00
Issued and paid-up share capital					
	1,245,283,691 ordinary shares				
	of Baht 1.00 each	1,245,283,691.00	1,245,283,691.00	1,245,283,691.00	1,245,283,691.00
	Premium on share capital	577,530,000.00	577,530,000.00	577,530,000.00	577,530,000.00
Retained earnings					
	Appropriated - legal reserve	95,060,000.00	81,560,000.00	95,060,000.00	81,560,000.00
	Unappropriated	968,326,584.06	780,306,836.20	995,227,393.81	789,803,859.63
	Other components of equity	-	-	-	-
	Total equity attributable to company's shareholders	2,886,200,275.06	2,684,680,527.20	2,913,101,084.81	2,694,177,550.63
	Non-controlling interests	(9,404,217.37)	2,272,159.52	-	-
	<b>TOTAL SHAREHOLDER'S EQUITY</b>	<b>2,876,796,057.69</b>	<b>2,686,952,686.72</b>	<b>2,913,101,084.81</b>	<b>2,694,177,550.63</b>
	<b>TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY</b>	<b>4,332,288,686.54</b>	<b>3,875,555,304.31</b>	<b>4,353,143,452.93</b>	<b>3,852,710,638.00</b>

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

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**STATEMENTS OF COMPREHENSIVE INCOME**

**FOR THE YEAR ENDED DECEMBER 31, 2021**

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
	Note	2021	2020	2021	2020
<b>REVENUES</b>					
	5				
Sales		2,503,647,878.66	1,769,077,898.00	2,503,647,878.66	1,769,077,898.00
Rental income and service		27,214,796.83	14,023,009.99	15,231,085.18	8,446,895.06
Other income		9,607,155.88	10,098,871.20	9,497,307.91	9,979,206.56
Total Revenues		<u>2,540,469,831.37</u>	<u>1,793,199,779.19</u>	<u>2,528,376,271.75</u>	<u>1,787,503,999.62</u>
<b>EXPENSES</b>					
	5				
Cost of sales		1,698,928,386.76	1,212,000,778.39	1,703,442,909.04	1,212,000,778.39
Cost for rent and service		46,592,611.32	26,817,600.92	19,984,720.68	15,831,793.77
Distribution costs		217,443,911.93	161,614,531.33	217,623,911.93	161,614,531.33
Administrative expenses		238,379,383.86	222,148,224.45	223,013,243.72	216,337,214.47
Total Expenses		<u>2,201,344,293.87</u>	<u>1,622,581,135.09</u>	<u>2,164,064,785.37</u>	<u>1,605,784,317.96</u>
Profit (loss) from operating activities		339,125,537.50	170,618,644.10	364,311,486.38	181,719,681.66
Finance costs	36	16,363,405.62	29,268,153.62	15,789,115.14	28,788,496.93
Profit (loss) before income tax		322,762,131.88	141,350,490.48	348,522,371.24	152,931,184.73
Income tax expenses (income)	30	82,506,579.73	30,774,205.40	79,150,619.83	30,843,046.39
Profit (loss) for the year		<u>240,255,552.15</u>	<u>110,576,285.08</u>	<u>269,371,751.41</u>	<u>122,088,138.34</u>
<b>Other comprehensive income</b>					
<b>Items that will not be reclassified to profit or loss</b>					
Actuarial gains (loss) from post-employee benefit, net of income tax		(600,833.54)	1,922,371.99	(636,869.59)	2,136,055.28
<b>Items that may be reclassified subsequently to profit or loss</b>					
		-	-	-	-
Other comprehensive income for the year		(600,833.54)	1,922,371.99	(636,869.59)	2,136,055.28
Total comprehensive income for the year		<u>239,654,718.61</u>	<u>112,498,657.07</u>	<u>268,734,881.82</u>	<u>124,224,193.62</u>

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

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**STATEMENTS OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Note	2021	2020	2021	2020	
Profit (loss) attributable to					
	251,931,929.04	115,278,400.21	269,371,751.41	122,088,138.34	
	(11,676,376.89)	(4,702,115.12)	-	-	
	<u>240,255,552.15</u>	<u>110,576,285.09</u>	<u>269,371,751.41</u>	<u>122,088,138.34</u>	
Total comprehensive income attributable to					
	251,331,095.50	117,200,772.19	268,734,881.82	124,224,193.62	
	(11,676,376.89)	(4,702,115.12)	-	-	
	<u>239,654,718.61</u>	<u>112,498,657.07</u>	<u>268,734,881.82</u>	<u>124,224,193.62</u>	
BASIC EARNINGS PER SHARE OF					
THE PARENT COMPANY					
	0.202	0.093	0.216	0.098	

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

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

		In Baht							
		Consolidated Financial Statements							
		Shareholders' equity of the parent company					Non-controlling	Total	
		Share capital	Premium on	Retained earnings		Other	Total	interests	
		issued and	share capital	Appropriated	Unappropriated	components			
Note		paid-up		legal reserve		of equity			
	Beginning balance as at January 1, 2020	1,245,283,691.00	577,530,000.00	75,360,000.00	669,306,064.01	-	2,567,479,755.01	4,474,199.64	2,571,953,954.65
	Non-controlling interests increased due to investment in a subsidiary	-	-	-	-	-	-	2,500,075.00	2,500,075.00
31	Appropriated - legal reserve	-	-	6,200,000.00	(6,200,000.00)	-	-	-	-
	Comprehensive income								
	Profit for the year	-	-	-	115,278,400.20	-	115,278,400.20	(4,702,115.12)	110,576,285.08
	Other comprehensive income for the year	-	-	-	1,922,371.99	-	1,922,371.99	-	1,922,371.99
	Total comprehensive income for the year	-	-	-	117,200,772.19	-	117,200,772.19	(4,702,115.12)	112,498,657.07
	Ending balance As at December 31, 2020	1,245,283,691.00	577,530,000.00	81,560,000.00	780,306,836.20	-	2,684,680,527.20	2,272,159.52	2,686,952,686.72
31	Appropriated - legal reserve	-	-	13,500,000.00	(13,500,000.00)	-	-	-	-
	Dividend paid	-	-	-	(49,811,347.64)	-	(49,811,347.64)	-	(49,811,347.64)
	Comprehensive income								
	Profit for the period	-	-	-	251,931,929.04	-	251,931,929.04	(11,676,376.89)	240,255,552.15
	Other comprehensive income for the year	-	-	-	(600,833.54)	-	(600,833.54)	-	(600,833.54)
	Total comprehensive income for the year	-	-	-	251,331,095.50	-	251,331,095.50	(11,676,376.89)	239,654,718.61
	Ending balance as at December 31, 2021	1,245,283,691.00	577,530,000.00	95,060,000.00	968,326,584.06	-	2,886,200,275.06	(9,404,217.37)	2,876,796,057.69

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

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

		In Baht					
		Separate Financial Statements					
	Note	Share capital issued and paid-up	Premium on share capital	Retained earnings Appropriated legal reserve	Unappropriated	Other components of equity	Total
Beginning balance as at January 1, 2020		1,245,283,691.00	577,530,000.00	75,360,000.00	671,779,666.01	-	2,569,953,357.01
Appropriated - legal reserve	31	-	-	6,200,000.00	(6,200,000.00)	-	-
Comprehensive income							
Profit for the year		-	-	-	122,088,138.34	-	122,088,138.34
Other comprehensive income for the year		-	-	-	2,136,055.28	-	2,136,055.28
Total comprehensive income for the year		-	-	-	124,224,193.62	-	124,224,193.62
Ending balance As at December 31, 2020		1,245,283,691.00	577,530,000.00	81,560,000.00	789,803,859.63	-	2,694,177,550.63
Appropriated - legal reserve	31	-	-	13,500,000.00	(13,500,000.00)	-	-
Dividend paid		-	-	-	(49,811,347.64)	-	(49,811,347.64)
Comprehensive income							
Profit for the period		-	-	-	269,371,751.41	-	269,371,751.41
Other comprehensive income for the year		-	-	-	(636,869.59)	-	(636,869.59)
Total comprehensive income for the year		-	-	-	268,734,881.82	-	268,734,881.82
Ending balance As at December 31, 2021		1,245,283,691.00	577,530,000.00	95,060,000.00	995,227,393.81	-	2,913,101,084.81

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

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**THE STATEMENTS OF CASH FLOWS**

**FOR THE YEAR ENDED DECEMBER 31, 2021**

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Profit (loss) for the year	240,255,552.15	110,576,285.09	269,371,751.41	122,088,138.35
Adjust items that profit (loss) is cash received (paid)				
Adjustment on income tax expenses	82,506,579.73	30,774,205.40	79,150,619.83	30,843,046.38
Adjustment on financial cost	16,318,807.62	29,268,153.62	15,744,517.13	28,788,496.93
Amortisation of deferred debenture issuing cost	44,598.00	-	44,598.00	-
Adjusted with the loss from land donation	11,398,656.00	-	11,398,656.00	-
Adjusted with the loss from rental reduction	67,906.83	-	-	-
Adjustment on trade and other current receivables				
(increase) decrease	(2,988,167.32)	(1,773,757.00)	(2,575,787.14)	(139,998.79)
Adjustment on inventory (increase) decrease	10,982,419.74	47,526,006.93	17,757,567.93	48,421,751.87
Adjustment on real estate project development costs				
(increase) decrease	(160,351,988.90)	338,349,952.24	(182,298,420.95)	338,349,952.24
Adjustment on land held for development development				
(increase) decrease	(222,884,302.08)	(40,481,250.00)	(223,710,627.00)	(40,481,250.00)
Adjustment on loss for declining in value of right-of-use assets				
(reverse)	2,104,941.32	-	-	-
Adjustment on deposits for land (increase) decrease	(27,018,600.00)	(8,441,050.00)	(27,018,600.00)	(8,441,050.00)
Adjustment on other assets (increase) decrease	(17,315,043.97)	(106,405.20)	(14,958,316.21)	(1,169,718.24)
Adjusted with the loss from not claiming the withholding tax	5,123,713.28	-	5,118,178.04	-
Adjustment on trade and other current payables				
(increase) decrease	77,264,586.20	165,876,648.68	80,304,365.89	164,138,684.14
Adjustment on other liabilities (increase) decrease	8,907,613.61	6,170,185.44	8,149,810.00	5,270,016.00
Depreciation depletion and amortization charge	32,488,806.93	24,768,346.05	24,348,325.28	21,786,485.44
Adjustment on loss for declining in value of inventories (reverse)	223,792.63	-	223,792.63	-
Adjustment on provisions for employee benefit (reverse)	3,117,138.28	3,394,151.79	2,963,913.07	3,241,838.61

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

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**THE STATEMENTS OF CASH FLOWS (CONT.)**

**FOR THE YEAR ENDED DECEMBER 31, 2021**

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Adjustment on provisions for compensation for housing estate juristic persons	3,201,704.67	3,768,680.46	3,201,704.67	3,768,680.46
Adjustment on Loss (gain) on fair value	(492.70)	(1,644.19)	(492.70)	(1,644.19)
Adjustment on Loss (gain) Sale and disposal of property, plant and equipment	(432,668.00)	13,249,258.24	(94,073.24)	13,249,260.24
Net cash provided by (used in) operating activities	63,015,554.02	722,917,767.55	67,121,482.64	729,712,689.44
Interest income	(435,420.18)	-	(1,336,721.62)	-
Income tax expense refund (paid)	(49,508,909.48)	(27,042,510.66)	(45,336,290.51)	(27,033,751.91)
Cash received interest income	105,430.98	-	1,234,125.73	-
Cash received (paid) from other activities				
Trade and other current payables	-	(32,623.23)	-	-
Provision for employee benefits	(10,885,466.66)	(6,705,163.70)	(10,885,466.66)	(6,705,163.70)
Provision for compensation for housing estate juristic persons	(2,369,104.00)	-	(2,369,104.00)	-
Provision from purchasing the real estate project	(12,653,700.00)	(5,934,000.00)	(11,208,200.00)	(5,700,000.00)
Net cash provided by (used in) operating activities	(12,731,615.32)	683,203,469.96	(2,780,174.42)	690,273,773.83
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Increase in other current financial assets	129,734.35	(7,956.21)	130,458.07	(6,282.34)
Increase in fixed deposits pledged as collateral	(13,375,687.34)	2,801,617.64	(13,375,687.34)	2,801,617.64
Cash received from short-term loans to related parties	-	-	7,000,000.00	-
Cash paid from short-term loans to related parties	-	-	(35,500,000.00)	(10,000,000.00)
Cash paid for increase of capital in subsidiary	-	-	-	(7,500,000.00)
Cash paid for purchase of property, plant and equipment	(19,328,527.74)	(19,507,495.15)	(6,537,968.67)	(3,466,259.97)
Cash paid for purchase of investment property	(5,341,979.29)	(36,733,912.57)	(5,341,979.29)	(36,733,912.57)
Cash received from sale of equipment	558,260.00	70,000.00	558,260.00	70,000.00
Cash paid for purchase of intangible assets	(420,951.70)	(370,874.80)	(204,701.70)	(284,424.80)
Net cash provided by (used in) investing activities	(37,779,151.72)	(53,748,621.09)	(53,271,618.93)	(55,119,262.04)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Increase (decrease) in bank overdrafts and short-term loans from the financial institutions	39,953,986.26	(303,850,138.93)	39,953,986.26	(303,850,138.93)

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



**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**THE STATEMENTS OF CASH FLOWS (CONT.)**

**FOR THE YEAR ENDED DECEMBER 31, 2021**

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Cash paid for liabilities under lease liabilities	(7,503,644.56)	(5,659,845.92)	(4,047,644.56)	(3,774,105.92)
Cash received from the shares fee payment of non-controlling interests	-	2,500,075.00	-	-
Cash received from short-term loan a related party	-	5,000,000.00	-	-
Cash paid for short-term loan a related party	(179,000,000.00)	(40,000,000.00)	(179,000,000.00)	(40,000,000.00)
Cash paid for short-term loan from the director	(2,500,000.00)	-	-	-
Cash received from long-term loans	881,628,998.41	440,679,925.58	881,628,998.41	440,679,925.58
Cash paid for long-term loans	(719,291,497.20)	(639,484,626.45)	(719,291,497.20)	(639,484,630.44)
Net cash received from issuance of debentures	150,000,000.00	-	150,000,000.00	-
Cash paid for transaction cost from issue of debenture	(255,002.00)	-	(255,002.00)	-
Cash paid interest	(33,463,100.24)	(51,042,506.79)	(33,103,119.64)	(50,848,487.62)
Dividend paid	(49,811,347.64)	-	(49,811,347.64)	-
Net cash provided by (used in) financing activities	79,758,393.03	(591,857,117.51)	86,074,373.63	(597,277,437.33)
Net increase (decrease) in cash and cash equivalents	29,247,625.99	37,597,731.36	30,022,580.28	37,877,074.46
Cash and cash equivalents, beginning of year	64,807,687.65	27,209,956.29	57,071,701.00	19,194,626.54
Cash and cash equivalents, end of year	94,055,313.64	64,807,687.65	87,094,281.28	57,071,701.00
<b>Supplemental disclosures of cash flows information</b>				
1) Cash and cash equivalents consisted of :				
Cash on hand	594,000.00	724,000.00	384,000.00	609,000.00
Cash at bank	93,461,313.64	64,083,687.65	86,710,281.28	56,462,701.00
Total	94,055,313.64	64,807,687.65	87,094,281.28	57,071,701.00

2) In year 2021 and 2020, the Company has transferred the land development cost of Baht 18.33 million and Baht 27.91 million into part of land held for development.

3) In year of 2020, the Company has transferred deposit into part of investment property in the amount of Baht 1.48 million.

4) In year of 2020, the Company purchased office equipment under hire-purchase agreement in the amount of in the amount of Baht 2.18 million.

5) In year of 2020, the Company had transferred the sales office from land held for development to property, plant and equipment in the amount of Baht 8.75 million.

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

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

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**1. GENERAL INFORMATION**

1.1 Corporate 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 a 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 operate its principal business as a real estate developer for trade in various areas such as house for sale including land development, providing construction services, condominium for sale, providing rental space in club house and health rehabilitation and senior care center, etc.

(c) Parent company

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

1.2 Coronavirus disease 2019 pandemic

The Coronavirus disease 2019 pandemic is a new wave and continuing to evolve, resulting in an economic slowdown and adversely impacting most businesses and industries as a whole. This situation may affect the results of operations of business. Nevertheless, the management of the Company and its subsidiaries have continuously monitored ongoing developments and regularly assess the financial impact in respect of the valuation of assets, provisions and contingent liabilities.

## 2. BASIS OF CONSOLIDATED FINANCIAL STATEMENT AND OPERATIONS

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

Subsidiaries	Percentage of direct and indirect holding		Nature of Business
	2021	2020	
	N.C. Property Management Co., Ltd.	100.00	
Quality Living Management Co., Ltd.	100.00	100.00	Property management service
<u>Indirect subsidiary companies - held by</u>			
<u>N.C. Property Management Co., Ltd.</u>			
Siri Arun Wellness Co., Ltd.	60.00	60.00	Intermediate care and wellness

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

Subsidiaries	Percentage of total assets included in consolidated statements of financial position		Percentage of total revenues included in consolidated statements of comprehensive income for the year	
	2021	2020	2021	2020
	N.C. Property Management Co., Ltd.	2.23	2.37	0.14
Quality Living Management Co., Ltd.	0.06	0.05	0.22	4.28
<u>Indirect subsidiary companies - held by</u>				
<u>N.C. Property Management Co., Ltd.</u>				
Siri Arun Wellness Co., Ltd.	0.66	1.30	0.56	4.44

2.3 The acquisition of subsidiaries are recorded by Purchase Method.

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

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

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

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

### **3. PRINCIPLES OF PREPARATION AND PRESENTATIONS OF FINANCIAL STATEMENTS**

#### **3.1 Principles of preparation and presentations of financial statements**

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

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

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

#### **3.2 Financial reporting standards that became effective in the current year**

During the year, the Company and its subsidiaries have adopted the revised financial reporting standards and interpretations which are effective for fiscal years beginning on or after January 1, 2021. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The adoption of these financial reporting standards does not have any significant impact on the financial statements in the current year.

#### **3.3 Financial reporting standards that become effective in the future**

The Federation of Accounting Professions has issued several revised financial reporting standards and has been published in the Government Gazette, which are effective for fiscal years beginning on or after 1 January 2022. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and for some financial reporting standards, providing temporary reliefs or temporary exemptions for users.

The management of the Company and its subsidiaries have assessed that these revised standards will not have any significant impact on the financial statements in the year when they are adopted.

#### 4. SIGNIFICANT ACCOUNTING POLICIES

##### 4.1 Recognition of revenues and expenses

###### Revenue from sale of real estate

Revenue from the sale of real estate was recognized when the Company had delivered and transferred ownership of the goods to the customer such as when the house and land or condominium units were delivered, the revenue from the sale of real estate was stated at the value received or expected to be received for houses and land or condominium units that had been delivered after deducting discounts.

###### Consideration paid to customers

The Company paid registration fee or paid common area fee on behalf of customers when the customers register the transfer of houses or condominium units. The management of the Company have considered that these transactions are consideration paid to customers. Therefore, they are recorded as net offsetting with revenue from property sales, not distribution costs as previously recorded.

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

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

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

A subsidiary recorded revenue from construction agreement over time based on stage of completion for the cumulative costs incurred with total costs budget estimation until the completion of project. The related costs are recognized in profit or loss when they are incurred. The annuities collected in excess of the percentage of work completed were recorded as income in advance. The undue billing portion will be recorded as trade accounts receivable.

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

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

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

## 4.2 FINANCIAL INSTRUMENTS

### Classification and measurement of financial assets

Financial assets are classified, at initial recognition, as to be subsequently measured at amortized cost, fair value through other comprehensive income, or fair value through profit or loss. The classification of financial assets at initial recognition is driven by the Company and its subsidiaries' business model for managing the financial assets and the contractual cash flows characteristics of the financial assets.

Equity instruments can be classified and cannot be changed by two types of measurement which are measuring fair value through profit or loss or measuring fair value through other comprehensive income that without recycling to profit or loss.

The initial recognition of financial assets that are not measured at fair value through profit or loss with fair value plus or deduct transaction cost directly related to the acquisition or issuance. Financial assets that are measured at fair value through profit or loss, transaction costs of financial assets are recognized as expense in profit or loss. However, trade receivables, that do not contain a significant financing component are measured at the transaction price.

Subsequent measurement of debt instruments by 3 methods depends on the classification of debt instruments.

- Financial assets measured at amortized cost when financial assets are held to receive cash flow under the agreement and condition of the agreement of the financial assets that generate cash flow to pay the principal and interest from the principal balance on the specified date only. Such financial assets have to be calculated using the effective rate and are subject to impairment assessment. Profit or loss arising from derecognized, modified or impaired will be recognized in profit or loss.

- Financial assets measured at fair value through other comprehensive income when financial assets are held to receive cash flow under the agreement and to sell financial assets and the agreement condition of financial assets generating cash flow that only pays the principal and interest from the principal balance on the specified date. The change of value of financial assets is recognized through other comprehensive income except loss on impairment and interest income and gain and loss on exchange rate are recognized as profit or loss upon recognized of financial assets. Earning or deficit previously recognized in other comprehensive income has to be reclassified into profit or loss. Such financial asset has to be calculated using the effective interest rate same as financial assets measured at amortized cost.

- Financial assets measured at fair value through profit or loss when financial assets that do not meet the criteria for amortized cost or financial assets measured at fair value through other comprehensive income will be presented in the statement of financial position at fair value by recognizing the net change of fair value in profit or loss.

Subsequent valuation of equity instruments must present equity instruments using the fair value and record profit/loss from change in fair value through profit or loss or other comprehensive income depending on equity instruments classification.

#### Classification and valuation of financial liabilities

The Company and its subsidiaries are recognized initially of financial liabilities at fair value net of transaction costs and classified as financial liabilities as financial liabilities subsequently measured at amortized cost using the effective rate. The amortized cost is calculated taking into account fees or costs that are an integral part of the effective rate. Amortization by the effective rate is presented as part of financial costs in profit or loss.

#### Derecognition of financial instruments

Financial assets will be derecognized from the account when the right to receive cash flow of such asset has ended or when the right to receive cash flow of the assets is transferred including upon the transfer of all risk and consideration of that asset or transfer of internal control in that asset although there is no transfer or maintaining of nearly all risk and consideration of such asset.

Financial liabilities will be derecognized from the account when the obligation of such liabilities has been complied, the obligation is cancelled or the obligation has ended. In case existing financial liabilities are changed to new liabilities from one single lender with considerably different requirements or there is a significant amendment in the requirements of existing liabilities, these are considered as recognition old liabilities and recognizing new liabilities by recognizing the difference of such carrying value under profit or loss.

#### Impairment of financial assets

Expected credit loss for financial assets measured at amortized cost or debt instrument financial asset measured at fair value through other comprehensive income and assets arising from credit facility obligation and financial guarantee agreement are assessed without having to wait for the credit event to occur first. The Company and its subsidiaries use the general approach in considering the allowance for loss on impairment. For trade receivables, the Company and its subsidiaries apply a simplified approach in calculating ECLs. The Company and its subsidiaries recognize a loss based on lifetime ECLs at each reporting date. It is based on its historical credit loss experience and adjusted for forward-looking factors specific to the debtors and the economic environment.

#### Offset of financial instruments

Financial assets and liabilities will be offset and presented at net balance in the statement of financial position in the case legally enforced in offsetting the recognized amount. The Company and its subsidiaries intend to pay the net balance or intends to receive assets and settle payment of liabilities at the same time.



4.3 Cash and cash equivalents

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

4.4 Inventories

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

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

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

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

4.5 Property development and land held for development

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

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

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

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

4.6 Borrowing costs

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

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

4.7 Investments in subsidiaries

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

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

4.8 Investment property

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

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

Land is not depreciated.

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

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

Depreciation of investment property is included in determining income.

4.9 Property, plant and equipment

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

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

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

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

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

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

Depreciation is included in determining income.

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

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

#### 4.10 Intangible assets

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

Software licenses	3 - 10 years
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#### 4.11 Impairment of non-financial assets

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

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

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

#### 4.12 Leases

At inception of a contract, the Company and its subsidiaries assess whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Company and its subsidiaries assess the lease term for the non-cancellable period as stipulated in lease contract or the remaining period of active leases at the date of initial application together with any period covered by an option to extend the lease if it is reasonably certain to be exercised or any periods covered by an option to terminate the lease if it is reasonably certain not to be exercised by considering the effect of changes in technology and/or the other circumstance relating to the extension of the lease term.

##### **Right-of-use assets-as a lessee**

Right-of-use assets are recognized at the commencement date of the lease. Right-of-use assets are stated at cost, less any accumulated depreciation and impairment losses (if any), and adjusted for any remeasurement of lease liabilities (if any). The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date, less any lease incentives received.

The cost of right-of-use assets also includes an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Right-of-use assets are calculated by reference to their costs on a straight-line basis over the shorter of the lease term and the estimated useful lives for each of right-of-use assets.

##### **Lease liabilities**

At the commencement date of the lease, lease liabilities are stated at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable (if any) and amount expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and its subsidiaries and payments of penalties for terminating the lease, if the lease term reflects the Company and its subsidiaries exercising the option to terminate.

In calculating the present value of lease payments, the Company and its subsidiaries use its incremental borrowing rate, which is determined by referring to the government bond yield adjusted with risk premium depending on the lease term, at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of the interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

**Short-term leases and leases of low-value assets**

The Company and its subsidiaries apply the short-term lease recognition exemption to its short-term leases (those leases that have a lease term of 12 months or less from the commencement date and not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases that are considered of low value. Lease payments on short-term and leases of low-value assets are recognized as expense in profit and loss on a straight-line basis over the lease term.

4.13 Trade payables and other payables

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

4.14 Employee benefits

Short-term employment benefits

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

Post-employment benefits (Defined contribution plans)

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

Post-employment benefits (Defined benefit plans)

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

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

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

4.15 Earnings per share

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

#### 4.16 Income tax

Income tax comprises current income tax and deferred tax.

##### Current tax

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

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

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

	<u>Tax rate</u>
Net profit before income tax (Baht)	
1 - 300,000	Exempt
300,001 - 3,000,000	15%
More than 3,000,000	20%

##### Deferred tax

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

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

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

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

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

#### 4.17 Related parties

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

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

#### 4.18 Significant accounting judgments and estimates

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

##### 4.18.1 Estimated cost for house construction project

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

#### 4.18.2 Construction contracts

The subsidiary hiring of building house within the parent company as an income by reference to the stage of completion for the cumulative costs incurred with total costs budget estimation until the Completion of the project, when the budget cost can be estimated reliably the project's engineer. The management is required to make judgment and estimates cost based on past experience and information obtained from the project's engineer.

#### 4.18.3 Estimated losses for house construction projects

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

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

##### Allowance for declining in value of inventory

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

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

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



#### 4.18.5 Contribution to the housing estate juristic person

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

#### 4.18.6 Allowance for impairment of investments

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

#### 4.18.7 Investment property / Depreciation

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

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

#### 4.18.8 Property plant and equipment / Right of Use and Intangible assets / Depreciation

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

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

#### 4.18.9 Deferred tax assets

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

#### 4.18.10 Post-employment benefits under defined benefit plans

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

#### 4.18.11 Liabilities from purchasing the real estate project

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

#### 4.18.12 Determining the lease term of contracts with renewal and termination options

The Company and its subsidiaries determine the lease term as the non-cancellable term of the lease, together with any period covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised. The management is required to use judgment in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease, considering all relevant factors that create an economic incentive to exercise either the renewal or termination. After the commencement date, the Company and its subsidiaries reassess the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate.

#### 4.18.13 Estimating the incremental borrowing rate

The Company and its subsidiaries cannot readily determine the interest rate implicit of the lease. Therefore, the incremental borrowing rate of the Company and its subsidiaries are used to discount lease liabilities. The incremental borrowing rate is the rate of interest that the Company and its subsidiaries would have to pay for necessary borrowing to acquire the assets, or assets with close value to right-of-use assets in similar economic environment, borrowing period and borrowing security.

## 5. 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.

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

Company's name	Country of incorporation	Type of relation
NCH 2555 Holding Co., Ltd.	Thailand	Parent company
N.C. Property Management Co., Ltd.	Thailand	Subsidiary
Quality Living Management Co., Ltd.	Thailand	Subsidiary
Siri Arun Wellness Co., Ltd.	Thailand	Subsidiary
S.C. Construction And Decoration Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Wattana Trading Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Homemart (1999) Co., Ltd.	Thailand	Co-shareholder and director
Sap Namchai Pattana Co., Ltd.	Thailand	Co-shareholder and director
Namchai Golf Management Co., Ltd.	Thailand	Co-shareholder and director
Namchai Property Development Co., Ltd.	Thailand	Co-shareholder and director
Tanyacart Management Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Wattana Transport Limited Partnership	Thailand	Co-shareholder and director
I-care Wellmess Limited Partnership	Thailand	Co-shareholder
Precast station Co., Ltd.	Thailand	Director's relative
Mr. Somchao Tanthathoedthan	Thailand	Director
Mr. Somnuek Tanthathoedtham	Thailand	Director
Mr. Trirat Jarutach	Thailand	Director
Mr. Piboon Limpraphat	Thailand	Director
Mr. Vorakan Dhepchalerm	Thailand	Director
Mr. Vikrom Sriprataks	Thailand	Director

The significant transactions between the Company and its related parties and companies for the year ended December 31, 2021 and 2020, are summarized as follows.

	Pricing basis	In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		2021	2020	2021	2020
<u>Transaction during the year</u>					
<u>Subsidiaries</u>					
Other income - office rental					
N.C. Property Management Co., Ltd.	Baht 70,000 per month	-	-	915	-
Quality Living Management Co., Ltd.	Baht 5,000 per month	-	-	60	60
Siri Arun Wellness Co.,Ltd.	Baht 148,500 per month and Baht 495,000 per month (2020 : Baht 297,160 per month)	-	-	7,429	3,120
Other income - utility charges					
Quality Living Management Co., Ltd.	Baht 1,402 per month	-	-	17	17
Siri Arun Wellness Co.,Ltd.	Electricity : Bath 5 per unit Water : Bath 17 per unit	-	-	1,048	757
Furniture rental income					
Siri Arun Wellness Co.,Ltd.	Baht 12,075 per month and Baht 51,402 per month (2020 : Baht 24,150 per month)	-	-	737	290
Interest income					
N.C. Property Management Co., Ltd.	At the rate of 4.85 % p.a.	-	-	151	-
Quality Living Management Co., Ltd.	At the rate of 4.50 % p.a.	-	-	57	-
Siri Arun Wellness Co.,Ltd.	At the rate of 4.50 % p.a.	-	-	988	39
Construction Cost					
N.C. Property Management Co., Ltd.	At per agreement	-	-	168,272	-
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 45,000 per project	-	-	2,538	2,641
Promotion expense					
N.C. Property Management Co., Ltd.	At per agreement	-	-	180	-
<u>Related parties</u>					
Other income - office rental					
Precast station Co., Ltd.	Baht 20,000 per month and Baht 40,000 per month	210	750	210	750
Construction Cost					
Precast station Co., Ltd.	At per agreement	52,910	130,783	52,401	130,783
Purchase asset					
Precast station Co., Ltd.	At per agreement	1,224	-	-	-
Sathaporn Wattana Trading Co., Ltd.	At per agreement	4,317	-	-	-

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Pricing basis		2021	2020	2021	2020
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	150,161	46,915	57,569	46,085
S.C. Construction And Decoration Co., Ltd.	Market price	2,839	326	483	326
Land rental expense					
Sap Namchai Pattana Co., Ltd	Baht 55,000 per month	660	660	660	660
Golf club membership					
Namchai Golf Management Co., Ltd.	Market price	10	200	10	200
Interest expenses - short - term loans					
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	56	72	-	-
N.C.H. 2555 Holding Co., Ltd	At the rate of MLR less 0.50% - 0.75% p.a. (2020 : at the rate of 5.75% p.a.)	3,104	10,026	2,879	10,026
Interest expenses - debentures					
N.C.H. 2555 Holding Co., Ltd	At the rate of 4.85% p.a.	2,967	-	2,967	-
Mr. Somchao Tanthathoedtham	At the rate of 4.85% p.a.	108	-	108	-
Mr. Somnuek Tanthathoedtham	At the rate of 4.85% p.a.	22	-	22	-
Mr. Trirat Jarutach	At the rate of 4.85% p.a.	43	-	43	-
Mr. Piboon Limpraphat	At the rate of 4.85% p.a.	22	-	22	-
Mr. Vorakan Dhepchalerm	At the rate of 4.85% p.a.	22	-	22	-
Mr. Vikrom sriprataks	At the rate of 4.85% p.a.	65	-	65	-

The significant outstanding balance as at December 31, 2021 and 2020, are as follows:

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		2021	2020	2021	2020
Short-term loans to related parties					
- N.C. Property Management Co., Ltd.					
Balance, at the beginning of the year		-	-	-	-
Addition during the year		-	-	15,000	-
Deduction during the year		-	-	-	-
Balance, at the end of the year		-	-	15,000	-
- Siri Arun Wellness Co., Ltd.					
Balance, at the beginning of the year		-	-	10,000	-
Addition during the year		-	-	18,000	10,000
Deduction during the year		-	-	(7,000)	-
Balance, at the end of the year		-	-	21,000	10,000
- Quality living Management Co., Ltd.					
Balance, at the beginning of the year		-	-	-	-
Addition during the year		-	-	2,500	-
Deduction during the year		-	-	-	-
Balance, at the end of the year		-	-	2,500	-

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Accrued rent income				
- Siri Arun Wellness Co., Ltd.	-	-	804	-
Accrued electricity, water and services income				
- Siri Arun Wellness Co., Ltd.	-	-	154	78
Accrued interest				
- Siri Arun Wellness Co., Ltd.	-	-	80	39
- N.C. Property Management Co., Ltd.	-	-	62	-
	-	-	142	39
Account payable to related parties				
- Quality living Management Co., Ltd.	-	-	24	306
- N.C. Property Management Co., Ltd.	-	-	37,528	-
- Siri Arun Wellness Co., Ltd.	-	-	-	323
- S.C. Construction And Decoration Co., Ltd.	240	35	60	35
- Sathaporn Wattana Trading Co., Ltd.	46,699	12,174	13,215	11,286
- Precast station Co., Ltd.	4,585	14,363	4,533	14,363
- Namchai Golf management Co., Ltd.	-	75	-	75
- Sap Namchai Pattana Co., Ltd.	-	660	-	660
- I-care Wellness Limited Partnership	49	-	-	-
- Mr. Somchao Tanthathoedtham	37	82	37	82
- Mr. Somnuek Tanthathoedtham	31	39	31	39
	51,641	27,428	55,428	27,169
Retention from contractors				
- N.C. Property Management Co., Ltd.	-	-	7,056	-
- Precast station Co., Ltd.	9,371	15,164	9,372	15,164
	9,371	15,164	16,428	15,164
Short-term loan from related parties				
- N.C.H. 2555 Holding Co., Ltd.				
Balance, at the beginning of the year	184,000	219,000	179,000	219,000
Addition during the year	-	5,000	-	-
Deduction during the year	(179,000)	(40,000)	(179,000)	(40,000)
Balance, at the end of the year	5,000	184,000	-	179,000
Short-term loans from the director				
- Mr. Somchao Tanthathoedtham				
Balance, at the beginning of the year	2,500	2,500	-	-
Addition during the year	-	-	-	-
Deduction during the year	(2,500)	-	-	-
Balance, at the end of the year	-	2,500	-	-
Agreement guarantee				
- Siri Arun Wellness Co., Ltd.	-	-	433	-
Rental deposit				
- Siri Arun Wellness Co., Ltd.	-	-	51	-

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Debentures				
- N.C.H. 2555 Holding Co., Ltd.				
Balance, at the beginning of the year	-	-	-	-
Addition during the year	137,000	-	137,000	-
Deduction during the year	-	-	-	-
Balance, at the end of the year	<u>137,000</u>	<u>-</u>	<u>137,000</u>	<u>-</u>
- Mr. Somchao Tanthathoedtham				
Balance, at the beginning of the year	-	-	-	-
Addition during the year	5,000	-	5,000	-
Deduction during the year	-	-	-	-
Balance, at the end of the year	<u>5,000</u>	<u>-</u>	<u>5,000</u>	<u>-</u>
- Mr. Somnuek Tanthathoedtham				
Balance, at the beginning of the year	-	-	-	-
Addition during the year	1,000	-	1,000	-
Deduction during the year	-	-	-	-
Balance, at the end of the year	<u>1,000</u>	<u>-</u>	<u>1,000</u>	<u>-</u>
- Mr. Trirat Jarutach				
Balance, at the beginning of the year	-	-	-	-
Addition during the year	2,000	-	2,000	-
Deduction during the year	-	-	-	-
Balance, at the end of the year	<u>2,000</u>	<u>-</u>	<u>2,000</u>	<u>-</u>
- Mr. Piboon Limpraphat				
Balance, at the beginning of the year	-	-	-	-
Addition during the year	1,000	-	1,000	-
Deduction during the year	-	-	-	-
Balance, at the end of the year	<u>1,000</u>	<u>-</u>	<u>1,000</u>	<u>-</u>
- Mr. Vorakan Dhepchalerm				
Balance, at the beginning of the year	-	-	-	-
Addition during the year	1,000	-	1,000	-
Deduction during the year	-	-	-	-
Balance, at the end of the year	<u>1,000</u>	<u>-</u>	<u>1,000</u>	<u>-</u>
- Mr. Vikrom sriprataks				
Balance, at the beginning of the year	-	-	-	-
Addition during the year	3,000	-	3,000	-
Deduction during the year	-	-	-	-
Balance, at the end of the year	<u>3,000</u>	<u>-</u>	<u>3,000</u>	<u>-</u>
- Total				
Balance, at the beginning of the year	-	-	-	-
Addition during the year	150,000	-	150,000	-
Deduction during the year	-	-	-	-
Balance, at the end of the year	<u>150,000</u>	<u>-</u>	<u>150,000</u>	<u>-</u>

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Accrued interest - Debentures				
- N.C.H. 2555 Holding Co., Ltd.	1,311	2,024	1,292	2,024
- Mr. Somchao Tanthathoedtham	47	-	47	-
- Mr. Somnuek Tanthathoedtham	9	-	9	-
- Mr. Trirat Jarutach	19	-	19	-
- Mr. Piboon Limpraphat	9	-	9	-
- Mr. Vorakan Dhepchalerm	9	-	9	-
- Mr. Vikrom sripataks	28	-	28	-
	<u>1,432</u>	<u>2,024</u>	<u>1,413</u>	<u>2,024</u>

Loan from the directors and short-term loan from related parties incurred mainly intended to utilize for the Company's working capital and loan repaid.

Loan from the directors and short-term loan from related parties are promissory notes, which will be paid at call.

#### COLLATERAL WITH RELATED COMPANIES

As at December 31, 2021 and 2020, 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 expense represent 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 of the managing director, deputy managing directors and senior managers.

Management benefit expenses for the year ended December 31, 2021 and 2020, are as follows:

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	2021	2020
<u>Management</u>		
Management benefit expenses		
Short-term employee benefits	47,373	51,853
Post-employment benefits	858	937
Total	<u>48,231</u>	<u>52,790</u>



## 6. CASH AND CASH EQUIVALENTS

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Cash in hand	593	724	383	609
Cash at bank – current accounts	24,032	11,497	19,029	3,895
Cash at bank – saving accounts	69,430	52,587	67,682	52,568
<b>Total</b>	<b>94,055</b>	<b>64,808</b>	<b>87,094</b>	<b>57,072</b>

## 7. TRADE AND OTHER CURRENT RECEIVABLES

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
<u>Trade receivables</u>	-	-	-	-
<u>Other current receivables</u>				
Account receivables to relate parties	-	288	-	-
Accrued income	131	362	1,089	355
The Revenue Department receivable	894	1,142	-	197
Prepaid expenses	6,365	5,192	6,319	5,185
Advance payment	1,601	951	1,505	661
Other receivables	4,470	2,538	2,590	2,529
Total other current receivables	13,461	10,473	11,503	8,927
<u>Less Expected credit loss</u>	<u>(1,591)</u>	<u>(1,591)</u>	<u>(1,591)</u>	<u>(1,591)</u>
Other current receivables, net	11,870	8,882	9,912	7,336
Total trade and other current receivables	11,870	8,882	9,912	7,336

Changes in the expected credit loss in during the years are as follow :

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	2021	2020
Beginning balance	1,591	1,591
Increase	-	-
Decrease	-	-
Ending balance	1,591	1,591

## 8. INVENTORIES

Inventories consist of

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Cost of houses and condominiums				
for sales	114,163	131,920	114,163	131,920
Goods for service	143	139	-	-
Construction Materials and Equipment	7,601	830	-	-
Total	121,907	132,889	114,163	131,920
<u>Less</u> decrease allowance for declining				
value of inventories	(8,583)	(8,359)	(8,583)	(8,359)
Inventories, net	113,324	124,530	105,580	123,561

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

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	2021	2020
Beginning balance	8,359	8,359
Increase	224	-
Decrease	-	-
Ending balance	8,583	8,359

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

	Consolidated/Separate Financial Statements			
	2021		2020	
	Unit	In Million Baht	Unit	In Million Baht
House and condominiums for sales	36	114.16	39	131.92
House and condominiums for sales - under signed purchase and sale contract	-	-	(2)	(7.28)
House and condominium for sales - balance carry forward not under signed purchase and sale contract	36	114.16	37	124.64

As at December 31, 2021 and 2020, some inventories of the Company in the amount of Baht 54.20 million and Baht 67.29 million, respectively, are mortgaged as a part of collateral for long-term loans with local commercial bank, as discussed in Note 23.

## 9. PROPERTY DEVELOPMENT COSTS

9.1 Actual property development costs, consist of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at December	As at December	As at December	As at December
	31, 2021	31, 2020	31, 2021	31, 2020
Land and land development costs	3,127,109	2,456,010	3,127,109	2,456,010
Utilities development costs	1,177,988	801,809	1,177,988	801,809
Construction in progress	5,785,020	4,086,309	5,806,788	4,086,309
Interest capitalization	495,775	438,071	495,775	438,071
Total	10,585,892	7,782,199	10,607,660	7,782,199
<u>Less</u> Transfer to inventory	(114,163)	(131,920)	(114,163)	(131,920)
Transfer to accumulated cost of sale	(8,443,123)	(6,008,265)	(8,443,123)	(6,008,265)
Property development costs, net	<u>2,028,606</u>	<u>1,642,014</u>	<u>2,050,374</u>	<u>1,642,014</u>

As at December 31, 2021 and 2020, most of Company's land and construction in the projects are mortgaged as collateral against credit facilities for loans with local commercial bank, as discussed in Note 23.

For the years ended December 31, 2021 and 2020, the Company recorded the related interest expense amounting approximately to Baht 20.14 million and Baht 22.04 million, respectively, as part of property development costs. The capitalization rate for calculation of interest is 4.85% and 5.32%, respectively.

9.2 Obligation and commitment under real estate projects

	Consolidated/Separate Financial	
	Statements	
	2021	2020
Number of operating projects, at the beginning of the year	20	19
Number of newly open projects	3	1
Number of closing projects	(2)	-
Number of project, transfer to land held for development	-	-
Number of operating projects, at the end of the year	<u>21</u>	<u>20</u>
Total current projects value (In million Baht)	15,215.23	12,413.56
Contracted sales value (In million Baht)	12,034.99	9,725.39
As percentage of total current projects value	79.10	78.34

As at December 31, 2021 and 2020, the Company has the obligation to complete the public utility development project for operating projects in the amount of Baht 78.26 million and Baht 89.22 million, respectively.

## 10. LAND HELD FOR DEVELOPMENT

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Beginning balance	1,636,618	1,673,191	1,563,210	1,599,783
<u>Add</u> - Increase during the year	252,861	52,456	252,861	52,456
- Transfer from property development costs	1,164	27,906	1,164	27,906
- Transfer from property, plant and equipment	17,164	-	17,164	-
Total	1,907,807	1,753,553	1,834,399	1,680,145
<u>Less</u> - decrease during the year	(12,226)	-	(11,399)	-
- Transfer to property development costs	(195,677)	(108,190)	(195,677)	(108,190)
- Transfer from property, plant and equipment	-	(8,745)	-	(8,745)
Ending balance	1,699,904	1,636,618	1,627,323	1,563,210
Land held for development				
Current	853,307	451,636	853,307	451,279
Non-current	846,597	1,184,982	774,016	1,111,931
	1,699,904	1,636,618	1,627,323	1,563,210

As at December 31, 2021 and 2020, most of the Company's land held for development are mortgaged as collateral against the credit facilities for long-term loans with local commercial banks, as discussed in Note 23.

## 11. OTHER CURRENT FINANCIAL ASSETS

	In Thousand Baht			
	Consolidated Financial Statements			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Fixed deposit for 6 months	245	244	-	-
Fixed deposit for 12 months	5	135	5	135
Investments in securities				
- SCB savings fixed income fund	585	585	585	585
Total	835	964	590	720

## 12. CURRENT ASSETS

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Deposits	2,606	2,541	1,350	2,541
Accrued income	-	-	142	118
Others	468	208	164	177
<b>Total</b>	<b>3,074</b>	<b>2,749</b>	<b>1,656</b>	<b>2,836</b>

## 13. OTHER NON CURRENT FINANCIAL ASSETS

Other non-current financial assets is deposit pledged as collateral.

As at December 31, 2021 and 2020, the Company had fixed deposit amounting to Baht 24.39 million and Baht 11.02 million, respectively, which are pledged as collateral for maintenance of public utilities, customer's loan and gasoline, as discussed in Note 42.3.

## 14. INVESTMENTS IN SUBSIDIARIES

	In Thousand Baht		Ownership (%)		In Thousand Baht			
	Paid up shares				Separate Financial Statements			
	2021	2020	Cost method		Dividend income			
			2021	2020	2021	2020		
<b>SUBSIDIARIES</b>								
N.C. Property								
Management Co., Ltd.	85,000	85,000	100	100	86,864	86,864	-	-
Quality Living								
Management Co., Ltd.	1,000	1,000	100	100	-	-	-	-
					<u>86,864</u>	<u>86,864</u>	<u>-</u>	<u>-</u>
<b>Subsidiaries held by</b>								
N.C. Property								
Management Co., Ltd.								
Siri Arun Wellness Co.,Ltd.	11,250	11,250	100	100	11,250	11,250	-	-
Less : Allowance for								
impairment of investment					<u>(11,250)</u>	<u>-</u>		
Net					<u>-</u>	<u>11,250</u>		

On February 24, 2020, the Board of Director's Meeting had a resolution to pay for the capital increase registered shares of N.C. Property Management Co., Ltd. in the amount of Baht 3.75 million. The Company paid for such capital increase shares in the full amount.

On May 12, 2020, the Board of Directors' Meeting of the Company had a resolution to approve paying for the capital increase registered shares of N.C. Property Management Co., Ltd. for Baht 3.75 million. The Company paid for such capital increase shares in the full amount.

## 15. INVESTMENT PROPERTY

Property investment consist of the following :

	Consolidate/Separate Financial Statements (In Thousand Baht)				Balance as at December 31, 2021
	Balance as at December 31, 2020	Additions	Deduction	Transfer in (out)	
<u>At cost</u>					
Land	45,360	-	-	-	45,360
Residential building for lease	191,203	1,969	-	-	193,172
Building improvement	604	-	-	-	604
Utility	28,547	2,209	-	-	30,756
Furniture and fixtures	11,395	1,164	-	-	12,559
Total	277,109	5,342	-	-	282,451
<u>Less Accumulated depreciation</u>					
Residential building for lease	(29,506)	(6,433)	-	-	(35,939)
Building improvement	(76)	(60)	-	-	(136)
Utility	(15,631)	(3,076)	-	-	(18,707)
Furniture and fixtures	(10,667)	(399)	-	-	(11,066)
Total	(55,880)	(9,968)	-	-	(65,848)
Property investment-net	221,229				216,603

	Consolidate/Separate Financial Statements (In Thousand Baht)				Balance as at December 31, 2020
	Balance as at December 31, 2019	Additions	Deduction	Transfer in (out)	
<u>At cost</u>					
Land	45,360	-	-	-	45,360
Residential building for lease	157,582	33,621	-	-	191,203
Building improvement	604	-	-	-	604
Utility	26,022	2,525	-	-	28,547
Furniture and fixtures	10,807	588	-	-	11,395
Total	240,375	36,734	-	-	277,109
<u>Less Accumulated depreciation</u>					
Residential building for lease	(24,582)	(4,924)	-	-	(29,506)
Building improvement	(15)	(61)	-	-	(76)
Utility	(13,022)	(2,609)	-	-	(15,631)
Furniture and fixtures	(10,555)	(112)	-	-	(10,667)
Total	(48,174)	(7,706)	-	-	(55,880)
Property investment-net	192,201				221,229

	In Thousand Baht	
	Consolidate/Separate Financial Statements	
	2021	2020
Depreciation for the year	9,968	7,706

Investment property is the residential building for lease and is presented at cost. The fair value of land and building structures (exclude furniture and fixtures) as at December 31, 2021 and 2020 amounting to Baht 246.55 million and Baht 240.88 million respectively, which have been determined based on valuations is performed by an accredited independent valuer. The fair value has been determined based on cost approach using level 3 input (see note 41.6)

For the year ended December 31, 2021 and 2020, the Company has the rental revenue from properties amounting to Baht 15.25 million and Baht 8.48 million, respectively, and has the operating expenses and the financial cost amounting for Baht 24.44 million and Baht 20.02 million, respectively which are recognized in the statements of comprehensive income.

As at December 31, 2021 and 2020, total amount of Company's investment property is mortgaged as collateral against facilities for long-term loans with local commercial bank, as discussed in note 23.

## 16. PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment consist of the following :

Consolidated Financial Statements (In Thousand Baht)					
	Balance as at December 31, 2020	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2021
<u>At cost</u>					
Land - office	660	-	-	-	660
- clubhouse	32,493	-	(20,575)	-	11,918
Building - office	10,203	-	-	-	10,203
- clubhouse	91,185	-	(71,400)	-	19,785
Sample house and sale office building	43,924	-	-	-	43,924
Building improvement	27,607	1,215	-	-	28,822
Medical equipment	3,833	917	-	-	4,750
Exercise equipment - physical therapy	429	72	-	-	501
Furniture and decorative	8,333	2,080	-	-	10,413
Machinery and equipment	9,544	8,522	(8,879)	-	9,187
Office equipment	23,515	3,128	(14,019)	-	12,624
Furniture and fixtures	20,689	2,814	(12,848)	-	10,655
Kitchen durable goods	370	46	-	-	416
Other medical durable goods	215	23	-	-	238
Electrical appliance	1,989	918	-	-	2,907
Bedding set and service receiver tools and equipment	408	68	-	-	476
Vehicles	24,817	11	(3,271)	-	21,557
Construction in progress	-	1,761	-	-	1,761
<b>Total</b>	<b>300,214</b>	<b>21,575</b>	<b>(130,992)</b>	<b>-</b>	<b>190,797</b>
<u>Less: Accumulated depreciation</u>					
Building - office	(10,203)	-	-	-	(10,203)
- clubhouse	(74,874)	(3,998)	63,404	-	(15,468)
Sample house and sale office building	(43,924)	-	-	-	(43,924)
Building improvement	(9,044)	(2,423)	-	-	(11,467)
Medical equipment	(299)	(900)	-	-	(1,199)
Exercise equipment - physical therapy	(9)	(91)	-	-	(100)
Furniture and decorative	(430)	(2,033)	-	-	(2,463)
Machinery and equipment	(8,869)	(1,334)	6,374	-	(3,829)
Office equipment	(18,678)	(1,252)	16,520	-	(3,410)
Furniture and fixtures	(15,221)	(2,028)	12,846	-	(4,403)
Kitchen durable goods	(50)	(82)	-	-	(132)
Other medical durable goods	(7)	(45)	-	-	(52)
Electrical appliance	(120)	(490)	-	-	(610)
Bedding set and service receiver tools and equipment	(52)	(92)	-	-	(144)
Vehicles	(18,743)	(725)	2,763	-	(16,705)
<b>Total</b>	<b>(200,523)</b>	<b>(15,493)</b>	<b>101,907</b>	<b>-</b>	<b>(114,109)</b>
<b>Net</b>	<b>99,691</b>				<b>76,688</b>
<u>Less: Allowance for impairment of :</u>					
- building clubhouse	(1,755)	-	-	-	(1,755)
- machinery and equipment	(281)	-	281	-	-
<b>Total</b>	<b>(2,036)</b>	<b>-</b>	<b>281</b>	<b>-</b>	<b>(1,755)</b>
<b>Property, plant and equipment - net</b>	<b>97,655</b>				<b>74,933</b>



Consolidated Financial Statements (In Thousand Baht)

	Balance as at December 31, 2019	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2020
<u>At cost</u>					
Land - office	660	-	-	-	660
- clubhouse	45,812	-	(13,319)	-	32,493
Building - office	10,203	-	-	-	10,203
- clubhouse	98,272	-	(7,087)	-	91,185
Sample house and sale office building	43,924	-	-	-	43,924
Building improvement	16,958	10,649	-	-	27,607
Medical equipment	1,125	2,708	-	-	3,833
Exercise equipment - physical therapy	14	415	-	-	429
Furniture and decorative	1,459	6,874	-	-	8,333
Machinery and equipment	9,521	23	-	-	9,544
Office equipment	21,092	2,423	-	-	23,515
Furniture and fixtures	16,735	3,954	-	-	20,689
Kitchen durable goods	77	293	-	-	370
Other medical durable goods	19	196	-	-	215
Electrical appliance	151	1,838	-	-	1,989
Bedding set and service receiver tools and equipment	235	173	-	-	408
Vehicles	26,163	-	(1,346)	-	24,817
<b>Total</b>	<b>292,420</b>	<b>29,546</b>	<b>(21,752)</b>	<b>-</b>	<b>300,214</b>
<u>Less Accumulated depreciation</u>					
Building - office	(10,203)	-	-	-	(10,203)
- clubhouse	(77,927)	(4,034)	7,087	-	(74,874)
Sample house and sale office building	(43,924)	-	-	-	(43,924)
Building improvement	(7,525)	(1,519)	-	-	(9,044)
Medical equipment	(29)	(270)	-	-	(299)
Exercise equipment - physical therapy	(1)	(8)	-	-	(9)
Furniture and decorative	(40)	(390)	-	-	(430)
Machinery and equipment	(8,694)	(175)	-	-	(8,869)
Office equipment	(16,714)	(1,964)	-	-	(18,678)
Furniture and fixtures	(13,963)	(1,258)	-	-	(15,221)
Kitchen durable goods	(1)	(49)	-	-	(50)
Other medical durable goods	(1)	(6)	-	-	(7)
Electrical appliance	(3)	(117)	-	-	(120)
Bedding set and service receiver tools and equipment	(2)	(50)	-	-	(52)
Vehicles	(18,752)	(1,337)	1,346	-	(18,743)
<b>Total</b>	<b>(197,779)</b>	<b>(11,177)</b>	<b>8,433</b>	<b>-</b>	<b>(200,523)</b>
<b>Net</b>	<b>94,641</b>				<b>99,691</b>
<u>Less Allowance for impairment of :</u>					
- building clubhouse	(1,755)	-	-	-	(1,755)
- machinery and equipment	(281)	-	-	-	(281)
<b>Total</b>	<b>(2,036)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,036)</b>
<b>Property, plant and equipment - net</b>	<b>92,605</b>				<b>97,655</b>

Separate Financial Statements (In Thousand Baht)

	Balance as at December 31, 2020	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2021
<u>At cost</u>					
Land - office	660	-	-	-	660
- clubhouse	32,493	-	(20,575)	-	11,918
Building - office	10,203	-	-	-	10,203
- clubhouse	91,185	-	(71,400)	-	19,785
Sample house and sale office building	43,924	-	-	-	43,924
Building improvement	21,353	-	-	-	21,353
Machinery and equipment	3,173	762	(2,508)	-	1,427
Office equipment	22,075	2,503	(13,261)	-	11,317
Furniture and fixtures	18,361	2,114	(12,684)	-	7,791
Vehicles	24,511	-	(3,271)	-	21,240
Construction in progress	-	1,160	-	-	1,160
Total	267,938	6,539	(123,699)	-	150,778
<u>Less Accumulated depreciation</u>					
Building - office	(10,203)	-	-	-	(10,203)
- clubhouse	(74,874)	(3,997)	63,404	-	(15,467)
Sample house and sale office building	(43,924)	-	-	-	(43,924)
Building improvement	(8,441)	(1,692)	-	-	(10,133)
Machinery and equipment	(2,779)	(195)	4	-	(2,970)
Office equipment	(17,800)	(1,038)	15,764	-	(3,074)
Furniture and fixtures	(14,974)	(1,492)	12,682	-	(3,784)
Vehicles	(18,437)	(724)	2,764	-	(16,397)
Total	(191,432)	(9,138)	94,618	-	(105,952)
Net	76,506				44,826
<u>Less Allowance for impairment of :</u>					
- building clubhouse	(1,755)	-	-	-	(1,755)
Total	(1,755)	-	-	-	(1,755)
Property, plant and equipment - net	74,751				43,071

Separate Financial Statements (In Thousand Baht)					
	Balance as at December 31, 2019	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2020
<u>At cost</u>					
Land - office	660	-	-	-	660
- clubhouse	45,812	-	(13,319)	-	32,493
Building - office	10,203	-	-	-	10,203
- clubhouse	98,272	-	(7,087)	-	91,185
Sample house and sale office building	43,924	-	-	-	43,924
Building improvement	11,935	9,418	-	-	21,353
Machinery and equipment	3,150	23	-	-	3,173
Office equipment	19,989	2,086	-	-	22,075
Furniture and fixtures	16,385	1,976	-	-	18,361
Vehicles	25,857	-	(1,346)	-	24,511
Total	276,187	13,503	(21,752)	-	267,938
<u>Less Accumulated depreciation</u>					
Building - office	(10,203)	-	-	-	(10,203)
- clubhouse	(77,928)	(4,034)	7,088	-	(74,874)
Sample house and sale office building	(43,924)	-	-	-	(43,924)
Building improvement	(7,515)	(926)	-	-	(8,441)
Machinery and equipment	(2,604)	(175)	-	-	(2,779)
Office equipment	(15,906)	(1,894)	-	-	(17,800)
Furniture and fixtures	(13,798)	(1,176)	-	-	(14,974)
Vehicles	(18,446)	(1,337)	1,346	-	(18,437)
Total	(190,324)	(9,542)	8,434	-	(191,432)
Net	85,863				76,506
<u>Less Allowance for impairment of:</u>					
- building clubhouse	(1,755)	-	-	-	(1,755)
Total	(1,755)	-	-	-	(1,755)
Property, plant and equipment - net	84,108				74,751

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Depreciation for the year	15,493	11,177	9,138	9,542

As at December 31, 2021 and 2020, some part of land and the clubhouse building in the total amount of Baht 8.55 million and Baht 100.52 million, respectively, (net book value amount of Baht 0.96 million and Baht 33.53 million, respectively) are mortgaged as collateral against the overdrafts from a commercial bank in the credit limit amount of Baht 25 million, as discussed in Note 21.

In year 2021, the Company had transferred the land and clubhouse building to the housing estate juristic person at cost Baht 11.41 million and 17.16 million respectively.

In year 2020, the Company had transferred the land and clubhouse building to the housing estate juristic person at cost Baht 25.18 million (Book value of Baht 14.77 million).

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

Transaction assets	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Building - office	10,203	10,203	10,203	10,203
Building - clubhouse	2,878	2,878	2,878	2,878
Sample house and sale office building	20,763	20,763	20,763	20,763
Machinery and equipment	40	3,387	40	2,335
Office equipment	79	15,876	43	14,918
Furniture and fixtures	8	11,650	8	11,650
Vehicles	19,007	19,109	18,988	18,803
<b>Total</b>	<b>52,978</b>	<b>83,866</b>	<b>52,923</b>	<b>81,550</b>

## 17. RIGHT-OF-USE ASSETS

17.1 The net book value of right-of-use assets related to lease contracts and the movement for the year ended December 31, 2021 and 2020 are presented below.

	In Thousand Baht			
	Consolidated Financial Statements			
	Balance as at	Transactions during the year		Balance as at
	December 31, 2020	Addition/ reassessment lease term	Change in conditions/ written-off	December 31, 2021
<u>At cost</u>				
Land	4,783	-	-	4,783
Buildings and structures	21,272	940	(7,576)	14,636
Equipment	2,938	-	(2,503)	435
Vehicles	1,658	-	-	1,658
<b>Total</b>	<b>30,651</b>	<b>940</b>	<b>(10,079)</b>	<b>21,512</b>
<u>Less Accumulated depreciation</u>				
Land	(1,041)	(1,041)	-	(2,082)
Buildings and structures	(3,641)	(5,031)	934	(7,738)
Equipment	(1,586)	(1,146)	2,503	(229)
Vehicles	(135)	(332)	-	(467)
<b>Total</b>	<b>(6,403)</b>	<b>(7,550)</b>	<b>3,437</b>	<b>(10,516)</b>
<u>Less Allowance for impairment of :</u>				
- buildings and structures	-	(2,105)	-	(2,105)
<b>Total</b>	<b>-</b>	<b>(2,105)</b>	<b>-</b>	<b>(2,105)</b>
<b>Right-of-use assets - net</b>	<b>24,248</b>			<b>8,891</b>

	In Thousand Baht				
	Consolidated Financial Statements				
	Balance as at	Transactions during the year			Balance as at
	December 31, 2019	Addition/ reassessment lease term	Change in conditions/ written-off		December 31, 2020
<u>At cost</u>					
Land	4,783	-	-	4,783	
Buildings and structures	8,642	12,630	-	21,272	
Equipment	2,504	434	-	2,938	
Vehicles	-	1,658	-	1,658	
Total	<u>15,929</u>	<u>14,722</u>	<u>-</u>	<u>30,651</u>	
<u>Less Accumulated depreciation</u>					
Land	-	(1,041)	-	(1,041)	
Buildings and structures	-	(3,232)	(409)	(3,641)	
Equipment	(962)	(624)	-	(1,586)	
Vehicles	-	(135)	-	(135)	
Total	<u>(962)</u>	<u>(5,032)</u>	<u>(409)</u>	<u>(6,403)</u>	
<u>Less Allowance for impairment of :</u>					
- buildings and structures	-	-	-	-	
Total	-	-	-	-	
Right-of-use assets - net	<u>14,967</u>			<u>24,248</u>	

	In Thousand Baht				
	Separate Financial Statements				
	Balance as at	Transactions during the year			Balance as at
	December 31, 2020	Addition/ reassessment lease term	Change in conditions/ written-off		December 31, 2021
<u>At cost</u>					
Land	4,783	-	-	4,783	
Buildings and structures	8,642	940	(1,524)	8,058	
Equipment	2,937	-	(2,504)	433	
Vehicles	1,658	-	-	1,658	
Total	<u>18,020</u>	<u>940</u>	<u>(4,028)</u>	<u>14,932</u>	
<u>Less Accumulated depreciation</u>					
Land	(1,041)	(1,041)	-	(2,082)	
Buildings and structures	(1,916)	(1,874)	526	(3,264)	
Equipment	(1,586)	(1,146)	2,504	(228)	
Vehicles	(135)	(332)	-	(467)	
Total	<u>(4,678)</u>	<u>(4,393)</u>	<u>3,030</u>	<u>(6,041)</u>	
<u>Less Allowance for impairment of :</u>					
- buildings and structures	-	-	-	-	
Total	-	-	-	-	
Right-of-use assets - net	<u>13,342</u>			<u>8,891</u>	

	In Thousand Baht			
	Separate Financial Statements			
	Balance as at	Transactions during the year		Balance as at
	December 31, 2019	Addition/ reassessment lease term	Change in conditions/ written-off	December 31, 2020
<u>At cost</u>				
Land	4,783	-	-	4,783
Buildings and structures	8,642	-	-	8,642
Equipment	2,504	433	-	2,937
Vehicles	-	1,658	-	1,658
Total	15,929	2,091	-	18,020
<u>Less Accumulated depreciation</u>				
Land	-	(1,041)	-	(1,041)
Buildings and structures	-	(1,916)	-	(1,916)
Equipment	(962)	(624)	-	(1,586)
Vehicles	-	(135)	-	(135)
Total	(962)	(3,716)	-	(4,678)
<u>Less Allowance for impairment of :</u>				
- buildings and structures	-	-	-	-
Total	-	-	-	-
Right-of-use assets - net	14,967			13,342

The Company and its subsidiary lease several assets including land building and equipment of which lease term 4 years, and vehicles of which average lease term 5 years.

17.2 Amounts recognized in the statement of comprehensive income for the years ended December 31, 2021 and 2020 are comprise;

	In Thousand Baht			
	Consolidated		Separate	
	Financial Statements		Financial Statements	
	2021	2020	2021	2020
Depreciation - right-of-use assets	7,550	5,032	4,393	3,716
Interest expenses	940	1,061	940	767
Expense relating to short-term leases	2,381	1,801	2,381	1,801
Expense relating to leases of low value assets	351	84	291	76
	11,222	7,978	8,005	6,360

As at December 31, 2021 and 2020, the Company and its subsidiaries had total cash outflows for leases of Baht 7.50 million and 5.66 million respectively, (the separate: Baht 4.05 million and Baht 3.77 million respectively) and also had non-cash additions to right-of-use assets and lease liabilities of Baht 940 million and Baht 15.25 million respectively, the separate: Baht 940 million and Baht 2.62 million respectively).

## 18. INTANGIBLE ASSETS

Movements of the intangible assets account for the year ended December 31, 2021 and 2020, are summarized as follows:

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
<b>At cost</b>		
Balance as at December 31, 2019	12,685	12,556
<u>Add</u> Acquisitions during the year	371	284
<u>Less</u> Disposals and write-off during the year	-	-
Balance as at December 31, 2020	13,056	12,840
<u>Add</u> Acquisitions during the year	420	205
<u>Less</u> Disposals and write-off during the year	(5,069)	(5,069)
Balance as at December 31, 2021	8,407	7,976
<b>Less Accumulated amortization</b>		
Balance as at December 31, 2019	(8,032)	(8,028)
<u>Add</u> Amortization for the year	(854)	(823)
<u>Less</u> Disposals and write-off during the year	-	-
Balance as at December 31, 2020	(8,886)	(8,851)
<u>Add</u> Amortization for the year	(922)	(849)
<u>Less</u> Disposals and write-off during the year	5,069	5,068
Balance as at December 31, 2021	(4,739)	(4,632)
<b>Net book value</b>		
Balance as at December 31, 2020	4,170	3,989
Balance as at December 31, 2021	3,668	3,344

	In Thousand Baht			
	Consolidated Financial		Separate Financial	
	Statements		Statements	
	2021	2020	2021	2020
Amortization for the year	922	853	849	823

## 19. DEFERRED TAX ASSETS AND LIABILITIES

### 19.1 Deferred tax assets and liabilities, consisted of

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Deferred tax assets	16,765	22,865	16,744	18,475
Deferred tax liabilities	(3,916)	(3,934)	(6,589)	(1,335)
	12,849	18,931	10,155	17,140

### 19.2 Changes in deferred tax assets and liabilities for the year ended December 31, 2021 and 2020, are summarized as follows:

	In Thousand Baht			
	Consolidated Financial Statements			Balance as at December 31, 2021
	Balance as at December 31, 2020	Revenue (expenses) during the year		
In profit or loss		In other comprehensive income		
Deferred tax assets:				
Expected credit loss	196	(196)	-	-
Allowance for impairment - clubhouse	351	-	-	351
Lease liabilities	6,660	(4,794)	-	1,866
Provisions for employee benefits obligations	11,599	(1,435)	159	10,323
Provisions for compensation for housing estate juristic persons	4,059	166	-	4,225
Total	22,865	(6,259)	159	16,765
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale investments	(17)	17	-	-
Property development costs and inventories	2,568	(4,706)	-	(2,138)
Right-of-use assets	(6,485)	4,707	-	(1,778)
Total	(3,934)	18	-	(3,916)
Net	18,931	(6,241)	159	12,849



	In Thousand Baht			
	Consolidated Financial Statements			
	Balance as at	Revenue (expenses) during the year		Balance as at
	December 31, 2019	In profit or loss	In other comprehensive income	December 31, 2020
Deferred tax assets:				
Expected credit loss	196	-	-	196
Allowance for impairment - clubhouse	351	-	-	351
Lease liabilities	-	6,660	-	6,660
Provisions for employee benefits obligations	12,644	(511)	(534)	11,599
Provisions for compensation for housing estate juristic persons	3,305	754	-	4,059
Total	16,496	6,903	(534)	22,865
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale				
Investments	(17)	-	-	(17)
Property development costs and inventories	(1,834)	4,402	-	2,568
Right-of-use assets	-	(6,485)	-	(6,485)
Total	(1,851)	(2,083)	-	(3,934)
Net	14,645	4,820	(534)	18,931

	In Thousand Baht			
	Separate Financial Statements			
	Balance as at	Revenue (expenses) during the year		Balance as at
	December 31, 2020	In profit or loss	In other comprehensive income	December 31, 2021
Deferred tax assets:				
Expected credit loss	196	(196)	-	-
Allowance for impairment - clubhouse	351	-	-	351
Leases liabilities	2,273	(407)	-	1,866
Provisions for employee benefits obligations	11,596	(1,453)	159	10,302
Provisions for compensation for housing estate juristic persons	4,059	166	-	4,225
Total	18,475	(1,890)	159	16,744
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale				
Investments	(17)	17	-	-
Property development costs and inventories	845	(5,656)	-	(4,811)
Right-of-use assets	(2,163)	385	-	(1,778)
Total	(1,335)	(5,254)	-	(6,589)
Net	17,140	(7,144)	159	10,155

	In Thousand Baht			
	Separate Financial Statements			
	Balance as at December 31, 2019	Revenue (expenses) during the year		Balance as at December 31, 2020
	In profit or loss	In other comprehensive income		
Deferred tax assets:				
Expected credit loss	196	-	-	196
Allowance for impairment - clubhouse	351	-	-	351
Leases liabilities	-	2,273	-	2,273
Provisions for employee benefits obligations	12,644	(514)	(534)	11,596
Provisions for compensation for housing estate juristic persons	3,305	754	-	4,059
Total	16,496	2,513	(534)	18,475
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale Investments	(17)	-	-	(17)
Property development costs and inventories	(3,556)	4,401	-	845
Right-of-use assets	-	(2,163)	-	(2,163)
Total	(3,573)	2,238	-	(1,335)
Net	12,923	4,751	(534)	17,140

## 20. NON CURRENT ASSETS

This account consists of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Deposits and guarantee	3,622	2,453	3,330	2,449
Withholding tax	201	6,845	-	6,736
Total	3,823	9,298	3,330	9,185

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

This account consists of :

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	2021	2020
Bank overdrafts from the financial institutions	6,544	2,020
Short-term loans from the financial institutions	36,430	1,000
Total	42,974	3,020

As at December 31, 2021 and 2020, the Company had credit line for bank overdrafts amounting to Baht 80 million, charged the interest rate at MOR and MOR less fixed rate. It had also the short-term loan amounting to Baht 150.00 million and Baht 120.43 million, respectively, charged the interest rate at MLR and MLR less fixed rate. They were guaranteed by land and some part of the Company's club house buildings including the land with buildings in both existing and will be held in the future on the land of the Company's project and that of the directors' relatives.

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

## 22. TRADE AND OTHER CURRENT PAYABLES

	In Thousand Baht			
	Consolidated Financial		Separate Financial	
	Statements		Statements	
	2021	2020	2021	2020
<u>Trade payables</u>				
- Related parties	51,641	27,428	55,426	27,169
- Others	24,445	14,394	23,938	11,920
Subcontractor payables	189,030	87,127	182,392	86,833
Total trade payables	265,116	128,949	261,756	125,922
<u>Other current payables</u>				
Trade note payables	35,678	63,455	35,678	63,455
Accrued expenses	25,466	35,168	23,770	33,447
Advance received	39,587	86,056	37,279	85,614
Retention from contractors				
- Related parties	9,371	15,164	16,428	15,164
- Others	103,848	80,287	101,746	79,683
Others payables	16,392	7,734	15,768	7,412
Total other current payables	230,342	287,864	230,669	284,775
Total trade and other current payables	495,458	416,813	492,425	410,697

### 23. LONG-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

This account consists of :

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	2021	2020
Long-term loans from local banks		
Total	585,650	423,313
<u>Less</u> Current portion due within one year	(480,305)	(259,926)
Long-term loans from the financial institutions, net	<u>105,345</u>	<u>163,387</u>

Movements in the long-term loans account during the years ended December 31, 2021 and 2020, are summarized below.

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	2021	2020
Beginning	423,313	622,117
<u>Add</u> Additional borrowings during the year	881,629	440,680
<u>Less</u> Repayment during the year	(719,292)	(639,484)
Ending	<u>585,650</u>	<u>423,313</u>

As at December 31, 2021 and 2020, the Company had the long-term loan amounting of Baht 2,658.40 million and Baht 1,748.20 million, respectively, carried the interest rate MLR less fixed rate.

Guaranteed by some part of land and buildings in both existing and to be held in the future on the land of the project and by the relative of the director and by investment property.

As at December 31, 2021 and 2020, the Company has the credit limits that have not been withdrawn amounting of Baht 1,506.98 million and Baht 1,473.80 million, respectively.

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

## 24. DEBENTURES

						In Thousand Baht	
						Consolidated/ Separate Financial Statements	
						Carrying amount	
Series	Issue date	Maturity date	No. of units (Thousand units)	Par value (Baht)	Term of interest payment	2021	2020
1/2021	On 22 July 2021	On 24 July 2024	150	1,000	Quarterly	150,000	-
Less: Deferred debenture issuing costs						(255)	-
Debtentures, net						149,745	-

The Company's bond is long-term loan with registered bond, unsubordinated, unsecured bond and no bond holder representative. The bond period is 3 years and 2 days, fixed interest rate at 4.85% per annum. The interest had paid every three months by offering to related persons. The proceeds from the issuance of bond are used as working capital investments within the entity.

## 25. LEASE LIABILITIES

The carrying amounts of lease liabilities and the movement for the year, December 31, 2021 and 2020, are presented below.

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
As at Deccember 31, 2020	24,074	13,037
<u>Add</u> Addition	940	940
<u>Add</u> Accretion of interest	1,102	650
<u>Less</u> Payments	(7,504)	(4,048)
<u>Less</u> Decrease from contract cancellation	(6,762)	(1,033)
As at December 31, 2021	11,850	9,546
<u>Less</u> current portion	(5,621)	(3,542)
Lease liabilities net of current portion	6,229	6,004

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
As at December 31, 2019		
Effects of the adoption of TFRS16	13,424	13,424
As at January 1, 2020	13,424	13,424
<u>Add</u> Addition	15,249	2,620
<u>Add</u> Accretion of interest	1,061	767
<u>Less</u> Payments	(5,660)	(3,774)
<u>Less</u> Decrease from contract cancellation	-	-
As at December 31, 2020	24,074	13,037
<u>Less</u> current portion	(6,515)	(3,512)
Lease liabilities net of current portion	17,559	9,525

## 26. PROVISION FOR EMPLOYEE BENEFIT OBLIGATIONS

26.1 Movement of employee benefit obligations for the years ended December 31, 2021 and 2020, is shown as follows :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
<u>The statements of financial position</u>				
Defined benefit obligations, beginning of the years	60,002	64,930	57,894	63,222
<u>Plus</u> Current service costs and interest	3,997	4,233	3,707	4,048
<u>Less</u> Employee benefit obligations paid during the year	(10,885)	(6,705)	(10,885)	(6,706)
<u>Less</u> Actuarial loss from post-employee benefit	760	(2,456)	796	(2,670)
Defined benefit obligations, ending of the years	53,874	60,002	51,512	57,894

26.2 Recognized in other comprehensive income for the years ended December 31, 2021 and 2020, is shown as follows :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
<u>Recognized in profit (loss)</u>				
Construction costs	37	-	-	
Cost of service	83	49	-	-
Selling expenses	976	1,066	976	1,066
Administrative expenses	2,122	2,279	1,988	2,176
Finance costs	779	839	743	806
Total	3,997	4,233	3,707	4,048
<u>Recognized in other comprehensive income</u>				
Actuarial loss from post-employee benefit	760	(2,456)	796	(2,670)
Total	760	(2,456)	796	(2,670)
Total	4,757	1,777	4,503	1,378

26.3 Gain and loss from the estimate based on actuarial principles recognized in the statement of comprehensive income for the years ended December 31, 2021 and 2020, arise from :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
<u>Recognize in other comprehensive income</u>				
Improvement from experience	1,144	2,617	1,008	2,535
Population assumption	2,378	(4,309)	2,378	(4,579)
Financial assumption	(2,762)	(764)	(2,590)	(626)
Total	760	(2,456)	796	(2,670)

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

For the years ended December 31, 2021 and 2020 ;

	Percentage			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Discount rate	2.22 – 3.12	1.50 - 2.10	2.22	1.50
Salary increase rate	4.00 - 5.00	4.00 - 5.00	5.00	5.00
Employee turnover rate	1.43 – 22.92	1.91 - 22.92	1.43 – 17.19	1.91 - 22.92
Mortality rate	100.00 based on the table of death B.E. 2560	100.00 based on the table of death B.E. 2560	100.00 based on the table of death B.E. 2560	100.00 based on the table of death B.E. 2560
Disability rate	5.00 of the mortality rate	5.00 of the mortality rate	5.00 of the mortality rate	5.00 of the mortality rate

### Sensitivity analysis

The results of sensitivity analysis for significant assumptions that affect the present value of the long-term employee benefit obligations as at December 31, 2021 and 2020 are summarized below:

	In million Baht			
	2021			
	Consolidate Financial Statements		Separate Financial Statements	
	1% increase	1% decrease	1% increase	1% decrease
Discount rate	(2.00)	2.14	(1.86)	2.00
Salary increase rate	4.27	(3.80)	3.98	(3.55)
Employee turnover rate	(1.66)	1.80	(1.50)	1.61

  

	In million Baht			
	2020			
	Consolidate Financial Statements		Separate Financial Statements	
	1% increase	1% decrease	1% increase	1% decrease
Discount rate	(4.05)	4.64	(3.83)	4.37
Salary increase rate	4.43	(3.96)	4.18	(3.74)
Employee turnover rate	(2.20)	2.41	(2.06)	2.26

As at December 31, 2021, the Company and its subsidiaries have the weighted - average duration of the define benefit obligation was 12 - 29 years (Separate financial statement : 12 years).

As at December 31, 2021, the Company had the amount to be paid to the retirement employees in another one year amounted Baht 9.24 million.



**27. PROVISION FOR COMPENSATION FOR HOUSING ESTATE JURISTIC PERSONS**

	In Thousand Baht	
	Consolidated / Separate	
	Financial Statements	
	2021	2020
Balance as at January 1,	20,294	16,526
<u>Add</u> : increase during the year	3,202	3,768
<u>Less</u> : decrease during the year	(2,369)	-
Balance as at December 31,	<u>21,127</u>	<u>20,294</u>

**28. PROVISION FROM PURCHASING THE REAL ESTATE PROJECT**

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

Movements in the provision from purchasing the real estate project account during the year ended December 31, 2021, and 2020, are summarized below.

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Beginning balance	36,807	42,741	33,498	39,198
<u>Add</u> increase during the year	29,150	-	29,150	-
<u>Less</u> decrease during the year	(12,654)	(5,934)	(11,208)	(5,700)
Ending balance	<u>53,303</u>	<u>36,807</u>	<u>51,440</u>	<u>33,498</u>

## 29. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

The Company and its subsidiaries's management have assessed which business models applied to the financial assets and liabilities the following:

	In Thousand Baht				
	Consolidated financial statements				
	FVPL	Fair value - Derivatives	FVOCI	Amortized cost	Total
Financial assets as at December 31, 2021					
Cash and cash equivalents	-	-	-	94,055	94,055
Trade accounts payable and other payable	-	-	-	11,870	11,870
Other current financial assets	585	-	-	250	835
Other non-current financial assets	-	-	-	24,395	24,395
	<u>585</u>	<u>-</u>	<u>-</u>	<u>130,570</u>	<u>131,155</u>

	In Thousand Baht				
	Consolidated financial statements				
	FVPL	Fair value - Derivatives	FVOCI	Amortized cost	Total
Financial assets as at December 31, 2020					
Cash and cash equivalents	-	-	-	64,808	64,808
Trade accounts payable and other payable	-	-	-	8,881	8,881
Other current financial asset	585	-	-	379	964
Other non-current financial asset	-	-	-	11,019	11,019
	<u>585</u>	<u>-</u>	<u>-</u>	<u>85,087</u>	<u>85,672</u>

Financial assets mandatorily measured at FVPL as at December 31, 2021 and 2020 include the following:

	In Thousand Baht	
	Consolidated financial statements	
	2021	2020
<b>Financial assets</b>		
Mutual funds	<u>585</u>	<u>585</u>

	In Thousand Baht		
	Consolidated financial statements		
	Fair value - Derivatives	Amortized cost	Total
Financial liabilities as at December 31, 2021			
Bank overdrafts and short-term loans from financial institutions	-	42,974	42,974
Trade and other current payables	-	495,458	495,458
Long-term loans from financial institutions	-	585,650	585,650
Short-term loan from related parties	-	5,000	5,000
Short-term loan from director	-	-	-
Lease liabilities	-	11,850	11,850
	-	1,140,932	1,140,932

	In Thousand Baht		
	Consolidated financial statements		
	Fair value - Derivatives	Amortized cost	Total
Financial liabilities as at December 31, 2020			
Bank overdrafts and short-term loans from financial institutions	-	3,020	3,020
Trade and other current payables	-	416,813	416,813
Long-term loans from financial institutions	-	423,313	423,313
Short-term loan from related parties	-	184,000	184,000
Short-term loan from director	-	2,500	2,500
Lease liabilities	-	24,074	24,074
	-	1,053,720	1,053,720

	In Thousand Baht				
	Separate financial statements				
	FVPL	Fair value - Derivatives	FVOCI	Amortized cost	Total
Financial assets as at December 31, 2021					
Cash and cash equivalents	-	-	-	87,094	87,094
Trade accounts payable and other payable	-	-	-	9,912	9,912
Short-term loan from related parties	-	-	-	38,500	38,500
Other current financial asset	585	-	-	5	590
Other non-current financial asset	-	-	-	24,395	24,395
	585	-	-	159,906	160,491

	In Thousand Baht				Total
	Separate Financial Statements				
	FVPL	Fair value - Derivatives	FVOCI	Amortized cost	
Financial assets as at December 31, 2020					
Cash and cash equivalents	-	-	-	57,072	57,072
Trade accounts payable and other payable	-	-	-	7,336	7,336
Short-term loan from related parties	-	-	-	10,000	10,000
Other current financial asset	585	-	-	135	720
Other non-current financial asset	-	-	-	11,019	11,019
	<u>585</u>	<u>-</u>	<u>-</u>	<u>85,562</u>	<u>86,147</u>

The Company and its subsidiaries classified debt investments that do not qualify for measurement at either amortized cost or FVOCI at fair value through profit or loss (FVPL).

Financial assets mandatorily measured at FVPL as at December 31, 2021 and 2020 include the following:

**Financial assets**

Mutual funds

In Thousand Baht	
Separate Financial Statements	
2021	2020
585	585

Financial liabilities as at December 31, 2021

Bank overdrafts and short-term loans from financial institutions  
Trade and other current payables  
Long-term loans from financial institutions  
Lease liabilities

	In Thousand Baht		
	Separate Financial Statements		
	Fair value - Derivatives	Amortized cost	
Total			
Bank overdrafts and short-term loans from financial institutions	-	42,974	42,974
Trade and other current payables	-	492,425	492,425
Long-term loans from financial institutions	-	585,650	585,650
Lease liabilities	-	9,546	9,546
	<u>-</u>	<u>1,130,595</u>	<u>1,130,595</u>

Financial liabilities as at December 31, 2020

Bank overdrafts and short-term loans from financial institutions  
Trade and other current payables  
Short-term loan from related parties  
Long-term loans from financial institutions  
Lease liabilities

	In Thousand Baht		
	Separate Financial Statements		
	Fair value - Derivatives	Amortized cost	
Total			
Bank overdrafts and short-term loans from financial institutions	-	3,020	3,020
Trade and other current payables	-	410,697	410,697
Short-term loan from related parties	-	179,000	179,000
Long-term loans from financial institutions	-	423,313	423,313
Lease liabilities	-	13,037	13,037
	<u>-</u>	<u>1,029,067</u>	<u>1,029,067</u>

### 30. TAX EXPENSE (INCOME)

30.1 Major components of tax expense (income) for the years ended December 31, 2021 and 2020, consisted of:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Income tax expense (income) shown in profit or loss :				
Current tax expense:				
Income tax expense for the year	76,265	35,594	72,007	35,594
Deferred tax expense (income):				
Changes in temporary differences relating to the original recognition and reversal	6,242	(4,820)	7,144	(4,751)
Total	<u>82,507</u>	<u>30,774</u>	<u>79,151</u>	<u>30,843</u>
Recognized in other comprehensive income :				
Actuarial gain (loss) from post-employee benefit	<u>(159)</u>	<u>534</u>	<u>(159)</u>	<u>534</u>

30.2 A numerical reconciliation between tax expense (income) and the product of accounting profit multiplied by the applicable tax rate for the years ended December 31, 2021 and 2020, which are summarized as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Accounting profit (loss) for the year	322,762	141,350	348,522	152,931
The applicable tax rate (%)	20%	20%	20%	20%
Tax expense (income) at the applicable tax rate	<u>64,552</u>	<u>28,270</u>	<u>69,704</u>	<u>30,586</u>
Reconciliation items:				
Tax effect of expenses that are not deductible in determining tax profit:				
- Expenses not allowed as expenses in determining taxable profit	17,955	2,504	9,447	257
Tax effect of income that are not deductible in determining tax profit:	-	-	-	-
Total reconciliation items	<u>17,955</u>	<u>2,504</u>	<u>9,447</u>	<u>257</u>
Total tax expense (income)	<u>82,507</u>	<u>30,774</u>	<u>79,151</u>	<u>30,843</u>

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

For the years ended December 31, 2021 and 2020 are summarized as follows:

	Consolidated Financial Statements			
	2021		2020	
	Tax amount (Baht)	Tax rate (%)	Tax amount (Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the year	322,762		141,350	
Tax expense (income) at the applicable tax rate	64,552	20.00	28,270	20.00
Reconciliation items	17,955	5.56	2,504	1.77
Tax expense (income) at the average effective tax rate	82,507	25.56	30,774	21.77

  

	Separate Financial Statements			
	2021		2020	
	Tax amount (Baht)	Tax rate (%)	Tax amount (Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the year	348,522		152,931	
Tax expense (income) at the applicable tax rate	69,704	20.00	30,586	20.00
Reconciliation items	9,447	2.71	257	0.17
Tax expense (income) at the average effective tax rate	79,151	22.71	30,843	20.17

As at December 31, 2021 and 2020, a subsidiary has the accumulated tax losses less than 5 years at the amount of Baht 12.77 million and Baht 3.92 million, respectively which the such subsidiary did not record such deferred tax assets from losses because it is not probable that future taxable profit will be available against which the company can utilise the benefit there from.

**31. LEGAL RESERVE**

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

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

According to the resolution on the Board of Directors Meeting No. 1/2022 held on February 23, 2022 the Company had appropriated its legal reserve in the amount of Baht 13.50 million of annual net income in 2021.

According to the resolution on the Board of Directors Meeting No. 1/2021 held on February 24, 2021 the Company had appropriated its legal reserve in the amount of Baht 6.20 million of annual net income in 2020.

### 32. DIVIDEND

According to the minutes of the shareholders' meeting 2021 held on April 23, 2021, the meeting had a resolution to approve paying the dividend in cash at Baht 0.040 per share in the total amount Baht 49.81 million and paid the dividend on May 17, 2021.

### 33. CAPITAL MANAGEMENT

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

According to the statement of financial position as at December 31, 2021 and 2020, the Group's debt-to-equity ratio was 0.51 : 1 and 0.44 : 1, respectively and the Company's was 0.49 : 1 and 0.43 : 1, respectively.

### 34. PROVIDENT FUND

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

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

The Company and its subsidiaries's contribution for the years ended December 31, 2021 and 2020 amounted to Baht 3.52 million and Baht 3.48 million, respectively.

The Company's contributions for the years ended December 31, 2021 and 2020 amounted to Baht 3.43 million and Baht 3.41 million, respectively.

### 35. EXPENSES BY NATURE

Significant expenses by nature are as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Changes in inventories (increase) decrease	11,206	48,356	17,981	48,422
Changes in property development costs				
(increase) decrease	386,592	248,003	408,360	248,003
Changes in land held for development				
(increase) decrease	63,087	36,573	64,112	36,573
Interest capitalization	20,141	22,038	20,141	22,038
Utilities and construction in progress	1,324	776,005	1,324	776,003
Employee benefit expenses	155,568	139,986	133,229	129,537
Depreciation and amortization expenses	33,933	24,769	24,348	21,783

### 36. FINANCE COSTS

Finance costs consists of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2021	2020	2021	2020
Interest paid and payable to				
- Financial institutions	31,269	39,075	31,259	39,075
- Related parties	3,159	10,245	2,879	10,026
Employee benefit obligations	779	839	743	806
Fee for obtaining loans from financial institutions	344	152	344	152
Debenture issuing costs	45	-	45	-
Finance lease interest	908	995	660	767
Total	36,504	51,306	35,930	50,826
<u>Less</u> capitalized as part of property development costs	(20,141)	(22,038)	(20,141)	(22,038)
Net	16,363	29,268	15,789	28,788

### 37. EARNINGS PER SHARE

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

		Consolidated Financial Statements		Separate Financial Statements	
		2021	2020	2021	2020
Profit (loss) for the year	(Thousand Baht)	251,932	115,278	269,372	122,088
Weighted average number of ordinary shares	(Thousand Shares)	1,245,284	1,245,284	1,245,284	1,245,284
Basic earning per share	(Baht per share)	0.202	0.093	0.216	0.098

### 38. Fair value of financial instruments

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

#### Fair value hierarchy

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

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

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



As at December 31, 2021 the Company had the following assets and liabilities that were measured at fair value using different levels of inputs as follows :

	In Thousand Baht				Total
	Consolidated Financial Statements/ Separate Financial Statements				
	Cost	Level 1	Level 2	Level 3	
<b>Assets measured at fair value</b>					
Other current financial assets					
- Unit trust	498	-	585	-	585
Total	498	-	585	-	585

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

Valuation techniques and inputs to level 2

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

**39. SEGMENT INFORMATION**

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

The business operation of the Company and its subsidiaries mainly involve real estate, rental and services, contractor property management services and intermediate care and wellness, which has main geographical operation in Thailand. Segment performance is considered by revenue and profit in each unit, and is also measured based on the group operating profit or loss, on a basis consistent, with that used to measure operating profit or loss in the financial statements. The Company and its subsidiaries' information for the year ended December 31, 2021 and 2020 by segments are as follows:

For the year ended December 31, 2021 (In Thousand Baht)										
	Real Estate		Rental and services	Contractor	Property management services	Intermediate care and wellness	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment						DR.	CR.	
<b>Revenues</b>										
Sales	2,486,739	16,909	-	-	-	-	2,503,648	-	-	2,503,648
Income from the construction	-	-	-	168,272	-	-	168,272	(168,272)	-	-
Service income for rent	-	-	15,231	2,066	8,018	13,651	38,966	(11,751)	-	27,215
Other income	9,418	65	15	1,872	119	611	12,100	(2,493)	-	9,607
<b>Total revenues</b>	<b>2,496,157</b>	<b>16,974</b>	<b>15,246</b>	<b>172,210</b>	<b>8,137</b>	<b>14,262</b>	<b>2,722,986</b>			<b>2,540,470</b>
<b>Expenses</b>										
Cost of sales	1,692,655	10,788	-	-	-	-	1,703,443	-	(4,515)	1,698,928
Construction cost	-	-	-	143,193	-	-	143,193	-	(143,193)	-
Cost service	-	-	19,985	2,701	5,468	26,961	55,115	-	(8,522)	46,593
Selling expenses	213,309	4,315	-	-	-	-	217,624	-	(180)	217,444
Administrative expenses	210,167	11,591	1,255	2,766	2,084	13,557	241,420	-	(3,040)	238,380
Finance cost	12,586	-	3,203	569	149	2,866	19,373	-	(3,010)	16,363
<b>Total expenses</b>	<b>2,128,717</b>	<b>26,694</b>	<b>24,443</b>	<b>149,229</b>	<b>7,701</b>	<b>43,384</b>	<b>2,380,168</b>			<b>2,217,708</b>
Income (loss) by segments	367,440	(9,720)	(9,197)	22,981	436	(29,122)	342,818	-	-	322,762
Tax expenses (income)	79,151	-	-	3,100	48	69	82,368	139	-	82,507
<b>Profit (loss) for the year</b>	<b>288,289</b>	<b>(9,720)</b>	<b>(9,197)</b>	<b>19,881</b>	<b>388</b>	<b>(29,191)</b>	<b>260,450</b>			<b>240,255</b>

For the year ended December 31, 2021 (In Thousand Baht)										
	Real Estate		Rental and services	Contractor	Property management services	Intermediate care and wellness	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment						DR.	CR.	
Tax expenses (income)										
Profit gain (loss) for the year										
Other comprehensive income										
Item that will not be reclassified										
to profit or loss	-	-	-	-	-	-	-			-
Items that maybe classifieds subsequently										
to profit or loss	-	-	-	-	-	-	-			-
Other comprehensive income for the year	-	-	-	-	-	-	-			-
Total comprehensive income for the year	<u>288,289</u>	<u>(9,720)</u>	<u>(9,197)</u>	<u>19,881</u>	<u>388</u>	<u>(29,191)</u>	<u>260,450</u>			<u>240,255</u>
As at December 31, 2021										
Inventories	<u>70,461</u>	<u>34,939</u>	<u>-</u>	<u>7,601</u>	<u>-</u>	<u>143</u>	<u>113,324</u>			<u>113,324</u>
Property development costs	<u>2,022,426</u>	<u>6,180</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,028,606</u>			<u>2,028,606</u>
Investment property	<u>-</u>	<u>-</u>	<u>216,603</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>216,603</u>			<u>216,603</u>
Property, plant and equipment	<u>42,179</u>	<u>211</u>	<u>681</u>	<u>7,716</u>	<u>28</u>	<u>24,118</u>	<u>74,933</u>			<u>74,933</u>

For the year ended December 31, 2020 (In Thousand Baht)

	Real Estate		Rental and services	Contractor	Property management services	Intermediate care and wellness	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment						DR.	CR.	
<b>Revenues</b>										
Sales	1,684,363	84,715	-	-	-	-	1,769,078			1,769,078
Service income for rent	-	-	8,447	-	7,426	4,958	20,831	(6,808)		14,023
Other income	9,707	237	35	304	17	29	10,329	(230)		10,099
Total revenues	1,694,070	84,952	8,482	304	7,443	4,987	1,800,238			1,793,200
<b>Expenses</b>										
Cost of sales	1,163,807	48,194	-	-	-	-	1,212,001			1,212,001
Cost service	-	-	15,832	-	4,671	6,580	27,083		(265)	26,818
Selling expenses	144,642	16,973	-	-	-	-	161,615			161,615
Administrative expenses	192,009	23,142	1,186	371	2,501	9,271	228,480		(6,332)	222,148
Finance cost	25,791	-	2,997	-	161	960	29,909		(641)	29,268
Total expenses	1,526,249	88,309	20,015	371	7,333	16,811	1,659,088			1,651,850
Income (loss) by segments	167,821	(3,357)	(11,533)	(67)	110	(11,824)	141,150			141,350
Tax expenses (income)	30,843	-	-	-	-	(69)	30,774			30,774
Profit (loss) for the year	136,978	(3,357)	(11,533)	(67)	110	(11,755)	110,376			110,576

	For the year ended December 31, 2020 (In Thousand Baht)									
	Real Estate		Rental and services	Contractor	Property management services	Intermediate care and wellness	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment						DR.	CR.	
Profit gain (loss) for the year										
Other comprehensive income										
Item that will not be reclassified to profit or loss	2,029	107	-	-	(214)	-	1,922			1,922
Items that maybe classifieds subsequently to profit or loss	-	-	-	-	-	-	-			-
Other comprehensive income for the year	2,029	107	-	-	(214)	-	1,922			1,922
Total comprehensive income for the year	139,007	(3,250)	(11,533)	(67)	(104)	(11,755)	112,298			112,498
As at December 31, 2020										
Inventories	77,843	45,718	-	830	-	139	124,530			124,530
Property development costs	1,635,834	6,180	-	-	-	-	1,642,014			1,642,014
Investment property	-	-	221,229	-	-	-	221,229			221,229
Property, plant and equipment	74,311	134	306	-	27	22,877	97,655			97,655

#### 40. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

Changes in the liabilities arising from financing activities for the years ended December 31, 2021 and 2020 are as follows:

	In Thousand Baht			
	Consolidated Financial Statements			
	Balance	Cash flows	Non-cash	Balance
	As at January 1, 2021	Increase (decrease) *	transaction Increase	As at December 31, 2021
Bank overdrafts and short-term loans				
from the financial institutions	3,020	39,954	-	42,974
Short-term loan from related parties	184,000	(179,000)	-	5,000
Short-term loan from the director	2,500	(2,500)	-	-
Long-term loans from the financial institutions	423,312	162,338	-	585,650
Liabilities under the finance lease agreement	24,074	(14,266)	2,042	11,850
Total	<u>636,906</u>	<u>6,526</u>	<u>2,042</u>	<u>645,474</u>

	In Thousand Baht			
	Consolidated Financial Statements			
	Balance	Cash flows	Non-cash	Balance
	As at January 1, 2020	Increase (decrease) *	transaction Increase	As at December 31, 2020
Bank overdrafts and short-term loans				
from the financial institutions	306,870	(303,850)	-	3,020
Short-term loan from related parties	219,000	(35,000)	-	184,000
Short-term loan from the director	2,500	-	-	2,500
Long-term loans from the financial institutions	622,117	(198,805)	-	423,312
Liabilities under the finance lease agreement	13,424	(5,660)	16,310	24,074
Total	<u>1,163,911</u>	<u>(543,315)</u>	<u>16,310</u>	<u>636,906</u>

\* Financing cash flows included net proceed and repayment cash transactions in the statements of cash flows.

	In Thousand Baht			
	Separate Financial Statements			
	Balance	Cash flows	Non-cash	Balance
	As at January	Increase (decrease) *	transaction	As at December
		Increase		
	1, 2021		31, 2021	
Bank overdrafts and short - term loans				
from the financial institutions	3,020	39,954	-	42,974
Short-term loan from related parties	179,000	(179,000)	-	-
Long-term loans from the financial institutions	423,312	162,338	-	585,650
Liabilities under the finance lease agreement	13,037	(5,081)	1,590	9,546
Total	618,369	18,211	1,590	638,170

	In Thousand Baht			
	Separate Financial Statements			
	Balance	Cash flows	Non-cash	Balance
	As at January	Increase (decrease) *	transaction	As at December
	1, 2020	Increase	31, 2020	
Bank overdrafts and short - term loans				
from the financial institutions	306,870	(303,850)	-	3,020
Short-term loan from related parties	219,000	(40,000)	-	179,000
Long-term loans from the financial institutions	622,117	(198,805)	-	423,312
Liabilities under the finance lease agreement	13,424	(3,774)	3,387	13,037
Total	1,161,411	(546,429)	3,387	618,369

\* Financing cash flows included net proceed and repayment cash transactions in the statements of cash flows.

## 41. FINANCIAL INSTRUMENTS

### 41.1 Accounting policies

Details of significant accounting policies and methods adopted, including criteria for recognition of revenues and expenses relating to financial assets and financial liabilities are disclosed in note 4.2.

### 41.2 Financial risk management for financial instruments

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

#### 41.3 Interest Rate Risk

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

As at December 31, 2021 and 2020, the significant financial assets and financial liabilities classified by types of interest rates were as follows:

	In Thousand Baht			
	Consolidated Financial Statements			
	Net book value as at December 31, 2021			
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	69,430	-	24,625	94,055
Trade and other current receivables	-	-	11,870	11,870
Other current financial assets	585	250	-	835
Other non-current financial assets	-	24,395	-	24,395
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans from the financial institutions	6,544	36,430	-	42,974
Trade and other current payables	-	-	495,458	495,458
Long-term loans from financial institutions	585,650	-	-	585,650
Short-term loan from related parties	5,000	-	-	5,000
In Thousand Baht				
Consolidated Financial Statements				
Net book value as s at December 31, 2020				
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	52,587	-	12,221	64,808
Trade and other current receivables	-	-	8,881	8,881
Other non-current financial assets	-	11,019	-	11,019
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans from the financial institutions	2,020	1,000	-	3,020
Trade and other current payables	-	-	416,813	416,813
Long-term loans from financial institutions	423,313	-	-	423,313
Short-term loan from related parties	184,000	-	-	184,000
Short-term loan from director	2,500	-	-	2,500



	In Thousand Baht			
	Separate Financial Statements			
	Net book value as as at December 31, 2021			
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	67,682	-	19,412	87,094
Other current financial assets	585	5	-	590
Other non-current financial assets	-	24,395	-	24,395
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans from the financial institutions	6,544	36,430	-	42,974
Trade and other payable	-	-	492,425	495,425
Long-term loans from financial institutions	585,650	-	-	585,650

	In Thousand Baht			
	Separate Financial Statements			
	Net book value as s at December 31, 2020			
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	3,895	-	53,177	57,072
Other current financial assets	585	135	-	720
Other non-current financial assets	-	11,019	-	11,019
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans from the financial institutions	2,020	1,000	-	3,020
Trade and other payable	-	-	410,697	410,697
Long-term loans from financial institutions	423,313	-	-	423,313
Short-term loan from related parties	179,000	-	-	179,000

#### 41.4 Foreign currency risk

As at December 31, 2021 and 2020, the Company has no exchange rate risk since it has no trade accounts receivable and accounts payable in foreign currency outstanding on the statement of financial position. The Company did not enter into forward contracts for hedging against exchange rate risk.

#### 41.5 Liquidity risk

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

41.6 Fair value of financial instruments

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

Fair value hierarchy

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

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

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

As at December 31, 2021 and 2020, the Company had the following assets and liabilities that were measured at fair value using different levels of inputs as follows :

	In Thousand Baht				
	Consolidated/Separate Financial Statements				
	Fair value				
	Cost	Level 1	Level 2	Level 3	Total
As at December 31,2021					
Assets measured at fair value					
Current investments					
Open fund	498	-	585	-	585
Total	498	-	585	-	585
As at December 31,2020					
Assets measured at fair value					
Current investments					
Open fund	498	-	585	-	585
Total	498	-	585	-	585

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

Valuation techniques and inputs to level 2

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

As at December 31, 2021 and 2020, the financial assets and liabilities that are not measured at fair value (fair value disclosure) represented by the fair value hierarchy are as follows :

	Consolidated/Separate Financial Statements			
	Net book value	Fair value (In Thousand Baht)		
		Level 1	Level 2	Level 3
As at December 31, 2021				
Assets disclosed at fair value				
Investment property	221,229	-	240,880	240,880
As at December 31, 2020				
Assets disclosed at fair value				
Investment property	221,229	-	201,600	201,600

Valuation techniques and inputs to level 3

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

**42. COMMITMENT AND CONTINGENT LIABILITIES**

42.1 Operating lease commitments

The Company and its subsidiaries have entered into several lease agreements for office buildings, land and building for base stations. The terms of the agreements are generally 3 years.

As at December 31, 2021 future minimum lease payments under these operating leases contracts were as follows.

<u>Payable within:</u>	<u>Million Baht</u>
1 year	3.57

42.2 As at December 31, 2021, the Company and its subsidiaries had contingent liabilities from letters of guarantee issued by three banks to government agency and third parties, are as follows :

	In Million Baht	
	Consolidated	Separate
	<u>Financial Statements</u>	<u>Financial Statements</u>
- Guarantee for electricity, water and others	5.77	5.37
- Guarantee fund for maintenance of public utilities	465.21	465.21

42.3 As at December 31, 2021, 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 0.20 million (See Note 13).

42.4 As at December 31, 2021, the Company had the obligations to pay from entering into 7 land purchase and sale agreements amounting to Baht 319.14 million.

42.5 As at December 31, 2021, the Company has lawsuit as follows:

41.5.1 As at December 31, 2021, the Company had a lawsuit on the civil case of Pattaya court black court case No.Por.564/2017 with the juristic person of Bayview Resort “plaintiff”. The plaintiff sued the Company on the servitude charges related to the road passage and utilities to the land of the plaintiff.

On October 30, 2018, the court scheduled the hearing. The court ruled to dismiss the case on the plaintiff in all matters in the red case No. 1435/2018.

Later, the plaintiff filed an appeal claiming to obtain the servitude in both plots of land with the limitation period. But, the right in this land was obtained from Thai Asset Management Corporation. It requires counting a new period from the ruling to the final until the case suing date which has not reached 10 years.

On March 28, 2019, the court scheduled a hearing for temporary protection in the appeal phase. The court thinks that the plaintiff asks to force the defendant to register the disputed passage as a land servitude to the plaintiff. Later, the plaintiff closed the disputed passage not allowing the plaintiff to use the disputed passage in the public. The plaintiff still has other passage that it can access the public, thus there’s not enough cause to apply such protection method. It has an instruction to dismiss the case and cost of execution. Presently, the case is under appeal correction and due for appeal correction to court on May 30, 2019. Later, on May 31, 2019 the Company had filed to correct the appeal to the court.

On November 26, 2019, the court scheduled the judgment ruling of the Appeal Court Part 2. The Appeal Court Part 2 ruled back that both land plots are on the main road with electrical pole and laundry house in accordance with the dispute map. The court ruled for the company to register its servitude to the plaintiff. If not complying, the court ruling supersedes the company’s intention. The Company must not act or cause disturbance to the use of the disputed way and laundry house for the benefit of the residents in the plaintiff’s condominium. Presently,

On July 7, 2021, the Supreme Court had ordered to dismiss the lawsuit.

42.5.2 As at December 31, 2021, the Company had 2 lawsuits for breach of agreement claiming damages with total suing capital in black case No. Por Bor 959/2020 amounted Baht 24.63 million. And black case No. Por Bor 1118/2020 amounted Baht 30.00 million, totaled Baht 54.83 million. The court had ordered to combine the two cases together to ease of witness investigation as they were the suing case regarding infrastructure, central property of the villages.

On June 23, 2021, It was the first day of the plaintiff's witness examination. The plaintiff had withdrawn several lawsuits. As a result, the amount of capital that the plaintiff sued in the amount of Baht 54.83 million had the remaining amount Baht 19.00 million, and the court ordered Pathum Thani Provincial Land Office, Thanyaburi Branch to conduct a survey, map the dispute area. The court had postponed the case to examine the dispute currently, it is in the process of appointment to check the disputed plan on May 9, 2022 and the appointment of witnesses of the plaintiff and the defendant on June 22 - 23, 2022.

#### 43. RECLASSIFICATION

The reclassification in the statements of financial position as at December 31, 2020 and the statements of comprehensive income for the year ended December 31, 2020, have been classified differently to conform to the financial statement for the year then ended presentation and classification, with no effect on previously reported net income (loss) and earnings per share or shareholder' equity.

	In Thousand Baht		In Thousand Baht	
	Consolidated Financial Statements		Separate Financial Statements	
	As reclassified	As previously reported	As reclassified	As previously reported
<u>The statements of financial position as at</u>				
<u>December 31, 2020</u>				
Land held for development	97,655	100,180	74,751	77,276
Right-of-use assets	24,248	21,723	13,342	10,817
<u>The statement of comprehensive income for the</u>				
<u>Year ended December 31, 2020</u>				
Cost of sales	1,212,000	1,203,998	1,212,000	1,203,998
Distribution costs	161,615	169,617	161,615	169,617

#### 44. EVENTS AFTER THE REPORTING PERIOD

Accord to the minutes of the shareholder's meeting No.2/2022 held on April 27, 2022 the meeting had a resolution to approve paying the dividend in cash of Baht 0.080 per share, total amount 1.25 million share in total amount Baht 99.62 million and paid the dividend on May 17, 2022.

#### 45. AUTHORIZATION FOR ISSUE OF FINANCIAL STATEMENTS

These financial statements were authorized for issue by the Company's directors on February 23, 2022.