

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

**REPORT AND CONSOLIDATED FINANCIAL STATEMENTS AND
SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2014**

REPORT OF THE AUDITOR

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

I have audited the accompanying consolidated financial statements of N.C. Housing Public Company Limited and its subsidiaries, which comprise the consolidated statement of financial position as at December 31, 2014, 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 the separate financial statements of N.C. Housing Public Company Limited, which comprise the statement of financial position as at December 31, 2014, and the statement of comprehensive income, statement of changes in shareholders' equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the 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.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with the Standards on Auditing. Those standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the consolidated financial statements of N.C. Housing Public Company Limited and its subsidiaries and the separate financial statements of N.C. Housing Public Company Limited referred to above present fairly, in all material respects, the financial position as at December 31, 2014, financial performance and the cash flows for the year then ended in accordance with the Financial Reporting Standards.

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

Dharmniti Auditing Company Limited
Bangkok, Thailand
February 26, 2014
2015/122/0274

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION

AS AT DECEMBER 31, 2014

		<u>ASSETS</u>				
		In Baht				
		Consolidated Financial Statements		Separate Financial Statements		
		As at December	As at December	As at December	As at December	
Note		31, 2014	31, 2013	31, 2014	31, 2013	
CURRENT ASSETS						
	Cash and cash equivalents	7	12,021,230.06	30,637,783.36	8,819,010.43	26,859,931.53
	Short-term investments	8	681,518.61	669,557.45	681,518.61	669,557.45
	Trade accounts receivable	9	21,400.00	24,682,940.45	-	-
	Short-term loan to related parties	6	-	-	20,500,000.00	19,300,000.00
	Inventories	10, 22	408,095,819.39	403,885,932.08	400,880,253.42	394,878,228.05
	Property development costs	11, 22	2,647,271,993.69	2,546,147,143.28	2,649,384,014.94	2,547,514,945.12
	Land held for development	12, 22	1,722,044,750.08	1,211,563,547.73	1,653,188,781.08	1,211,206,936.73
	Deposit from purchase land		-	1,800,000.00	-	1,800,000.00
	Other current assets	13	28,563,244.43	33,185,745.46	26,281,552.16	30,809,473.94
	Total current assets		4,818,699,956.26	4,252,572,649.81	4,759,735,130.64	4,233,039,072.82
NON-CURRENT ASSETS						
	Deposit pledged as collateral	14	9,109,392.61	9,011,765.26	8,879,230.74	8,785,356.39
	Investment in associated company	15	-	-	-	-
	Investment in subsidiaries	15	-	-	11,864,497.95	11,864,497.95
	Investment property	16	227,772,919.84	-	227,772,919.84	-
	Property, plant and equipment	17	145,542,408.76	164,470,751.75	141,686,209.68	159,882,693.43
	Intangible assets	18	4,041,953.38	4,073,101.01	4,041,953.38	4,073,101.01
	Deferred tax asstes	25	-	1,656,168.88	-	1,715,195.68
	Other non-current assets		7,939,902.14	6,687,495.30	4,687,680.59	4,532,515.24
	Total non-current assets		394,406,576.73	185,899,282.20	398,932,492.18	190,853,359.70
	TOTAL ASSETS		5,213,106,532.99	4,438,471,932.01	5,158,667,622.82	4,423,892,432.52

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

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

AS AT DECEMBER 31, 2014

LIABILITIES AND SHAREHOLDERS' EQUITY

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at December	As at December	As at December	As at December
Note		31, 2014	31, 2013	31, 2014	31, 2013
CURRENT LIABILITIES					
	Bank overdrafts and short - term loans				
	from the financial institutions	19	247,806,618.38	173,801,251.29	247,806,618.38
	Trade notes payable		91,776,906.90	50,320,193.94	91,776,906.90
	Trade accounts payable and other payable	20	123,061,168.02	103,136,704.27	121,071,905.70
	Payable to related parties	6	62,066,206.62	30,762,847.51	67,148,493.35
	Accrued expenses		71,668,645.85	53,515,610.03	68,811,682.29
	Corporate income tax payable		5,776,819.82	5,398,068.51	5,776,819.82
	Current portion of liabilities under				
	the finance lease agreement	21	593,127.59	592,183.08	593,127.59
	Current portion of long-term loan from				
	the finance institutions	22	598,923,847.32	429,571,554.32	598,923,847.32
	Short - term loan from related parties	6	-	-	1,000,000.00
	Short - term loan from the director	6	157,000,000.00	75,000,000.00	117,000,000.00
	Advance received from customers		79,985,585.00	47,690,180.00	79,985,585.00
	Retention from contractors		76,667,589.86	74,051,283.71	76,168,581.05
	Other current liabilities		820,660.51	790,013.59	820,660.51
	Total current liabilities		1,516,147,175.87	1,044,629,890.25	1,475,884,227.91
NON-CURRENT LIABILITIES					
	Liabilities under the finance lease				
	agreement	21	445,183.44	1,038,311.04	445,183.44
	Long-term loans from the financial				
	institutions	22	1,206,440,254.01	967,671,277.54	1,206,440,254.01
	Employee benefit obligations	23	30,602,380.00	28,860,312.00	29,698,093.00
	Provision for compensation for housing				
	estate juristic persons		21,682,762.74	18,822,550.67	21,682,762.74
	Liabilities from purchasing the real				
	estate project	24	67,174,350.00	80,719,350.00	67,174,350.00
	Deferred tax liabilities	25	139,848.34	-	570,550.87
	Total non-current liabilities		1,326,484,778.53	1,097,111,801.25	1,326,011,194.06
	TOTAL LIABILITIES		2,842,631,954.40	2,141,741,691.50	2,801,895,421.97

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

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

AS AT DECEMBER 31, 2014

LIABILITIES AND SHAREHOLDERS' EQUITY (CONT.)

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at December	As at December	As at December	As at December
Note		31, 2014	31, 2013	31, 2014	31, 2013
	1,200,000,000 ordinary shares of Baht 1.00 each	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00
	Issued and paid-up share capital				
	1,185,985,052 ordinary shares capital of Baht 1.00 each	1,185,985,052.00	1,185,985,052.00	1,185,985,052.00	1,185,985,052.00
	Paid-in capital				
	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	60,250,000.00	54,350,000.00	60,250,000.00	54,350,000.00
	Unappropriated	546,709,526.59	478,865,188.51	533,007,148.85	461,054,184.75
	Total equity attributable to company's shareholders	2,370,474,578.59	2,296,730,240.51	2,356,772,200.85	2,278,919,236.75
	Non-controlling interests	-	-	-	-
	Other components of equity	-	-	-	-
	TOTAL SHAREHOLDER'S EQUITY	2,370,474,578.59	2,296,730,240.51	2,356,772,200.85	2,278,919,236.75
	TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY	5,213,106,532.99	4,438,471,932.01	5,158,667,622.82	4,423,892,432.52

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

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED DECEMBER 31, 2014

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Note		2014	2013	2014	2013
REVENUES					
	Sales	1,815,877,360.36	1,641,306,652.00	1,815,877,360.36	1,641,306,652.00
	Cost of construction	-	16,083,346.00	-	-
	Service income	4,587,682.28	4,286,743.04	-	-
	Other income	23,063,909.52	19,634,770.82	23,676,938.01	19,026,137.80
	Total Revenues	1,843,528,952.16	1,681,311,511.86	1,839,554,298.37	1,660,332,789.80
EXPENSES					
	Cost of sales	1,200,806,432.70	1,090,355,787.95	1,202,171,838.12	1,091,889,563.53
	Construction income	-	15,144,758.92	-	-
	Cost of service	3,933,112.37	4,768,055.49	-	-
	Selling expenses	221,485,728.63	215,796,485.64	221,485,728.63	215,796,485.64
	Administrative expenses	172,421,547.56	156,793,687.35	168,444,670.78	153,806,437.89
	Management benefit expenses	42,108,778.00	42,348,321.00	41,935,327.00	42,185,315.00
	Finance costs	59,211,663.38	23,016,162.56	57,424,335.60	22,791,331.56
	Total Expenses	1,699,967,262.64	1,548,223,258.91	1,691,461,900.13	1,526,469,133.62
	Share of profit (loss) from investment in an associated company	-	-	-	-
	Income before tax expenses	143,561,689.52	133,088,252.95	148,092,398.24	133,863,656.18
	Tax expenses (income)	29,495,899.91	27,811,458.14	29,917,982.61	27,613,018.28
	Profit for the year	114,065,789.61	105,276,794.81	118,174,415.63	106,250,637.90
	Other comprehensive income	-	-	-	-
	Total comprehensive income for the year	114,065,789.61	105,276,794.81	118,174,415.63	106,250,637.90
Profit attributable to					
	Shareholders' equity of the parent company	114,065,789.61	105,276,794.81	118,174,415.63	106,250,637.90
	Non-controlling interests	-	-	-	-
		114,065,789.61	105,276,794.81	118,174,415.63	106,250,637.90
Total comprehensive income attributable to					
	Shareholders' equity of the parent company	114,065,789.61	105,276,794.81	118,174,415.63	106,250,637.90
	Non-controlling interests	-	-	-	-
		114,065,789.61	105,276,794.81	118,174,415.63	106,250,637.90
BASIC EARNINGS PER SHARE OF THE PARENT COMPANY					
	Profit for the year (Baht per share)	0.096	0.089	0.100	0.090

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, 2014

		In Baht							
		Consolidated Financial Statements (Restated)							
		Shareholders' equity of the parent company				Total	Non-Controlling interests	Total	
		Share capital issued and paid-up	Premium on share capital	Retained earnings		Other components of equity			
				Appropriated legal reserve	Unappropriated				
Note									
	Beginning balance 2013	1,185,985,052.00	577,530,000.00	48,850,000.00	420,594,721.07	-	2,232,959,773.07	-	2,232,959,773.07
	Appropriated - legal reserve	-	-	5,500,000.00	(5,500,000.00)	-	-	-	-
	Dividend paid	-	-	-	(41,506,327.37)	-	(41,506,327.37)	-	(41,506,327.37)
	Total comprehensive income for the year 2013	-	-	-	105,276,794.81	-	105,276,794.81	-	105,276,794.81
	Ending balance 2013	1,185,985,052.00	577,530,000.00	54,350,000.00	478,865,188.51	-	2,296,730,240.51	-	2,296,730,240.51
	Appropriated - legal reserve	-	-	5,900,000.00	(5,900,000.00)	-	-	-	-
	Dividend paid	-	-	-	(40,321,451.53)	-	(40,321,451.53)	-	(40,321,451.53)
	Total comprehensive income for the year 2014	-	-	-	114,065,789.61	-	114,065,789.61	-	114,065,789.61
	Ending balance 2014	1,185,985,052.00	577,530,000.00	60,250,000.00	546,709,526.59	-	2,370,474,578.59	-	2,370,474,578.59

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

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE YEAR ENDED DECEMBER 31, 2014

		In Baht					
		Separate Financial Statements (Restated)					
	Note	Share capital issued and paid-up	Premium on share capital	Retained earnings Appropriated legal reserve	Unappropriated	Other components of equity	Total
Beginning balance 2013		1,185,985,052.00	577,530,000.00	48,850,000.00	401,809,874.22	-	2,214,174,926.22
Appropriated - legal reserve	26	-	-	5,500,000.00	(5,500,000.00)	-	-
Dividend paid	27	-	-	-	(41,506,327.37)	-	(41,506,327.37)
Total comprehensive income for the year 2013		-	-	-	106,250,637.90	-	106,250,637.90
Ending balance 2013		1,185,985,052.00	577,530,000.00	54,350,000.00	461,054,184.75	-	2,278,919,236.75
Appropriated - legal reserve	26	-	-	5,900,000.00	(5,900,000.00)	-	-
Dividend paid	27	-	-	-	(40,321,451.53)	-	(40,321,451.53)
Total comprehensive income for the year 2014		-	-	-	118,174,415.63	-	118,174,415.63
Ending balance 2014		1,185,985,052.00	577,530,000.00	60,250,000.00	533,007,148.85	-	2,356,772,200.85

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

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2014

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit for the year	114,065,789.61	105,276,794.81	118,174,415.63	106,250,637.90
<u>Add (less) Adjustments to reconcile profit (loss) for the year</u> to net cash provided by (used in) operating activities :				
Depreciation and amortization	17,221,137.94	16,639,791.86	15,945,359.70	15,579,553.92
Reversal allowance for doubtful accounts and bad debts	-	(28,158.00)	-	(28,158.00)
Unrealized gain from trading securities	(9,707.52)	(11,027.93)	(9,707.52)	(11,027.93)
(Gain) loss from sale and amortization of fixed assets	8,092,453.66	(595,888.00)	7,865,958.66	(595,888.00)
Allowance for declining value of property, plant and equipment (reversal)	(700,000.00)	2,300,000.00	(700,000.00)	2,300,000.00
Loss from written-off assets	322,803.34	44,248.57	-	-
Gain from written-off trade accounts payable and retentions	(12,523,742.56)	(7,762,968.66)	(12,523,742.56)	(7,762,968.66)
Gain from written-off accrued expenses	(2,849,415.00)	(3,177,053.56)	(2,817,485.00)	(3,155,056.56)
Provision for compensation for housing estate juristic persons	2,860,212.07	2,621,125.89	2,860,212.07	2,621,125.89
Employee benefit expenses	3,028,876.00	4,944,160.00	2,845,605.00	4,587,454.00
Interest income	(154,716.28)	(196,471.71)	(747,758.19)	(487,080.12)
Interest expenses	59,211,663.38	23,016,162.56	57,424,335.60	22,791,331.56
Tax expenses (income)	29,495,899.91	27,811,458.14	29,917,982.61	27,613,018.28
Income from operating activities before changes in operating assets and liabilities	218,061,254.55	170,882,173.97	218,235,176.00	169,702,942.28
Decrease (increase) in operating assets				
Trade accounts receivable	24,661,540.45	(16,328,967.22)	-	28,158.00
Inventories	(4,436,382.31)	6,857,237.81	(6,002,025.37)	8,154,180.76
Property development costs	(133,031,545.86)	(535,969,649.08)	(133,775,765.27)	(535,754,178.60)
Land held for development	(619,039,948.23)	(156,856,173.95)	(550,540,590.23)	(156,856,173.95)
Deposit from purchase land	1,800,000.00	25,299,900.00	1,800,000.00	25,299,900.00
Other current assets	4,622,501.03	(20,686,233.28)	4,696,530.01	(22,114,674.82)
Other non-current assets	(155,165.35)	14,068.87	(155,165.35)	14,068.87

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, 2014

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Increase (decrease) in operating liabilities				
Trade notes payable	41,456,712.96	3,581,646.40	41,456,712.96	4,836,297.45
Trade accounts payable and other payable	21,947,147.23	32,704,240.46	22,677,018.79	32,241,003.18
Payable to related parties	31,303,359.11	(6,952,537.71)	28,538,574.69	(7,089,223.39)
Accrued expenses	18,582,314.34	15,063.01	18,614,282.47	(499,266.69)
Advance received from customers	32,295,405.00	25,321,659.00	32,295,405.00	25,321,659.00
Retention from contractors	13,117,365.23	9,065,953.54	13,065,491.58	9,743,673.48
Other current liabilities	30,646.92	(60,789.50)	30,646.92	(60,789.50)
Employee benefit obligations	(2,171,200.00)	-	(2,171,200.00)	-
Liabilities form purchasing the real estate project	(5,520,000.00)	(15,330,100.00)	(5,520,000.00)	(15,330,100.00)
Cash receivable from the operations	(356,475,994.93)	(478,442,507.68)	(316,754,907.80)	(462,362,523.93)
Cash received from interest income	154,716.28	196,471.71	579,149.96	345,660.94
Withholding taxes refunded from Revenue department	302,547.62	80,362.73	-	-
Income tax expenses paid	(29,043,723.36)	(42,996,046.48)	(27,253,484.28)	(41,350,538.92)
Net cash provided by (used in) operating activities	(385,062,454.39)	(521,161,719.72)	(343,429,242.12)	(503,367,401.91)
CASH FLOWS FROM INVESTING ACTIVITIES				
Increase in short-term investments	(99,880.99)	(7,903,009.18)	(96,127.99)	(7,898,626.62)
Cash received from short-term loan to related parties	-	-	-	13,700,000.00
Cash paid for short-term loan to related parties	-	-	(1,200,000.00)	(33,000,000.00)
Cash paid for investment property	(35,768,967.53)	-	(35,768,967.53)	-
Proceeds from sales of fixed assets	670,000.00	675,900.00	670,000.00	595,900.00
Cash paid for purchase of fixed assets	(5,175,930.98)	(14,307,108.14)	(4,632,011.98)	(10,982,438.20)
Cash paid for purchase of intangible assets	(921,675.00)	(316,452.80)	(921,675.00)	(316,452.80)
Net cash provided by (used in) investing activities	(41,296,454.50)	(21,850,670.12)	(41,948,782.50)	(37,901,617.62)
CASH FLOWS FROM FINANCING ACTIVITIES				
Increase (decrease) in bank overdrafts and short-term loans from the financial institutions	74,005,367.09	(41,232,443.59)	74,005,367.09	(41,232,443.59)
Cash paid for liabilities under finance lease agreement	(592,183.09)	(617,743.20)	(592,183.09)	(617,743.20)
Cash received from short-term loan from related parties	-	71,000,000.00	-	65,700,000.00
Cash paid for short-term loan from related parties	-	(71,000,000.00)	(1,000,000.00)	(64,700,000.00)
Cash received from loan short-term from the director	300,000,000.00	143,800,000.00	260,000,000.00	138,800,000.00
Cash paid for loan short-term from the directors	(218,000,000.00)	(68,800,000.00)	(218,000,000.00)	(63,800,000.00)

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, 2014

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Cash received from long-term loans	1,634,175,609.81	1,360,813,587.00	1,634,175,609.81	1,360,813,587.00
Cash paid from long-term loans	(1,226,054,340.34)	(734,939,340.02)	(1,226,054,340.34)	(734,939,340.02)
Interest paid	(115,470,646.35)	(88,982,831.74)	(114,875,898.42)	(88,752,008.95)
Dividend paid	(40,321,451.53)	(41,506,327.37)	(40,321,451.53)	(41,506,327.37)
Net cash provided by (used in) financing activities	407,742,355.59	528,534,901.08	367,337,103.52	529,765,723.87
Net increase (decrease) in cash and cash equivalents	(18,616,553.30)	(14,477,488.76)	(18,040,921.10)	(11,503,295.66)
Cash and cash equivalents, beginning of year	30,637,783.36	45,115,272.12	26,859,931.53	38,363,227.19
Cash and cash equivalents, end of year	12,021,230.06	30,637,783.36	8,819,010.43	26,859,931.53

Supplemental disclosures of cash flows information

1) Cash and cash equivalents consisted of :-

Cash on hand	648,891.01	682,000.00	648,891.01	682,000.00
Cash at bank	11,372,339.05	29,955,783.36	8,170,119.42	26,177,931.53
Total	12,021,230.06	30,637,783.36	8,819,010.43	26,859,931.53

2) In year 2014 and 2013, the Company had transferred land held for development as part of property development costs in value of Baht 100.53 million and Baht 717.86 million, respectively.

3) In year 2014, the Company had transferred property development costs as part of investment property in value Baht 192 million.

4) In year 2013, the Company acquired vehicle with an aggregate cost of Baht 2.33 million. The purchase of Baht 1.75 million was made by hire - purchase agreement. The remaining portion of Baht 0.58 million was paid by cash.

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, 2014

1. GENERAL INFORMATION

(a) Legal status and address of the Company

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

The address of its registered office is as follows:

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

(b) Nature of the Company's business

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

(c) Parent company

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

2. Basis of consolidated financial statements and operations

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

	Percentage of Holding by		Nature of Business
	direct and indirect		
	2014	2013	
<u>Subsidiaries</u>			
N.C. Property Management Co., Ltd.	100.00	100.00	Contractor and project management
Quality Living Management Co., Ltd.	100.00	100.00	Property management service
<u>Associated company</u>			
Ensure Home Co., Ltd.	40.00	40.00	Real estate brokers
TPKS Real Estate Co., Ltd.	40.00	40.00	Real estate

(Associated company held by Ensure Home Co., Ltd.)

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

	Percentage of total assets included in consolidated statements of financial position		Percentage of total revenues included in consolidated statements of comprehensive income for the year	
	2014	2013	2014	2013
<u>Subsidiaries</u>				
N.C. Property Management Co., Ltd.	1.68	1.02	-	1.02
Quality Living Management Co., Ltd.	0.03	0.03	0.25	0.26

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.

3. PRINCIPLES OF PREPARATION AND PRESENTATIONS OF FINANCIAL STATEMENTS

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

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

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

4. ACCOUNTING STANDARDS EFFECTIVE FOR USING IN CURRENT YEAR

The Federation of Accounting Professions (FAP) has issued Notifications to mandate the use of the accounting standards and financial reporting standards revised 2012, and the new issued of accounting standards interpretations and financial reporting standards interpretations of which they are effective for using in the periods beginning on or after January 1, 2014, as follows.

TAS 1 (revised 2012)	Presentation of Financial Statements
TAS 7 (revised 2012)	Statement of Cash Flows
TAS 12 (revised 2012)	Income Taxes
TAS 17 (revised 2012)	Leases
TAS 18 (revised 2012)	Revenue
TAS 19 (revised 2012)	Employee Benefits

TAS 21 (revised 2012)	The Effects of Changes in Foreign Exchange Rate
TAS 24 (revised 2012)	Related Party Disclosures
TAS 28 (revised 2012)	Investments in Associates
TAS 31 (revised 2012)	Interests in Joint Venture
TAS 34 (revised 2012)	Interim Financial Reporting
TAS 36 (revised 2012)	Impairment of Assets
TAS 38 (revised 2012)	Intangible assets
TFRS 2 (revised 2012)	Share-based Payment
TFRS 3 (revised 2012)	Business Combinations
TFRS 5 (revised 2012)	Non-current Assets Held for Sale and Discontinued Operations
TFRS 8 (revised 2012)	Operating Segments
TFRIC 1	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4	Determining whether an Arrangement contains a Lease
TFRIC 5	Right to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds
TFRIC 7	Applying the Restatement Approach under TAS 29 Financial Reporting in Hyperinflationary Economics
TFRIC 10	Interim Financial Reporting and Impairment
TFRIC 12	Service Concession Arrangements
TFRIC 13	Customer Loyalty Programmes
TFRIC 17	Distributions of Non-cash Assets to Owners
TFRIC 18	Transfers of Assets from Customers
TSIC 15	Operating Leases - Incentives
TSIC 27	Evaluating the Substance of Transactions in the Legal Form of a Lease
TSIC 29	Service Concession Arrangements: Disclosure
TSIC 32	Intangible Assets - Web Site Costs

The management of the Company and its subsidiaries have assessed the effects of the above accounting standards and believes that they do not have any significant impact on the financial statements for the current year.

5. SIGNIFICANT ACCOUNTING POLICIES

5.1 Recognition of revenues and expenses

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

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

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

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

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

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

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

5.2 Cash and cash equivalents

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

5.3 Allowance for doubtful accounts

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

5.4 Inventories

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

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

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

5.5 Property development and land held for development

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

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

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

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

5.6 Borrowing costs

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

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

5.7 Investments

Investments in subsidiaries

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

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

Investments in associates company

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

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

Investments in debt securities and marketable equity securities

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

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

Goodwill

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

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

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

5.8 Investment property

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

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

Land is not depreciated.

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

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

Depreciation of investment property is included in determining income.

5.9 Property, plant and equipment

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

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

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

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

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

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

Depreciation is included in determining income.

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

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

5.10 Intangible assets

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

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

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

5.12 Impairment of assets

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

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

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

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

5.13 Related parties

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

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

5.14 Provisions for estimated liabilities

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

5.15 Finance lease

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

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

5.16 Financial instruments

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

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

5.17 Employee benefits

Short-term employment benefits

The Company 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 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 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 immediately in profit or loss.

5.18 Earnings per share

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

5.19 Income tax

Income tax comprises current income tax and deferred tax.

Current tax

The Company and its subsidiaries records income tax expense, if any, based on the amount currently payable under the Revenue Code at the income tax rates (year 2014 : 20%, year 2013 : 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 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	0%
300,001 - 1,000,000	15%
More than 1,000,000	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.

Thus, the Company offsets deferred tax assets and deferred tax liabilities for presentation in the statement of financial position, rather than presenting them separately. The Company reclassified deferred tax assets and deferred tax liabilities items in the financial statements for the year ended December 31, 2013 in order to conform to the presentation in the financial statements for the year 2014.

5.20 Significant accounting judgments and estimates

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

5.20.1 House building contracts

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

5.20.2 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, taking into account the direction of the movement in these costs. Estimates are reviewed regularly or whenever actual costs differ significantly from the figures used in the original estimates.

5.20.3 Estimated expenses for house construction projects

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

5.20.4 Impairment of inventories, property development and land held for development

The Company and its subsidiaries treat inventories, 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 inventories, property development and land held for development based on net realizable value. The determination of what is “significant” and such devaluation requires the management to exercise judgment.

5.20.5 Compensation for housing estate juristic persons

The Company estimated the compensation for housing estate juristic persons using the rate specified by the regulator and the budgeted public utilities costs as a basis for the calculation.

5.20.6 Leases

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

5.20.7 Allowance for doubtful accounts

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

5.20.8 Allowance for impairment of investments

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

5.20.9 Property plant and equipment/Depreciation

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

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

5.20.10 Intangible assets

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

5.20.11 The lawsuits

The Company has contingent liabilities from lawsuits for compensation. The management has made the judgment to assess the case according to the circumstance, evidence of the case and the lawyer’s opinion.

6. TRANSACTIONS WITH RELATED PARTIES AND COMPANIES

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

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

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

The significant transactions between the Company and its related parties and companies for the years ended December 31, 2014 and 2013 are summarized as follows :-

	Pricing basis	In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		2014	2013	2014	2013
<u>Transaction during the year</u>					
<u>Subsidiaries</u>					
Interest income					
N.C. Property Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	606,715.08	332,260.27
Other income - office rental					
Quality Living Management Co., Ltd.	Baht 5,000 per month	-	-	60,000.00	60,000.00
Other income - utility charges					
Quality Living Management Co., Ltd.	Baht 1,401.87 per month	-	-	16,822.44	16,822.44
Construction cost					
N.C. Property Management Co., Ltd.	At cost plus 7%	-	-	30,685,097.73	49,307,882.74
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 20,000 per project	-	-	2,790,000.00	2,230,000.00
Utility charges					
N.C. Property Management Co., Ltd.	At cost	-	-	-	2,088.00
Interest expenses					
Quality Living Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	4,191.79	25,224.67
<u>Related parties</u>					
Other income - office rental					
Precast station Co., Ltd.	Baht 10,000 - 20,000 per month	240,000.00	70,000.00	240,000.00	70,000.00
Construction cost					
Precast station Co., Ltd.	At per agreement	112,166,768.62	35,053,139.99	112,166,768.62	35,053,139.99
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	73,718,367.94	90,318,231.84	63,245,318.78	62,487,458.45
S.C. Construction And Decoration Co., Ltd.	Market price	861,394.76	541,242.91	252,780.67	58,520.44
Land rental expense					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	660,000.00	660,000.00	660,000.00	660,000.00
Golf club membership					
Namchai Golf Management Co., Ltd.	Market price	2,514,992.99	-	2,514,992.99	-
Rental a golf cart					
Tanyacart Management Co., Ltd.	Market price	23,400.00	-	23,400.00	-
Interest expenses					
NCH 2555 Holding Co., Ltd.	At the rate of 5.75% p.a.	-	1,387,404.11	-	1,251,924.66
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	5,372,075.34	1,339,419.18	3,607,691.77	1,244,110.96

The significant outstanding balance as at December 31, 2014 and 2013 are as follow:-

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Short-term loan to related parties				
Balance, beginning of year	-	-	19,300,000.00	-
Addition during the year	-	-	1,200,000.00	33,000,000.00
Deduction during the year	-	-	-	(13,700,000.00)
Balance, ending of year	-	-	20,500,000.00	19,300,000.00
Accrued interest				
- N.C. Property Management Co., Ltd.	-	-	310,027.40	141,419.18
Payable to related parties				
- Quality Living Management Co., Ltd.	-	-	374,500.00	363,800.00
- N.C. Property Management Co., Ltd.	-	-	8,492,860.06	12,164,627.46
- S.C. Construction And Decoration Co., Ltd.	349,822.38	761,109.71	323,628.78	244,596.68
- Sathaporn Wattana Trading Co., Ltd.	25,466,129.17	25,993,913.54	21,707,249.44	21,829,070.26
- Sathaporn Wattana Transport Partnership	3,500.00	3,500.00	3,500.00	3,500.00
- Precast station Co., Ltd.	35,462,555.07	4,004,324.26	35,462,555.07	4,004,324.26
- Namchai Golf Management Co., Ltd.	784,200.00	-	784,200.00	-
	62,066,206.62	30,762,847.51	67,148,493.35	38,609,918.66
Short-term loan from related parties				
- Quality Living Management Co., Ltd.				
Balance, beginning of year	-	-	1,000,000.00	-
Addition during the year	-	-	-	4,700,000.00
Deduction during the year	-	-	(1,000,000.00)	(3,700,000.00)
Balance, ending of year	-	-	-	1,000,000.00
- NCH 2555 Holding Co., Ltd.				
Balance, beginning of year	-	-	-	-
Addition during the year	-	71,000,000.00	-	61,000,000.00
Deduction during the year	-	(71,000,000.00)	-	(61,000,000.00)
Balance, ending of year	-	-	-	-
	-	-	-	1,000,000.00
Short-term loan from directors				
- Mr. Somchao Tanthathoedtham				
Balance, beginning of year	75,000,000.00	-	75,000,000.00	-
Addition during the year	300,000,000.00	143,800,000.00	260,000,000.00	138,800,000.00
Deduction during the year	(218,000,000.00)	(68,800,000.00)	(218,000,000.00)	(63,800,000.00)
Balance, ending of year	157,000,000.00	75,000,000.00	117,000,000.00	75,000,000.00
Accrued interest				
- Quality Living Management Co., Ltd.	-	-	-	5,991.79
- Mr. Somchao Tanthathoedtham Co., Ltd.	2,452,965.75	1,109,261.64	1,293,513.69	1,109,261.64
	2,452,965.75	1,109,261.64	1,293,513.69	1,115,253.43

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

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

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

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

COLLATERAL WITH RELATED COMPANIES

As at December 31, 2014, the Company had contingent liability from letters of guarantee issued by a bank on behalf of the subsidiary for electricity usage amounting to Baht 0.40 million.

MANAGEMENT BENEFIT EXPENSES

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

Management benefit expenses for the years ended December 31, 2014 and 2013.

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
<u>Management</u>				
Management benefit expenses				
Short-term employee benefits	41,273,260.00	41,163,399.00	41,105,680.00	41,005,899.00
Post-employment benefits	835,518.00	1,184,922.00	829,647.00	1,179,416.00
Total	<u>42,108,778.00</u>	<u>42,348,321.00</u>	<u>41,935,327.00</u>	<u>42,185,315.00</u>

7. CASH AND CASH EQUIVALENTS

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Cash in hand	648,891.01	682,000.00	648,891.01	682,000.00
Cash at bank - current accounts	4,589,188.07	10,115,312.17	3,005,045.56	7,425,338.30
Cash at bank - savings accounts	6,783,150.98	19,840,471.19	5,165,073.86	18,752,593.23
Total	<u>12,021,230.06</u>	<u>30,637,783.36</u>	<u>8,819,010.43</u>	<u>26,859,931.53</u>

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

8. SHORT-TERM INVESTMENTS

Short-term investments consist of the following:

	Consolidated Financial Statement/Separate Financial Statements (In Baht)			
	2014		2013	
	At cost	Fair value	At cost	Fair value
Fixed deposit	122,064.25	122,064.25	119,810.61	119,810.61
Investments in securities held for trading				
- SCB savings fixed income fund	498,517.00	559,454.36	498,517.00	549,746.84
Total	<u>620,581.25</u>	<u>681,518.61</u>	<u>618,327.61</u>	<u>669,557.45</u>

9. TRADE ACCOUNTS RECEIVABLE

Trade accounts receivable consist of the following:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Real Estate				
Receivable from installment	297,402.00	297,402.00	297,402.00	297,402.00
Contractor				
Receivable contractor	-	24,492,280.45	-	-
Property manager services				
Management receivable	21,400.00	190,660.00	-	-
Total	318,802.00	24,980,342.45	297,402.00	297,402.00
<u>Less</u> Allowance for doubtful accounts	<u>(297,402.00)</u>	<u>(297,402.00)</u>	<u>(297,402.00)</u>	<u>(297,402.00)</u>
Trade accounts receivable-net	<u>21,400.00</u>	<u>24,682,940.45</u>	<u>-</u>	<u>-</u>

Trade accounts receivable were classified by aging as follows:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Not yet due	-	190,660.00	-	-
Over 0 month to 3 months	21,400.00	-	-	-
Over 3 months to 6 months	-	-	-	-
Over 6 months to 12 months	-	24,492,280.45	-	-
Over 12 months	297,402.00	297,402.00	297,402.00	297,402.00
Total	<u>318,802.00</u>	<u>24,980,342.45</u>	<u>297,402.00</u>	<u>297,402.00</u>

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

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Beginning balance	297,402.00	325,560.00	297,402.00	325,560.00
Increase	-	-	-	-
Decrease	-	(28,158.00)	-	(28,158.00)
Ending balance	<u>297,402.00</u>	<u>297,402.00</u>	<u>297,402.00</u>	<u>297,402.00</u>

During the year 2013, the allowance for doubtful accounts decrease due to the return from customers of Baht 28,158.

10. INVENTORIES

Inventories consist of

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Cost of houses for sales	416,365,935.76	410,363,910.39	416,365,935.76	410,363,910.39
Work in construction	<u>7,215,565.97</u>	<u>9,007,704.03</u>	-	-
Total	423,581,501.73	419,371,614.42	416,365,935.76	410,363,910.39
<u>Less allowance for declining value of inventories</u>	<u>(15,485,682.34)</u>	<u>(15,485,682.34)</u>	<u>(15,485,682.34)</u>	<u>(15,485,682.34)</u>
Inventories - net	<u>408,095,819.39</u>	<u>403,885,932.08</u>	<u>400,880,253.42</u>	<u>394,878,228.05</u>

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

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Beginning balance	15,485,682.34	15,485,682.34	15,485,682.34	15,485,682.34
Increase / Transfer in	-	-	-	-
Decrease	-	-	-	-
Ending balance	<u>15,485,682.34</u>	<u>15,485,682.34</u>	<u>15,485,682.34</u>	<u>15,485,682.34</u>

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

	Consolidated Financial Statements / Separate Financial Statements			
	2014		2013	
	Unit	In Million Baht	Unit	In Million Baht
House for sales	171	416.37	98	410.36
The selling contracted house	(49)	(86.62)	(36)	(79.47)
House for sale - net	122	329.75	62	330.89

As at December 31, 2014 and 2013, inventories of the Company in amount of Baht 394.99 million and Baht 359.03 million, respectively, are mortgaged as collateral for some long-term loans with local financial institutions, as discussed in Note 22.

11. PROPERTY DEVELOPMENT COSTS

11.1 Actual property development costs consist of :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Lands and land development costs	3,432,493,727.10	3,620,851,820.97	3,432,493,727.10	3,620,851,820.97
Utilities	951,952,827.49	808,205,376.26	951,952,827.49	808,205,376.26
Construction in progress	4,938,448,060.27	4,696,354,316.24	4,940,560,081.52	4,697,722,118.08
Interest capitalization	416,948,719.71	374,947,033.29	416,948,719.71	374,947,033.29
Total	9,739,843,334.57	9,500,358,546.76	9,741,955,355.82	9,501,726,348.60
<u>Less</u> transfer to inventory	(416,365,935.76)	(410,363,910.39)	(416,365,935.76)	(410,363,910.39)
transfer to cost of sale	(6,484,201,452.81)	(6,543,847,493.09)	(6,484,201,452.81)	(6,543,847,493.09)
transfer to investment property	(192,003,952.31)	-	(192,003,952.31)	-
Property development costs	2,647,271,993.69	2,546,147,143.28	2,649,384,014.94	2,547,514,945.12

As at December 31, 2014, the Company had transferred the cost of land development in the amount of Baht 192.00 million to the account of investment property because during the period the management has changed its plan from condominium construction for sale to residential building for lease, as discussed in Note 16.

As at December 31, 2014 and 2013, almost of the Company's land has lands and construction in the projects are mortgaged as collateral against credit facilities for some long-term loans with local financial institutions, as discussed in Note 22.

For the years ended December 31, 2014 and 2013, the Company recorded the related interest expense amounting to approximately Baht 59.56 million and Baht 67.44 million, respectively, as part of property development costs. The capitalization rate for calculate interest is 5.40% and 7.70%, respectively.

11.2 OBLIGATION AND COMMITMENT UNDER REAL ESTATE PROJECTS

	Consolidated Financial Statements / Separate Financial Statements	
	2014	2013
Number of projects on hand, beginning of year	21	15
Number of closing projects	3	2
Number of newly open projects	4	8
Number of projects on hand, ending of year	22	21
Contracted sales value (In million Baht)	10,836.42	9,324.72
As percentage of total current projects value	72.88	74.18

As at December 31, 2014 and 2013, the Company has the obligation and the commitment to complete the public utility development project for projects on hand in the amount of Baht 278.69 million and Baht 91.06 million, respectively.

12. LAND HELD FOR DEVELOPMENT

Land held for development consist of the following :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Beginning balance	1,211,563,547.73	1,780,965,449.48	1,211,206,936.73	1,780,608,838.48
Increase	619,039,948.23	156,856,173.95	550,540,590.23	156,856,173.95
Total	1,830,603,495.96	1,937,821,623.43	1,761,747,526.96	1,937,465,012.43
<u>Less</u> transfer to property development costs	(100,533,745.88)	(717,858,075.70)	(100,533,745.88)	(717,858,075.70)
decrease for reversal of liabilities from purchasing the real estate project as discussed in note 24	(8,025,000.00)	(8,400,000.00)	(8,025,000.00)	(8,400,000.00)
Land held for development	<u>1,722,044,750.08</u>	<u>1,211,563,547.73</u>	<u>1,653,188,781.08</u>	<u>1,211,206,936.73</u>

During the year, a subsidiary has acquired the land at the amount of Baht 68.50 million as there will be property development plan in the future.

As at December 31, 2014 and 2013, almost of the Company's land held for development as collateral against the credit facilities for long-term loans with a local commercial bank, as discussed in Note 22.

13. OTHER CURRENT ASSETS

Other current assets consist of the following :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Prepaid expense	4,577,018.05	3,902,219.74	4,509,004.28	3,869,774.47
Receivables - the Revenue Department	2,950,281.96	797,357.93	2,950,281.96	797,357.93
Advance expense	2,468,525.95	2,433,911.13	-	-
Account receivable from lawsuit	180,000.00	180,000.00	180,000.00	180,000.00
Short-term loans to employee	189,051.83	213,437.37	180,371.67	198,437.37
Advance payments on contracts to build condominiums	15,340,283.69	23,185,549.93	15,340,283.69	23,185,549.93
Product for extras	542,433.48	-	542,433.48	-
Other current assets	2,628,803.47	2,786,423.36	2,892,331.08	2,891,508.24
Total	28,876,398.43	33,498,899.46	26,594,706.16	31,122,627.94
<u>Less</u> Allowance for doubtful accounts	<u>(313,154.00)</u>	<u>(313,154.00)</u>	<u>(313,154.00)</u>	<u>(313,154.00)</u>
Net	<u>28,563,244.43</u>	<u>33,185,745.46</u>	<u>26,281,552.16</u>	<u>30,809,473.94</u>

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

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Beginning balance	313,154.00	313,154.00	313,154.00	313,154.00
Increase	-	-	-	-
Decrease	-	-	-	-
Ending balance	<u>313,154.00</u>	<u>313,154.00</u>	<u>313,154.00</u>	<u>313,154.00</u>

14. DEPOSIT PLEDGED AS COLLATERAL

As at December 31, 2014 and 2013, the Company had fixed deposit amounting to Baht 8,879,230.74 and Baht 8,785,356.39, respectively, which are pledged as collateral for maintenance to public utilities, customer's loan and gasoline.

As at December 31, 2014 and 2013, the subsidiary had fixed deposit amounting to Baht 230,161.87 and Baht 226,408.87 respectively, which are pledged as collateral for bank over drafts limit.

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

15. INVESTMENTS IN ASSOCIATED COMPANY AND SUBSIDIARIES

	Paid up shares		Ownership		EQUITY METHOD		AT COST	
	(In Baht)		(%)		Dividend (In Baht)		Amount (In Baht)	
	2014	2013	2014	2013	2014	2013	2014	2013
<u>Associated company</u>								
Ensure Home Co., Ltd.	2,000,000.00	2,000,000.00	40	40	30,487.13	30,487.13	240,000.00	240,000.00
<u>Less Allowance for declining</u>								
value of investment					(30,487.13)	(30,487.13)	(240,000.00)	(240,000.00)
Investments in associated								
Company-net					-	-	-	-
<u>Subsidiaries</u>								
N.C. Property								
Management Co., Ltd.	10,000,000.00	10,000,000.00	100	100	25,864,418.19	28,967,616.75	11,864,497.95	11,864,497.95
Quality Living								
Management Co., Ltd.	1,000,000.00	1,000,000.00	100	100	(219,832.19)	783,198.85	-	-
					25,644,586.00	29,750,815.60	11,864,497.95	11,864,497.95
<u>Less Allowance for declining</u>								
value of investment					-	-	-	-
Investments in subsidiaries- net								
					25,644,586.00	29,750,815.60	11,864,497.95	11,864,497.95

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

16. INVESTMENT PROPERTY

Property investment consist of the following :

	Consolidate Financial Statement/Separate Financial Statement (In Baht)				
	Balance as at	Additions	Deduction	Transfer in	Balance as at
	December 31, 2013			(out)	December 31, 2013
<u>At cost</u>					
Land	-	-	-	45,360,472.19	45,360,472.19
Residential building for lease in progress	-	26,634,465.37	-	121,357,419.34	147,991,884.71
Utility	-	214,000.00	-	25,286,060.78	25,500,060.78
Furniture and fixtures in progress	-	8,920,502.16	-	-	8,920,502.16
Property investment - net	-	35,768,967.53	-	192,003,952.31	227,772,919.84

For the year ended December 31, 2014, the Company has the revenue from rental the real estates amounting to Baht 0.00 and the cost from operating amounting for Baht 3,244,872.23. That are recognized in the statements of comprehensive income.

As at December 31, 2014, total amount of Company's investment property are mortgaged as collateral against facilities for long-term loans with local commercial bank, as discussed in note 22.

For the year ended December 31, 2014, the Company recorded the related interest expense amounting approximately to Baht 4.82 million, as part of property investment. The capitalization rate for calculate interest is 8.05%.

17. PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment consist of the following :

Consolidated Financial Statement (In Baht)					
	Balance as at December 31, 2013	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2014
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	72,914,474.64	-	(5,450,999.75)	-	67,463,474.89
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	124,163,638.02	-	(8,701,635.32)	-	115,462,002.70
Sample house and sale office building	43,923,622.24	-	-	-	43,923,622.24
Building improvement	6,674,238.59	-	-	-	6,674,238.59
Machinery and equipment	9,506,950.43	652,845.22	-	-	10,159,795.65
Office equipment	26,589,133.51	3,957,908.71	-	-	30,547,042.22
Furniture and fixtures	24,223,697.07	553,787.05	(86,305.80)	-	24,691,178.32
Vehicles	21,550,631.75	11,390.00	(1,912,666.00)	1,784,841.00	21,434,196.75
Vehicle - under finance lease agreement	4,185,173.00	-	-	(1,784,841.00)	2,400,332.00
Total	<u>344,594,861.25</u>	<u>5,175,930.98</u>	<u>(16,151,606.87)</u>	<u>-</u>	<u>333,619,185.36</u>
<u>Less Accumulated depreciation</u>					
Building - office	(9,774,836.33)	(428,464.69)	-	-	(10,203,301.02)
- clubhouse	(69,315,768.28)	(5,363,851.35)	5,957,896.28	-	(68,721,723.35)
Sample house and sale office building	(43,890,968.28)	(32,634.99)	-	-	(43,923,603.27)
Building improvement	(3,923,297.58)	(332,797.65)	-	-	(4,256,095.23)
Machinery and equipment	(3,922,469.26)	(1,619,488.92)	-	-	(5,541,958.18)
Office equipment	(18,628,319.88)	(2,956,428.48)	-	-	(21,584,748.36)
Furniture and fixtures	(15,024,576.17)	(2,821,727.88)	12,578.71	-	(17,833,725.34)
Vehicles	(12,296,241.07)	(2,092,404.95)	1,645,173.22	(1,179,346.58)	(13,922,819.38)
Vehicle - under finance lease agreement	(1,047,632.65)	(620,516.40)	-	1,179,346.58	(488,802.47)
Total	<u>(177,824,109.50)</u>	<u>(16,268,315.31)</u>	<u>7,615,648.21</u>	<u>-</u>	<u>(186,476,776.60)</u>
<u>Less Allowance for declining value</u>					
-building clubhouse	(2,300,000.00)	-	(700,000.00)	-	(1,600,000.00)
Property, plant and equipment - net	<u>164,470,751.75</u>				<u>145,542,408.76</u>

Consolidated Financial Statement (In Baht)

	Balance as at December 31, 2012	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2013
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	72,914,474.64	-	-	-	72,914,474.64
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	124,163,638.02	-	-	-	124,163,638.02
Sample house and sale office building	43,923,622.24	-	-	-	43,923,622.24
Building improvement	6,674,238.59	-	-	-	6,674,238.59
Machinery and equipment	6,186,966.27	3,434,109.58	(114,125.42)	-	9,506,950.43
Office equipment	24,770,171.21	2,349,642.03	(530,679.73)	-	26,589,133.51
Furniture and fixtures	19,215,170.54	5,050,256.53	(41,730.00)	-	24,223,697.07
Vehicles	20,780,595.75	2,818,768.00	(2,048,732.00)	-	21,550,631.75
Vehicle - under finance lease agreement	1,784,841.00	2,400,332.00	-	-	4,185,173.00
Total	331,277,020.26	16,053,108.14	(2,735,267.15)	-	344,594,861.25
<u>Less Accumulated depreciation</u>					
Building - office	(9,264,671.22)	(510,165.11)	-	-	(9,774,836.33)
- clubhouse	(63,253,637.09)	(6,062,131.19)	-	-	(69,315,768.28)
Sample house and sale office building	(43,386,401.53)	(504,566.75)	-	-	(43,890,968.28)
Building improvement	(3,589,585.66)	(333,711.92)	-	-	(3,923,297.58)
Machinery and equipment	(2,574,264.22)	(1,377,381.89)	29,176.85	-	(3,922,469.26)
Office equipment	(16,912,323.18)	(2,246,669.43)	530,672.73	-	(18,628,319.88)
Furniture and fixtures	(12,743,632.98)	(2,322,672.19)	41,729.00	-	(15,024,576.17)
Vehicles	(12,302,677.44)	(2,042,291.63)	2,048,728.00	-	(12,296,241.07)
Vehicle - under finance lease agreement	(658,446.58)	(389,186.07)	-	-	(1,047,632.65)
Total	(164,685,639.90)	(15,788,776.18)	2,650,306.58	-	(177,824,109.50)
<u>Less Allowance for declining value</u>					
-building clubhouse	-	(2,300,000.00)	-	-	(2,300,000.00)
Property, plant and equipment - net	166,591,380.36				164,470,751.75

Separate Financial Statement (In Baht)

	Balance as at December 31, 2013	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2014
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	72,914,474.64	-	(5,450,999.75)	-	67,463,474.89
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	124,163,638.02	-	(8,701,635.32)	-	115,462,002.70
Sample house and sale office building	43,923,622.24	-	-	-	43,923,622.24
Building improvement	6,674,238.59	-	-	-	6,674,238.59
Machinery and equipment	3,618,713.01	137,926.22	-	-	3,756,639.23
Office equipment	24,280,548.29	3,928,908.71	-	-	28,209,457.00
Furniture and fixtures	24,058,804.55	553,787.05	(86,305.80)	-	24,526,285.80
Vehicles	20,039,332.83	11,390.00	(1,912,666.00)	1,784,841.00	19,922,897.83
Vehicle - under finance lease agreement	4,185,173.00	-	-	(1,784,841.00)	2,400,332.00
Total	334,721,847.17	4,632,011.98	(16,151,606.87)	-	323,202,252.28
<u>Less Accumulated depreciation</u>					
Building - office	(9,774,836.33)	(428,464.69)	-	-	(10,203,301.02)
- clubhouse	(69,315,768.28)	(5,363,851.35)	5,957,896.28	-	(68,721,723.35)
Sample house and sale office building	(43,890,968.28)	(32,634.99)	-	-	(43,923,603.27)
Building improvement	(3,923,297.58)	(332,797.65)	-	-	(4,256,095.23)
Machinery and equipment	(2,153,863.04)	(497,283.63)	-	-	(2,651,146.67)
Office equipment	(16,555,417.97)	(2,866,134.03)	-	-	(19,421,552.00)
Furniture and fixtures	(14,868,323.37)	(2,818,849.38)	12,578.71	-	(17,674,594.04)
Vehicles	(11,009,046.24)	(2,032,004.95)	1,645,173.22	(1,179,346.58)	(12,575,224.55)
Vehicle - under finance lease agreement	(1,047,632.65)	(620,516.40)	-	1,179,346.58	(488,802.47)
Total	(172,539,153.74)	(14,992,537.07)	7,615,648.21	-	(179,916,042.60)
<u>Less Allowance for declining value</u>					
-building clubhouse	(2,300,000.00)	-	700,000.00	-	(1,600,000.00)
Property, plant and equipment - net	159,882,693.43				141,686,209.68

Separate Financial Statement (In Baht)

	Balance as at December 31, 2012	Additions	Deduction	Transfer in (out)	Balance as at December 31, 2013
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	72,914,474.64	-	-	-	72,914,474.64
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	124,163,638.02	-	-	-	124,163,638.02
Sample house and sale office building	43,923,622.24	-	-	-	43,923,622.24
Building improvement	6,674,238.59	-	-	-	6,674,238.59
Machinery and equipment	3,373,421.60	245,291.41	-	-	3,618,713.01
Office equipment	22,564,045.24	2,247,182.78	(530,679.73)	-	24,280,548.29
Furniture and fixtures	19,064,670.54	5,035,864.01	(41,730.00)	-	24,058,804.55
Vehicles	19,288,296.83	2,799,768.00	(2,048,732.00)	-	20,039,332.83
Vehicle - under finance lease agreement	1,784,841.00	2,400,332.00	-	-	4,185,173.00
Total	324,614,550.70	12,728,438.20	(2,621,141.73)	-	334,721,847.17
<u>Less Accumulated depreciation</u>					
Building - office	(9,264,671.22)	(510,165.11)	-	-	(9,774,836.33)
- clubhouse	(63,253,637.09)	(6,062,131.19)	-	-	(69,315,768.28)
Sample house and sale office building	(43,386,401.53)	(504,566.75)	-	-	(43,890,968.28)
Building improvement	(3,589,585.66)	(333,711.92)	-	-	(3,923,297.58)
Machinery and equipment	(1,684,447.10)	(469,415.94)	-	-	(2,153,863.04)
Office equipment	(14,931,444.40)	(2,154,646.30)	530,672.73	-	(16,555,417.97)
Furniture and fixtures	(12,589,304.44)	(2,320,747.93)	41,729.00	-	(14,868,323.37)
Vehicles	(11,073,807.21)	(1,983,967.03)	2,048,728.00	-	(11,009,046.24)
Vehicle - under finance lease agreement	(658,446.58)	(389,186.07)	-	-	(1,047,632.65)
Total	(160,431,745.23)	(14,728,538.24)	2,621,129.73	-	(172,539,153.74)
<u>Less Allowance for declining value</u>					
-building clubhouse	-	(2,300,000.00)	-	-	(2,300,000.00)
Property, plant and equipment - net	164,182,805.47				159,882,693.43

As at December 31, 2014 and 2013, land, building and sale office's building including land and some of the clubhouse building in the total amount of Baht 100.52 million (net book value amount of Baht 57.53 million and Baht 61.51 million, respectively) are mortgaged as collateral against the overdrafts and loans from two commercial banks in the total amount of Bath 25 million.

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

Transaction assets	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Building - office	10,203,302.00	-	10,203,302.00	-
Building - clubhouse (tennis court)	2,858,014.06	2,858,014.06	2,858,014.06	2,858,014.06
Sample house and sale office building	41,698,978.17	40,403,261.14	41,698,978.17	40,403,261.14
Machinery and equipment	1,925,119.29	1,752,798.34	1,270,201.80	1,097,880.85
Office equipment	15,199,351.61	14,590,990.86	13,528,168.06	12,932,487.31
Furniture and fixtures	10,832,060.56	10,157,994.56	10,681,560.56	10,007,494.56
Vehicles	5,902,957.82	6,911,273.82	4,693,658.90	5,701,974.90
Total	88,619,783.51	76,674,332.78	84,933,883.55	73,001,112.82

18. INTANGIBLE ASSETS

Intangible assets consist of the following :

	In Baht			
	Consolidated Financial Statement/ Separate Financial Statement			
	Balance as at December 31, 2013	Additions (Transfer in)	Deduction (Transfer out)	Balance as at December 31, 2014
<u>At cost</u>				
Software licenses	6,750,846.25	921,675.00	-	7,672,521.25
Total	6,750,846.25	921,675.00	-	7,672,521.25
<u>Less</u> Accumulated amortization	(2,677,745.24)	(952,822.63)	-	(3,630,567.87)
Intangible assets - net	4,073,101.01			4,041,953.38

	In Baht			
	Consolidated Financial Statement/ Separate Financial Statement			
	Balance as at December 31, 2012	Additions (Transfer in)	Deduction (Transfer out)	Balance as at December 31, 2013
<u>At cost</u>				
Software licenses	6,434,393.45	316,452.80	-	6,750,846.25
Total	6,434,393.45	316,452.80	-	6,750,846.25
<u>Less</u> Accumulated amortization	(1,826,729.56)	(851,015.68)	-	(2,677,745.24)
Intangible assets - net	4,607,663.89			4,073,101.01

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

This account consist of :-

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Bank overdrafts from the financial institutions	41,026,732.38	43,873,751.29	41,026,732.38	43,873,751.29
Short-term loans from the financial institutions	206,779,886.00	129,927,500.00	206,779,886.00	129,927,500.00
Total	247,806,618.38	173,801,251.29	247,806,618.38	173,801,251.29

	Credit line (Million Baht)		Rate	Due Date	Guarantee
	2014	2013			
Bank Overdraft					
The parent company					
- The first bank	25.00	25.00	MOR per annum	At called	- By the mortgage of the Company's land and construction on there. - By some directors.
- The second bank	20.00	20.00	6 months fix deposit plus 1.15% per annum	At called	- By some directors and the mortgage of the director's negotiable.
- The third bank	15.00	-	MOR less 0.50% per annum	At called	- By the mortgage of the director's relatives land.
Total Credit line	60.00	45.00			
Short-term loans					
The parent company					
- The first bank	35.00	35.00	MLR less 0.25% per annum	January 16, 2015	- By the mortgage of the director's land and construction on there.
- The second bank	13.78	56.93	MLR less 0.50% per annum	February 6, 2015 and April 9, 2015	- By the mortgage of the project's land and construction on there and construction in the future.
- The third bank	38.00	38.00	MLR per annum	January 16, 2015	- By the mortgage of the company's land.
- The fourth bank	120.00	-	MLR less 0.25% per annum	April 3, 2015	- By the mortgage of the director's relatives land.
Total Credit line	266.78	179.93			

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

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

20. TRADE ACCOUNTS PAYABLE AND OTHER PAYABLE

This account consists of :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Trade accounts	116,142,639.15	95,132,298.83	114,418,591.21	94,334,931.03
Other payable	2,264,165.21	1,871,102.00	2,263,495.21	1,870,432.00
Withholding tax	3,533,216.21	3,969,806.24	3,460,769.83	3,915,022.36
Other	1,121,147.45	2,163,497.20	929,049.45	297,185.00
Total	<u>123,061,168.02</u>	<u>103,136,704.27</u>	<u>121,071,905.70</u>	<u>100,417,570.39</u>

21. LIABILITIES UNDER FINANCE LEASE AGREEMENT

Liabilities under finance lease agreements consisted of :

	Consolidated Financial Statements / Separate Financial Statements (In Baht)					
	2014			2013		
	Principal	Deferred interest	Payment	Principal	Deferred interest	Payment
Current portion due within one year	593,127.59	54,368.41	647,496.00	592,183.08	94,808.92	686,992.00
Current portion due after one year not over three years	445,183.44	13,459.55	458,642.99	1,038,311.04	67,827.96	1,106,139.00
Total	<u>1,038,311.03</u>	<u>67,827.96</u>	<u>1,106,138.99</u>	<u>1,630,494.12</u>	<u>162,636.88</u>	<u>1,793,131.00</u>

As at December 31, 2014 and 2013, the Company has two and four hire-purchase agreements, respectively with the local leasing company to purchase vehicles in the amount of Baht 2,214,750 and Baht 3,087,750 (Included VAT), respectively, with a term of repayment of 36 months at Baht 20,535 - 39,496 per month (Included VAT).

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

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

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

22. LONG-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

This account consists of :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Long-term loans from local banks				
The first bank	1,190,252,333.41	762,783,509.96	1,190,252,333.41	762,783,509.96
The second bank	615,111,767.92	634,459,321.90	615,111,767.92	634,459,321.90
Total	1,805,364,101.33	1,397,242,831.86	1,805,364,101.33	1,397,242,831.86
<u>Less</u> Current portion due within one year	(598,923,847.32)	(429,571,554.32)	(598,923,847.32)	(429,571,554.32)
Long - term loans from the financial institutions - net	<u>1,206,440,254.01</u>	<u>967,671,277.54</u>	<u>1,206,440,254.01</u>	<u>967,671,277.54</u>

Movements in the long-term loans account during the year ended December 31, 2014 are summarized below.

	In Baht	
	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2014	1,397,242,831.86	1,397,242,831.86
Less: Repayment during the year	(1,226,054,340.34)	(1,226,054,340.34)
Add: Additional borrowings during the year	1,634,175,609.81	1,634,175,609.81
Balance as at 31 December 2014	<u>1,805,364,101.33</u>	<u>1,805,364,101.33</u>

	Credit line (Million Baht)		Interest rate	Guarantee
	2014	2013		
<u>Long-term loans</u>				
Parent company				
<u>The first bank</u>				
- The first credit line	-	534.77	MLR, MLR less 0.50-1.00% per annum	-
- The second credit line	139.47	139.47	MLR less 0.50% per annum	
- The third credit line	17.25	307.20	MLR less 0.50% per annum	
- The fourth credit line	68.11	296.00	MLR less 0.50% per annum	
- The fifth credit line	254.19	271.00	MLR less 0.50% per annum	
- The sixth credit line	219.05	267.95	MLR less 0.50% per annum	
- The seventh credit line	41.25	20.00	MLR less 0.50% per annum	
- The eighth credit line	46.10	46.10	MLR less 0.50% per annum	
- The ninth credit line	-	37.17	MLR less 0.50% per annum	
- The tenth credit line	90.83	-	MLR less 0.50% per annum	
- The eleventh credit line	264.00	-	MLR less 0.50% per annum	
- The twelfth credit line	50.00	-	MLR per annum	

- By the mortgage of some the project's land and construction on there.

	Credit line (Million Baht)		Interest rate	Guarantee
	2014	2013		
<u>The second bank</u>				
- The first credit line	183.82	456.12	MLR per annum	- By the mortgage of the project's land and construction on there and construction in the future and director's land.
- The second credit line	46.34	65.00	MLR plus 0.50% per annum	
- The third credit line	79.93	40.00	MLR plus 0.50% per annum	
- The fourth credit line	111.61	229.34	MLR plus 0.50% per annum	
- The fifth credit line	-	189.12	MLR per annum	
- The sixth credit line	6.72	-	MLR per annum	
- The seventh credit line	65.00	-	MLR per annum	
- The eighth credit line	121.68	-	MLR per annum	
	<u>1,805.35</u>	<u>2,899.24</u>		

The first bank

The first credit line

The Company had to repay the full loan amount within 3 years 6 months from the first drawdown date (December 30, 2010 and May 15, 2012).

As at December 31, 2014, the Company had repaid the loan in the full amount.

The second credit line

The Company had to repay the full loan amount within June 30, 2015, and in year 2014 the Company classified such loan under long - term loans from financial institutions with the portion due within 1 year in the full amount.

The third credit line

The Company had to repay the full loan amount within 5 years 6 months from the first drawdown date (October 30, 2012, January 29, 2013 and March 5, 2013), However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan.

The fourth credit line

The Company had to repay the full loan amount within 3 years 6 months from the first drawdown date (May 7, 2013 and September 13, 2013), However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan.

The fifth credit line

The Company had to repay the full loan amount within 2 years 6 months from the first drawdown date (August 9, 2013, September 16, 2013 and July 17, 2014), However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan.

The sixth credit line

The Company had to repay the full loan amount within 2 years 6 months from the first drawdown date (October 9, 2013, October 31, 2013 and November 8, 2013), However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan.

The seventh credit line

The Company had to repay the full loan amount within 2 years 6 months from the first drawdown date (October 9, 2013) On November 14, 2014, the Company submitted a request for repayment extension of the loan to August 11, 2015, However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan.

The eighth credit line

The Company had to repay the full loan amount within 1 year from the first drawdown date (November 12, 2013), on November 14, 2014, the Company submitted a request for repayment extension of the loan to August 11, 2015, and in year 2014 the Company classified such loan under long-term loans from financial institutions with portion due within 1 year in the full amount.

The ninth credit line

The Company had to repay the full loan amount within 1 year from the first drawdown date (December 13, 2013).

As at December 31, 2014, the Company had repaid the loan in the full amount.

The tenth credit line

The Company had to repay the full loan amount within 3 years 6 months from the first drawdown date (February 12, 2014), However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan.

The eleventh credit line

The Company had to repay the full loan amount within 1 year from the first drawdown date (December 23, 2014), and in year 2014 the Company classified such loan under long-term loans from financial institutions with the portion due within 1 year.

The twelfth credit line

The Company had to repay the full loan amount within 2 years from the first drawdown date (December 22, 2014), However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan.

Compliance with other conditions

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as not to sell, dispose, transfer, rent out, pledge or mortgage the Company's loan collaterals, not to commit any obligation that would result in letting other persons have control or rights in the borrower's assets except given consent by the lender first, to maintain debt-to-equity ratio is not over than 1.5:1 on the credit lines 1,2,4,5,6,7,8 and 9, and maintain leverage ratio at 1.2:1 on the credit line 1,3,4 and 5, not to pay dividend except the lender views that the payment does not affect the loan repayment ability of the borrower, not to decrease registered capital and to grant beneficiary of the asset protection insurance to the lender, etc.

The second bank

The first credit line

The Company had to repay the full loan amount within 72 months from the contract signing date (December 3, 2012) and in year 2014, the Company has classified such liabilities as long-term loans from financial institution with the portion due within one year.

The second credit line

The Company had to repay the full loan amount within 72 months starting the first payment within 1 month from the contract signing date (April 9, 2013) and in year 2014, the Company has classified such liabilities as long-term loans from financial institution with the portion due within one year.

The third credit line

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

The fourth credit line

The Company had to repay the full loan amount within 72 months starting the first payment within 1 month from the contract signing date (May 20, 2013) and in year 2014, the Company had classified such liabilities as long-term loans from financial institution with the portion due within one year.

The fifth credit line

The Company had to repay the full loan amount within 48 months starting the first payment within 1 month from the contract signing date (May 13, 2013).

As at December 31, 2014, the Company had repaid the loan in the full amount.

The sixth credit line

The Company had to repay the full loan amount within 72 months starting the first payment within 6 months from the contract signing date (May 9, 2014), However, the Company did not estimate the amount of loans, which is expected to be repaid within one year to be classified as current liabilities in the statements of financial position for this loan, The company has promised to pay back the principal over the limit.

The seventh credit line

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

The eighth credit line

The Company had to repay the full loan amount within 48 months starting the first payment within 1 month from the contract signing date (December 23, 2014), and in year 2014 the Company classified such loan under long-term loans from financial institutions with the portion due within 1 year.

Compliance with other conditions

In addition, the Company had to comply with the terms and conditions as specified in the loan agreement on the significant issues, such as structure insurance on the existing and future guarantee securities. The insurance limit amount is not less than Baht 60 million, to maintain the debt-to-equity ratio not over 1:0:1 in each quarter and the insurance limit amount is not less than Baht 37 million on the third credit line. In case the structures on the guarantee securities have lower value than the insurance limit amount specified above, it should determine the insurance limit amount to equal the maximum insurance amount that the insurance company can insure or to the maximum insurance amount as appropriate to the lender's discretion.

23. EMPLOYEE BENEFIT OBLIGATIONS

Employee benefit obligations consists of :

The statements of financial position

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Defined benefit obligations, beginning of the years	28,860,312.00	23,916,152.00	28,166,432.00	23,578,978.00
Current service costs and interest	3,913,268.00	4,062,802.00	3,702,861.00	3,868,458.00
Employee benefit obligations paid during the year	(2,171,200.00)	-	(2,171,200.00)	-
Loss estimation under actuarial principles	-	881,358.00	-	718,996.00
Defined benefit obligations, ending of the years	<u>30,602,380.00</u>	<u>28,860,312.00</u>	<u>29,698,093.00</u>	<u>28,166,432.00</u>

Expense recognized in the statements of comprehensive income

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Current service costs	3,028,876.00	3,157,298.00	2,845,605.00	2,982,222.00
Interest on obligation	884,392.00	905,504.00	857,256.00	886,236.00
Total	<u>3,913,268.00</u>	<u>4,062,802.00</u>	<u>3,702,861.00</u>	<u>3,868,458.00</u>
Current service costs				
Cost of service	153,773.00	151,674.00	-	-
Selling expenses	984,008.00	910,357.00	984,008.00	910,357.00
Administrative expenses	1,055,577.00	910,345.00	1,031,950.00	892,449.00
Management benefit expenses	835,518.00	1,184,922.00	829,647.00	1,179,416.00
Finance costs	884,392.00	905,504.00	857,256.00	886,236.00
Total	<u>3,913,268.00</u>	<u>4,062,802.00</u>	<u>3,702,861.00</u>	<u>3,868,458.00</u>

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

For the years ended December 31, 2014 and 2013.

	Percentage			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Discount rate	3.6474 - 4.5822	3.6474 - 4.5822	3.6474	3.6474
Salary increase rate	5.00 - 6.00	5.00 - 6.00	6.00	6.00
Employee turnover rate	0 - 43	0 - 43	0 - 23	0 - 23
Mortality rate (based on the table of death B.E. 2551)	100.00	100.00	100.00	100.00
Disability rate	5.00 of the mortality rate	5.00 of the mortality rate	5.00 of the mortality rate	5.00 of the mortality rate

24. LIABILITIES FROM PURCHASING THE REAL ESTATE PROJECT

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

Liabilities from purchasing the real estate project consists of :

	In Baht	
	Consolidated Financial Statements/ Separate Financial Statements	
	2014	2013
Beginning balance	80,719,350.00	104,449,450.00
<u>Less decrease (reversal) during the year</u>	<u>(13,545,000.00)</u>	<u>(23,730,100.00)</u>
Liabilities from purchasing the real estate project	<u>67,174,350.00</u>	<u>80,719,350.00</u>

As at December 31, 2014, liabilities from purchasing the real estate project which is presented as part of property development cost amount 12.10 million and held for development amount of Baht 55.07 million.

25. DEFERRED TAX ASSETS AND DEFERRED TAX LIABILITIES

Deferred tax assets and deferred tax liabilities as follows:

	Baht			
	Consolidated financial statements		Separate financial statements	
	As at December 31, 2014	As at December 31, 2013	As at December 31, 2014	As at December 31, 2013
Deferred tax assets	10,671,976.15	10,449,987.93	10,644,171.15	10,437,692.53
Deferred tax liabilities	(10,811,824.49)	(8,793,819.05)	(11,214,722.02)	(8,722,496.85)
	<u>(139,848.34)</u>	<u>1,656,168.88</u>	<u>(570,550.87)</u>	<u>1,715,195.68</u>

25.1 Changes in deferred tax assets and deferred tax liabilities for the years ended December 31, 2014 and 2013 are summarized as follows:

	Baht			
	Consolidated financial statements			Balance as at Dec. 31, 14
	Balance as at Dec. 31, 13	Revenue (expenses) during the year		
	In profit or loss	In other comprehensive income		
Deferred tax assets:				
Investment in associated company	48,000.00	-	-	48,000.00
Advance received from customers	531,896.00	(531,896.00)	-	-
Allowance for declining value-clubhouse	460,000.00	(140,000.00)	-	320,000.00
Provisions for employee benefits	5,645,581.80	321,841.80	-	5,967,423.60
Provisions for compensation for housing estate juristic persons	<u>3,764,510.13</u>	<u>572,042.42</u>	<u>-</u>	<u>4,336,552.55</u>
Total	<u>10,449,987.93</u>	<u>221,988.22</u>	<u>-</u>	<u>10,671,976.15</u>
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale				
Investments	(10,245.97)	(1,941.50)	-	(12,187.47)
Property development costs and inventories	<u>(8,783,573.08)</u>	<u>(2,016,063.94)</u>	<u>-</u>	<u>(10,799,637.02)</u>
Total	<u>(8,793,819.05)</u>	<u>(2,018,005.44)</u>	<u>-</u>	<u>(10,811,824.49)</u>
Net	<u>1,656,168.88</u>			<u>(139,848.34)</u>

	Baht				
	Consolidated financial statements				
	Balance as at	Revenue (expenses) during the year			Balance as at
	Dec. 31, 12	In profit or loss	In other comprehensive income		Dec. 31, 13
Deferred tax assets:					
Trade account receivables	90,490.00	(90,490.00)	-	-	
Unbilled receivables	1,487,000.00	(1,487,000.00)	-	-	
Investment in associated company	48,000.00	-	-	48,000.00	
Advance received from customers	2,217,094.20	(1,685,198.20)	-	531,896.00	
Allowance for declining value-clubhouse	-	460,000.00	-	460,000.00	
Provisions for employee benefits	4,717,038.00	928,543.80	-	5,645,581.80	
Provisions for compensation for housing estate juristic persons	3,240,284.96	524,225.17	-	3,764,510.13	
Total	11,799,907.16	(1,349,919.23)	-	10,449,987.93	
Deferred tax liabilities:					
Unrealized gain on remeasuring available-for-sale Investments	(8,040.38)	(2,205.59)	-	(10,245.97)	
Property development costs and inventories	(14,435,730.86)	5,652,157.78	-	(8,783,573.08)	
Total	(14,443,771.24)	5,649,952.19	-	(8,793,819.05)	
Net	(2,643,864.08)			1,656,168.88	

	Baht				
	Separate financial statements				
	Balance as at	Revenue (expenses) during the year			Balance as at
	Dec. 31, 13	In profit or loss	In other comprehensive income		Dec. 31, 14
Deferred tax assets:					
Investment in associated company	48,000.00	-	-	48,000.00	
Advance received from customers	531,896.00	(531,896.00)	-	-	
Allowance for declining value-clubhouse	460,000.00	(140,000.00)	-	320,000.00	
Provisions for employee benefits	5,633,286.40	306,332.20	-	5,939,618.60	
Provisions for compensation for housing estate juristic persons	3,764,510.13	572,042.42	-	4,336,552.55	
Total	10,437,692.53	206,478.62	-	10,644,171.15	
Deferred tax liabilities:					
Unrealized gain on remeasuring available-for-sale Investments	(10,245.97)	(1,941.50)	-	(12,187.47)	
Property development costs and inventories	(8,712,250.88)	(2,490,283.67)	-	(11,202,534.55)	
Total	(8,722,496.85)	(2,492,225.17)	-	(11,214,722.02)	
Net	1,715,195.68			(570,550.87)	

	Baht			Balance as at Dec. 31, 13
	Separate financial statements			
	Balance as at Dec. 31, 12	Revenue (expenses) during the year		
		In profit or loss	In other comprehensive income	
Deferred tax assets:				
Trade account receivables	90,490.00	(90,490.00)	-	-
Unbilled receivables	1,487,000.00	(1,487,000.00)	-	-
Investment in associated company	48,000.00	-	-	48,000.00
Advance received from customers	2,217,094.20	(1,685,198.20)	-	531,896.00
Allowance for declining value-clubhouse	-	460,000.00	-	460,000.00
Provisions for employee benefits	4,715,795.60	917,490.80	-	5,633,286.40
Provisions for compensation for housing estate juristic persons	3,240,284.96	524,225.17	-	3,764,510.13
Total	<u>11,798,664.76</u>	<u>(1,360,972.23)</u>	-	<u>10,437,692.53</u>
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale				
Investments	(8,040.38)	(2,205.59)	-	(10,245.97)
Property development costs and inventories	(14,364,408.66)	5,652,157.78	-	(8,712,250.88)
Total	<u>(14,372,449.04)</u>	<u>5,649,952.19</u>	-	<u>(8,722,496.85)</u>
Net	<u>(2,573,784.28)</u>			<u>1,715,195.68</u>

25.2 Tax expense (income)

25.2.1 Major components of tax expense (income)

For the years ended December 31, 2014 and 2013 consisted of:

	Baht			
	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Income tax expense (income) shown in profit or loss :				
Current tax expense:				
Income tax expense for the year	27,699,882.69	32,111,491.10	27,632,236.06	31,901,998.24
Deferred tax expense (income):				
Changes in temporary differences relating to the original recognition and reversal				
	1,796,017.22	(4,300,032.96)	2,285,746.55	(4,288,979.96)
Revaluation of the deferred tax resulting from changing in tax rates				
	-	-	-	-
Total	<u>29,495,899.91</u>	<u>27,811,458.14</u>	<u>29,917,982.61</u>	<u>27,613,018.28</u>

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

For the years ended December 31, 2014 and 2013 which are summarized as follows:

	Baht			
	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Accounting profit (loss) for the year	143,561,689.52	133,088,252.95	148,092,398.24	133,863,656.18
The applicable tax rate (%)	15-20%	15-20%	20%	20%
Tax expense (income) at the applicable tax rate	29,061,787.99	26,969,302.67	29,618,479.65	26,772,731.24
Reconciliation items:				
Tax effect of expenses that are not deductible in determining tax profit:				
- Expenses not allowed as expenses in determining taxable profit	434,111.92	842,155.47	299,502.96	840,287.04
Revaluation of the deferred tax resulting from changing in tax rates	-	-	-	-
Total reconciliation items	434,111.92	842,155.47	299,502.96	840,287.04
Total tax expense (income)	29,495,899.91	27,811,458.14	29,917,982.61	27,613,018.28

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

For the years ended December 31, 2014 and 2013 are summarized as follows:

	Consolidated financial statements			
	2014		2013	
	Tax amount (Thousand Baht)	Tax rate (%)	Tax amount (Thousand Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the year	143,561,689.52		133,088,252.95	
Tax expense (income) at the applicable tax rate	29,061,787.99	20.24	26,969,302.67	20.26
Reconciliation items	434,111.92	0.30	842,155.47	0.64
Tax expense (income) at the average effective tax rate	29,495,899.91	20.54	27,811,458.14	20.90

	Separate financial statements			
	2014		2013	
	Tax amount (Thousand Baht)	Tax rate (%)	Tax amount (Thousand Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the year	148,092,398.24		133,863,656.18	
Tax expense (income) at the applicable tax rate	29,618,479.65	20.00	26,772,731.24	20.00
Reconciliation items	299,502.96	0.20	840,287.04	0.63
Tax expense (income) at the average effective tax rate	29,917,982.61	20.20	27,613,018.28	20.63

As at December 31, 2014 and 2013, its subsidiary has the accumulated tax losses that have not been used from year 2009 at the amount of Baht 3.43 million and Baht 2.62 million, respectively, which its subsidiary does not record such deferred tax assets from losses as there is uncertainty that its subsidiary will have sufficient taxable profits enough to be utilized of deferred tax assets.

26. LEGAL RESERVE

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

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

According to the resolution on the Board of Directors Meeting No. 1/2015 held on February 26, 2015, the Company had appropriated its legal reserve in the amount of Baht 5.90 million of annual net income in 2014.

According to the resolution on the Board of Directors Meeting No. 1/2014 held on February 21, 2013 the Company had appropriated its legal reserve in the amount of Baht 5.50 million of annual net income in 2013.

27. DIVIDEND

At the Board of Directors Meeting of year 2014 held on April 24, 2014, the shareholders approved a dividend payment for profit for the year of 2013 to all shareholders at Baht 0.034 per share amounting to Baht 40.32 million. The Company paid the dividend on May 19, 2014.

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

28. CAPITAL MANAGEMENT

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

According to the statement of financial position as at December 31, 2014, the Group's debt-to-equity ratio was 1.20 : 1 (as at December 31, 2013 : 0.94: 1) and the Company's was 1.19 : 1 (as at December 31, 2013 : 0.95 : 1).

29. PROVIDENT FUND

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

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

The Company and its subsidiaries's contribution for the years ended December 31, 2014 and 2013 amounted to Baht 3,111,710.19 and Baht 2,906,320.30, respectively.

The Company's contributions for the years ended December 31, 2014 and 2013 amounted to Baht 2,889,495.85 and Baht 2,730,170.80, respectively.

30. EXPENSES BY NATURE

Significant expenses by nature are as follows:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Changes in inventories (increase) decrease	(4,209,887.31)	6,857,237.81	(6,002,025.37)	8,154,180.76
Changes in property development costs (increase) decrease	(293,128,802.74)	(1,321,272,686.01)	(293,873,022.15)	(1,321,057,215.53)
Changes in land held for development (increase) decrease	(510,481,202.35)	569,401,901.75	(441,981,844.35)	569,401,901.75
Interest capitalization	59,563,510.98	67,444,961.23	59,563,510.98	67,444,961.23
Utilities and construction in progress	1,312,272,538.12	1,125,068,643.09	1,316,174,301.01	1,109,945,246.32
Purchase of lands	636,790,276.00	658,000,489.00	568,290,918.00	658,000,489.00
Employee benefit expenses	144,945,524.34	138,783,681.57	134,402,418.55	127,327,719.73
Depreciation and amortization expenses	17,221,137.94	16,639,791.86	15,945,359.70	15,579,553.92

31. FINANCE COSTS

Finance costs consists of :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2014	2013	2014	2013
Interest paid and payable to				
- Financial institutions	110,480,366.82	85,600,825.01	110,480,366.82	85,600,825.01
- Subsidiaries	-	-	4,191.79	25,224.66
- Related parties	5,372,075.34	2,726,823.28	3,607,691.77	2,496,035.62
Employee benefit obligations	884,392.00	905,504.00	857,256.00	886,236.00
Fee for obtaining loans from financial institutions	2,038,340.20	1,227,971.50	2,038,340.20	1,227,971.50
Total	118,775,174.36	90,461,123.79	116,987,846.58	90,236,292.79
<u>Less</u> capitalized as part of property development costs	(59,563,510.98)	(67,444,961.23)	(59,563,510.98)	(67,444,961.23)
Net	59,211,663.38	23,016,162.56	57,424,335.60	22,791,331.56

32. EARNINGS PER SHARE

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

		Consolidated Financial Statements		Separate Financial Statements	
		2014	2013	2014	2013
Profit for the year	(Baht)	114,065,789.61	105,276,794.81	118,174,415.63	106,250,637.90
Weighted average number of ordinary shares	(Shares)	1,185,985,052	1,185,985,052	1,185,985,052	1,185,985,052
Basic earning per share	(Baht per share)	0.096	0.089	0.100	0.090

33. SEGMENT INFORMATION

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

The business operation of the Company and its subsidiaries mainly involve real estate, contractor and property management services, which has main geographical operation in Thailand. Segment performance is considered by revenue and profit in each unit, and is also measured based on the group operating profit or loss, on a basis consistent with used to measure operating profit or loss in the financial statement. The Company and its subsidiaries information for the years ended December 31, 2014 and 2013 by segments are as follow.

For the year ended December 31, 2014 (In Baht)

	Real Estate	Contractor	Property manager services	Total	Elimination		Consolidated
					DR.	CR.	
Revenues							
Sales	1,815,877,360.36	-	-	1,815,877,360.36	-	-	1,815,877,360.36
Construction income	-	30,685,097.73	-	30,685,097.73	(30,685,097.73)	-	-
Service income	-	-	7,377,682.28	7,377,682.28	(2,790,000.00)	-	4,587,682.28
Other income	23,676,938.01	38,153.67	36,547.15	23,751,638.83	(687,729.31)	-	23,063,909.52
Total revenues	1,839,554,298.37	30,723,251.40	7,414,229.43	1,877,691,779.20			1,843,528,952.16
Expenses							
Cost of sales	1,202,171,838.12	-	-	1,202,171,838.12	-	(1,365,405.42)	1,200,806,432.70
Cost of construction	-	28,575,472.90	-	28,575,472.90	-	(28,575,472.90)	-
Cost of service	-	-	3,933,112.37	3,933,112.37	-	-	3,933,112.37
Selling expenses	221,485,728.63	-	-	221,485,728.63	-	-	221,485,728.63
Administrative expenses	168,444,670.78	2,557,318.12	4,286,381.10	175,288,370.00	-	(2,866,822.44)	172,421,547.56
Management benefit expenses	41,935,327.00	-	173,451.00	42,108,778.00	-	-	42,108,778.00
Finance costs	57,424,335.60	2,373,918.65	24,316.00	59,822,570.25	-	(610,906.87)	59,211,663.38
Total expenses	1,691,461,900.13	33,506,709.67	8,417,260.47	1,733,385,870.27			1,699,967,262.64
Share of profit from investment in an associated company	-	-	-	-	-	-	-
Income (loss) by segments	148,092,398.24	(2,783,458.27)	(1,003,031.04)	144,305,908.93			143,561,689.52
Tax expenses (income)	29,917,982.61	(422,082.70)	-	29,495,899.91			29,495,899.91
Profit for the year (Restated)	118,174,415.63	(2,361,375.57)	(1,003,031.04)	114,810,009.02			114,065,789.61
As at December 31, 2014							
Property, plant and equipment - net	141,686,209.68	3,734,723.59	121,475.49	145,542,408.76			145,542,408.76

For the year ended December 31, 2013 (In Baht)

	Real Estate	Contractor	Property manager services	Total	Elimination		Consolidated
					DR.	CR.	
Revenues							
Sales	1,641,306,652.00	-	-	1,641,306,652.00	-	-	1,641,306,652.00
Construction income	-	65,391,228.74	-	65,391,228.74	(49,307,882.74)	-	16,083,346.00
Service income	-	-	6,516,743.04	6,516,743.04	(2,230,000.00)	-	4,286,743.04
Other income	19,026,137.80	986,324.81	58,703.59	20,071,166.20	(436,395.38)	-	19,634,770.82
Total revenues	1,660,332,789.80	66,377,553.55	6,575,446.63	1,733,285,789.98			1,681,311,511.86
Expenses							
Cost of sales	1,091,889,563.53	-	-	1,091,889,563.53	-	(1,533,775.58)	1,090,355,787.95
Cost of construction	-	63,134,336.56	-	63,134,336.56	-	(47,989,577.64)	15,144,758.92
Cost of service	-	-	4,768,055.49	4,768,055.49	-	-	4,768,055.49
Selling expenses	215,796,485.64	-	-	215,796,485.64	-	-	215,796,485.64
Administrative expenses	153,806,437.89	1,696,907.88	3,599,252.02	159,102,597.79	-	(2,308,910.44)	156,793,687.35
Management benefit expenses	42,185,315.00	-	163,006.00	42,348,321.00	-	-	42,348,321.00
Finance costs	22,791,331.56	563,451.94	18,864.00	23,373,647.50	-	(357,484.94)	23,016,162.56
Total expenses	1,526,469,133.62	65,394,696.38	8,549,177.51	1,600,413,007.51			1,548,223,258.91
Share of loss from investment in an associated company	-	-	-	-			-
Income (loss) by segments	133,863,656.18	982,857.17	(1,973,730.88)	132,872,782.47			133,088,252.95
Tax expenses (income)	27,613,018.28	198,439.86	-	27,811,458.14	-	-	27,811,458.14
Profit for the year	106,250,637.90	784,417.31	(1,973,730.88)	105,061,324.33			105,276,794.81
As at December 31, 2013							
Property, plant and equipment - net	159,882,693.43	4,425,212.04	162,846.28	164,470,751.75			164,470,751.75

34. COMMITMENT AND CONTINGENT LIABILITIES

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

As at December 31, 2014, the Company is obligated to pay the rent and service as follows:

<u>Payable within:</u>	<u>Million Baht</u>
1 year	1.74
2 to 3 years	0.40

34.2 As at December 31, 2014, the Company and its subsidiaries had contingent liabilities from letters of guarantees issued by three banks to government agency and third parties, are as follows:

	<u>Million Baht</u>	
	<u>Consolidated Financial Statements</u>	<u>Separate Financial Statements</u>
- Guarantee for electricity, water and others	11.66	11.26
- Guarantee fund for maintenance to public utilities	172.01	172.01

34.3 As at December 31, 2014, the Company had contingent liabilities to a bank from the guarantee on the customer's loan amounting to Baht 0.65 million and gasoline amounting to Baht 0.22 million (see note 14).

34.4 As at December 31, 2014, the Company has contingent liabilities arising from lawsuits as follows:

(A) A financial institution had filed one civil lawsuits demanding the Company as the loan guarantor to repay the loan with the principal borrowers who were the clients of the Company in the total amount of Baht 0.60 million along with interest at 7.5% per annum to be calculated from the date of the filing of lawsuit until the date of full settlement (Baht 0.28 million calculated up to December 31, 2014). The financial institution above alleged the borrowers for default on payments of the principal and interest under the terms of the loan agreement. Therefore, the Company as on behalf of the loan guarantor was then charged as the 2nd defendant co-borrower.

As at September 30, 2008, the case has ended and the Court has ordered the principal loan borrower and the guarantor to pay at the total amount of Baht 0.60 million with the interest rate 7.5 percent per year of the principal amount of Baht 0.50 million. If the holder fails to pay, the Court will order to seize the land and building to make auction sale to the plaintiff.

As at December 31, 2014, the plaintiff is under the auction process to sell the land and building. The management has estimated the expected damage claim on the such case until December 31, 2014 in the amount of Baht 0.18 million, which is recorded under the caption of other current liabilities. The management has expected that the damage will not be more than the estimated amount.

35. FINANCIAL INSTRUMENTS

35.1 Accounting policies

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

35.2 Financial risk management for financial instruments

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

35.3 Interest Rate Risk

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

As at December 2014 and 2013, the significant financial assets and financial liabilities classified by types of interest rates were as follows:

	In Baht			
	Consolidated Financial Statement			
	As at December 31, 2014			
Floating interest rate	Fixed interest rate	Interest - free	Total	
<u>Financial assets</u>				
Cash and cash equivalents	12,021,230.06	-	-	12,021,230.06
Short-term investments	-	122,064.25	559,454.36	681,518.61
Trade accounts receivable	-	-	21,400.00	21,400.00
Deposit pledged as collateral	-	9,109,392.61	-	9,109,392.61
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans				
from the financial institutions	247,806,618.38	-	-	247,806,618.38
Trade notes payable	-	-	91,776,906.90	91,776,906.90
Trade accounts payable and other payable	-	-	123,061,168.02	123,061,168.02
Liabilities under the finance lease agreement	-	1,038,311.03	-	1,038,311.03
Long-term loans from financial institutions	1,805,364,101.33	-	-	1,805,364,101.33

In Baht			
Consolidated Financial Statement			
As at December 31, 2013			
Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>			
Cash and cash equivalents	30,637,783.36	-	30,637,783.36
Short-term investments	-	119,810.61	669,557.45
Trade accounts receivable	-	24,682,940.45	24,682,940.45
Deposit pledged as collateral	-	9,011,765.26	9,011,765.26
<u>Financial liabilities</u>			
Bank overdrafts and short-term loans			
from the financial institutions	173,801,251.29	-	173,801,251.29
Trade notes payable	-	50,320,193.94	50,320,193.94
Trade accounts payable and other payable	-	103,136,704.27	103,136,704.27
Liabilities under the finance lease agreement	-	1,630,494.12	1,630,494.12
Long-term loans from financial institutions	1,397,242,831.86	-	1,397,242,831.86

In Baht			
Separate Financial Statement			
As at December 31, 2014			
Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>			
Cash and cash equivalents	8,819,010.43	-	8,819,010.43
Short-term investments	-	122,064.25	681,518.61
Short-term loan to related parties	-	20,500,000.00	20,500,000.00
Deposit pledged as collateral	-	8,879,230.74	8,879,230.74
<u>Financial liabilities</u>			
Bank overdrafts and short-term loans			
from the finance institutions	247,806,618.38	-	247,806,618.38
Trade notes payable	-	91,776,906.90	91,776,906.90
Trade accounts payable and other payable	-	121,071,905.70	121,071,905.70
Liabilities under the finance lease agreement	-	1,038,311.03	1,038,311.03
Long-term loans from financial institutions	1,805,364,101.33	-	1,805,364,101.33

	In Baht			
	Separate Financial Statement			
	As at December 31, 2013			
	Floating	Fixed	Interest	Total
	interest rate	interest rate	- free	
<u>Financial assets</u>				
Cash and cash equivalents	26,859,931.53	-	-	26,859,931.53
Short-term investments	-	119,810.61	549,746.84	669,557.45
Short-term loan to related parties	-	19,300,000.00	-	19,300,000.00
Deposit pledged as collateral	-	8,785,356.39	-	8,785,356.39
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans				
from the financial institutions	173,801,251.29	-	-	173,801,251.29
Trade notes payable	-	-	50,320,193.94	50,320,193.94
Trade accounts payable and other payable	-	-	100,417,570.39	100,417,570.39
Liabilities under the finance lease agreement	-	1,630,494.12	-	1,630,494.12
Long-term loans from financial institutions	1,397,242,831.86	-	-	1,397,242,831.86

35.4 Foreign currency risk

As at December 31, 2014 and 2013, the Company has no exchange rate risk since it has no trade accounts receivable and accounts payable in foreign currency outstanding on the statement of financial position. The Company did not enter into forward contracts for hedging against exchange rate risk.

35.5 Liquidity risk

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

35.6 Fair Value

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

36. EVENTS AFTER THE REPORTING PERIOD

At the Board of Directors Meeting No. 1/2015 held on February 26, 2015, the Board of Directors approved a dividend payment for net income year of 2014 to all shareholders at Baht 0.037 per share amounting to Baht 43.88 million. The Company will pay the dividend on May 11, 2015.

37. RECLASSIFICATION

The Company has reclassified certain accounts in the statement of financial position as at December 31, 2013 to conform with the presentation of the financial statements of this year, without any effect to the previously reported profit (loss) or shareholder's equity.

	Baht					
	Consolidated financial statements			Separate financial statements		
	Before	Reclassification	After	Before	Reclassification	After
	Reclassification	Reclassification	Reclassification	Reclassification	Reclassification	Reclassification
Statement of financial position						
Deferred tax assets	10,449,987.93	(8,793,819.05)	1,656,168.88	10,437,692.53	(8,722,496.85)	1,715,195.68
Deferred tax liabilities	8,793,819.05	(8,793,819.05)	-	8,722,496.85	(8,722,496.85)	-

The Company has not reclassified the accounts in the statement of financial position as at January 1, 2013.

38. THE NEW AND REVISED ACCOUNTING STANDARDS ARE NOT YET EFFECTIVE IN THE CURRENT YEAR

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

These new and revised accounting standards which are effective for the fiscal year beginning on or after January 1, 2015 are as follows:

TAS 1 (revised 2014)	Presentation of Financial Statements
TAS 2 (revised 2014)	Inventories
TAS 7 (revised 2014)	Statement of Cash Flows
TAS 8 (revised 2014)	Accounting Policies, Changes in Accounting Estimates and Errors
TAS 10 (revised 2014)	Events After the Reporting Period
TAS 11 (revised 2014)	Construction Contracts
TAS 12 (revised 2014)	Income Taxes
TAS 16 (revised 2014)	Property, Plant and Equipment
TAS 17 (revised 2014)	Leases
TAS 18 (revised 2014)	Revenue
TAS 19 (revised 2014)	Employee Benefits
TAS 20 (revised 2014)	Accounting for Government Grants and Disclosure of Government Assistance
TAS 21 (revised 2014)	The Effects of Changes in Foreign Exchange Rates
TAS 23 (revised 2014)	Borrowing Costs

TAS 24 (revised 2014)	Related Party Disclosures
TAS 26 (revised 2014)	Accounting and Reporting by Retirement Benefit Plans
TAS 27 (revised 2014)	Separate Financial Statements
TAS 28 (revised 2014)	Investments in Associates And Joint Ventures
TAS 29 (revised 2014)	Financial Reporting in Hyperinflationary Economies
TAS 33 (revised 2014)	Earnings Per Share
TAS 34 (revised 2014)	Interim Financial Reporting
TAS 36 (revised 2014)	Impairment of Assets
TAS 37 (revised 2014)	Provisions, Contingent Liabilities and Contingent Assets
TAS 38 (revised 2014)	Intangible assets
TAS 40 (revised 2014)	Investment Property
TFRS 2 (revised 2014)	Share-based Payment
TFRS 3 (revised 2014)	Business Combinations
TFRS 5 (revised 2014)	Non-current Assets Held for Sale and Discontinued Operations
TFRS 6 (revised 2014)	Exploration for and Evaluation of Mineral Assets
TFRS 8 (revised 2014)	Operating Segments
TFRS 10	Consolidated Financial Statements
TFRS 11	Joint Arrangements
TFRS 12	Disclosure of Interests in Other Entities
TFRS 13	Fair Value Measurement
TSIC 10 (revised 2014)	Government Assistance - No Specific Relation to Operating Activities
TSIC 15 (revised 2014)	Operating Leases - Incentives
TSIC 25 (revised 2014)	Income Taxes - Changes in the Tax Status of an Entity or its Shareholders
TSIC 27 (revised 2014)	Evaluating the Substance of Transactions in the Legal Form of a Lease
TSIC 29 (revised 2014)	Service Concession Arrangements: Disclosure
TSIC 31 (revised 2014)	Revenue-Barter Transactions Involving Advertising Services
TSIC 32 (revised 2014)	Intangible Assets - Web Site Costs
TFRIC 1 (revised 2014)	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4 (revised 2014)	Determining whether an Arrangement contains a Lease
TFRIC 5 (revised 2014)	Right to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds
TFRIC 7 (revised 2014)	Applying the Restatement Approach under TAS 29 Financial Reporting in Hyperinflationary Economies
TFRIC 10 (revised 2014)	Interim Financial Reporting and Impairment
TFRIC 12 (revised 2014)	Service Concession Arrangements

TFRIC 13 (revised 2014)	Customer Loyalty Programmes
TFRIC 14 (revised 2014)	IAS 19 - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
TFRIC 15 (revised 2014)	Agreements for the Construction of Real Estate
TFRIC 17 (revised 2014)	Distributions of Non-cash Assets to Owners
TFRIC 18 (revised 2014)	Transfers of Assets from Customers
TFRIC 20 (revised 2014)	Stripping Costs in the Production Phase of a Surface Mine

The new accounting standard which is effective for the fiscal year beginning on or after January 1, 2016 is as follows:

TFRS 4	Insurance Contracts
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The management of the Company and its subsidiaries is evaluating the impact of these new and revised accounting standards when they are initially applied.

39. AUTHORIZATION FOR ISSUE OF FINANCIAL STATEMENTS

These financial statements were authorized for issue by Company's directors on February 26, 2015