

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

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**REPORT AND CONSOLIDATED FINANCIAL STATEMENTS AND  
SEPARATE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2015**

## **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, 2015, 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, 2015, 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, 2015, the financial performance and the cash flows for the year then ended in accordance with the Financial Reporting Standards.

(Mr. Peradate Pongsathiansak)  
Certified Public Accountant  
Registration No. 4752

Dharmniti Auditing Company Limited  
Bangkok, Thailand  
February 26, 2016  
2016/0092/0357

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

**THE STATEMENTS OF FINANCIAL POSITION**

**AS AT DECEMBER 31, 2015**

		<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, 2015	31, 2014	31, 2015	31, 2014	
<b>CURRENT ASSETS</b>						
	Cash and cash equivalents	7	29,700,274.82	12,021,230.06	24,110,556.17	8,819,010.43
	Short-term investments	8	692,181.04	681,518.61	692,181.04	681,518.61
	Trade accounts receivable	9	-	21,400.00	-	-
	Short-term loan to related parties	6	-	-	21,500,000.00	20,500,000.00
	Inventories	10	444,524,469.57	408,095,819.39	444,524,469.57	400,880,253.42
	Property development costs	11	2,539,895,393.71	2,647,271,993.69	2,540,084,678.95	2,649,384,014.94
	Land held for development	12	1,595,394,339.33	1,722,044,750.08	1,521,986,780.33	1,653,188,781.08
	Deposit from purchase land	11	1,800,000.00	-	1,800,000.00	-
	Other current assets	6, 13	16,153,663.54	28,563,244.43	16,404,048.94	26,281,552.16
	<b>Total current assets</b>		<b>4,628,160,322.01</b>	<b>4,818,699,956.26</b>	<b>4,571,102,715.00</b>	<b>4,759,735,130.64</b>
<b>NON-CURRENT ASSETS</b>						
	Deposit pledged as collateral	14	12,816,340.66	9,109,392.61	12,816,340.66	8,879,230.74
	Investment in associated company	15	-	-	-	-
	Investment in subsidiaries	15	-	-	11,864,497.95	11,864,497.95
	Investment property	16	224,404,335.27	227,772,919.84	224,404,335.27	227,772,919.84
	Property, plant and equipment	17	137,970,626.04	145,542,408.76	135,426,887.83	141,686,209.68
	Intangible assets	18	3,113,225.06	4,041,953.38	3,113,225.06	4,041,953.38
	Deferred tax assets	25	1,516,325.66	-	503,742.42	-
	Other non-current assets		6,377,530.68	7,939,902.14	5,042,057.86	4,687,680.59
	<b>Total non-current assets</b>		<b>386,198,383.37</b>	<b>394,406,576.73</b>	<b>393,171,087.05</b>	<b>398,932,492.18</b>
	<b>TOTAL ASSETS</b>		<b>5,014,358,705.38</b>	<b>5,213,106,532.99</b>	<b>4,964,273,802.05</b>	<b>5,158,667,622.82</b>

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



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

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

**AS AT DECEMBER 31, 2015**

**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, 2015	31, 2014	31, 2015	31, 2014
<b>SHAREHOLDER'S EQUITY</b>					
Share capital					
Authorized share capital					
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
		577,530,000.00	577,530,000.00	577,530,000.00	577,530,000.00
Premium on share capital					
Retained earnings					
	Appropriated - legal reserve	66,750,000.00	60,250,000.00	66,750,000.00	60,250,000.00
	Unappropriated	621,255,620.70	546,709,526.59	611,863,478.08	533,007,148.85
Other components of equity					
		-	-	-	-
Total equity attributable to company's					
shareholders					
		2,451,520,672.70	2,370,474,578.59	2,442,128,530.08	2,356,772,200.85
Non-controlling interests					
		-	-	-	-
<b>TOTAL SHAREHOLDER'S EQUITY</b>		<b>2,451,520,672.70</b>	<b>2,370,474,578.59</b>	<b>2,442,128,530.08</b>	<b>2,356,772,200.85</b>
<b>TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY</b>		<b>5,014,358,705.38</b>	<b>5,213,106,532.99</b>	<b>4,964,273,802.05</b>	<b>5,158,667,622.82</b>

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

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

**THE STATEMENTS OF COMPREHENSIVE INCOME**

**FOR THE YEAR ENDED DECEMBER 31, 2015**

		In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Note	2015	2014	2015	2014	
<b>REVENUES</b>					
	6				
Sales		2,107,214,556.54	1,815,877,360.36	2,107,214,556.54	1,815,877,360.36
Rental income and service		13,556,367.49	4,587,682.28	9,296,367.49	-
Other income		16,560,975.40	23,063,909.52	17,201,540.71	23,676,938.01
Total Revenues		<u>2,137,331,899.43</u>	<u>1,843,528,952.16</u>	<u>2,133,712,464.74</u>	<u>1,839,554,298.37</u>
<b>EXPENSES</b>					
	6				
Cost of sales		1,408,509,425.31	1,200,806,432.70	1,410,620,706.85	1,202,171,838.12
Cost of for rent and service		20,403,755.76	3,933,112.37	15,194,083.04	-
Selling expenses		230,325,916.43	221,485,728.63	230,325,916.43	221,485,728.63
Administrative expenses		181,078,832.10	172,421,547.56	178,037,130.29	168,444,670.78
Management benefit expenses		47,818,291.90	42,108,778.00	47,767,599.90	41,935,327.00
Finance costs	31	88,819,124.06	59,211,663.38	86,498,358.53	57,424,335.60
Total Expenses		<u>1,976,955,345.56</u>	<u>1,699,967,262.64</u>	<u>1,968,443,795.04</u>	<u>1,691,461,900.13</u>
Share of profit (loss) from investment in an associated company		-	-	-	-
Income (loss) before tax expenses		160,376,553.87	143,561,689.52	165,268,669.70	148,092,398.24
Tax expenses (income)	25	35,449,382.50	29,495,899.91	36,031,263.21	29,917,982.61
Profit (loss) for the year		<u>124,927,171.37</u>	<u>114,065,789.61</u>	<u>129,237,406.49</u>	<u>118,174,415.63</u>
Other comprehensive income					
Items that will not be reclassified to profit or loss		-	-	-	-
Items that may be reclassified subsequently to profit or loss		-	-	-	-
Total comprehensive income for the year		<u>124,927,171.37</u>	<u>114,065,789.61</u>	<u>129,237,406.49</u>	<u>118,174,415.63</u>
Profit (loss) attributable to					
Shareholders' equity of the parent company		124,927,171.37	114,065,789.61	129,237,406.49	118,174,415.63
Non-controlling interests		-	-	-	-
		<u>124,927,171.37</u>	<u>114,065,789.61</u>	<u>129,237,406.49</u>	<u>118,174,415.63</u>
Total comprehensive income attributable to					
Shareholders' equity of the parent company		124,927,171.37	114,065,789.61	129,237,406.49	118,174,415.63
Non-controlling interests		-	-	-	-
		<u>124,927,171.37</u>	<u>114,065,789.61</u>	<u>129,237,406.49</u>	<u>118,174,415.63</u>
<b>BASIC EARNINGS PER SHARE OF THE PARENT COMPANY</b>					
	32				
Profit (loss) for the year (Baht per share)		0.105	0.096	0.109	0.100

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, 2015**

		In Baht							
		Consolidated Financial Statements							
		Shareholders' equity of the parent company				Total	Non-controlling interests	Total	
		Share capital issued and paid-up	Premium on share capital	Retained earnings		Other components of equity	Total	Total	
Note				Appropriated legal reserve	Unappropriated				
	Beginning balance 2014	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
	Appropriated - legal reserve	-	-	6,500,000.00	(6,500,000.00)	-	-	-	-
	Dividend paid	-	-	-	(43,881,077.26)	-	(43,881,077.26)	-	(43,881,077.26)
	Total comprehensive income for the year 2015	-	-	-	124,927,171.37	-	124,927,171.37	-	124,927,171.37
	Ending balance 2015	1,185,985,052.00	577,530,000.00	66,750,000.00	621,255,620.70	-	2,451,520,672.70	-	2,451,520,672.70

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, 2015**

		In Baht					
		Separate Financial Statements					
		Share capital issued and paid-up	Premium on share capital	Retained earnings		Other components of equity	Total
	Note			Appropriated legal reserve	Unappropriated		
Beginning balance 2014		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
Appropriated - legal reserve	26	-	-	6,500,000.00	(6,500,000.00)	-	-
Dividend paid	27	-	-	-	(43,881,077.26)	-	(43,881,077.26)
Total comprehensive income for the year 2015		-	-	-	129,237,406.49	-	129,237,406.49
Ending balance 2015		1,185,985,052.00	577,530,000.00	66,750,000.00	611,863,478.08	-	2,442,128,530.08

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

**N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**THE STATEMENTS OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Profit (loss) for the year	124,927,171.37	114,065,789.61	129,237,406.49	118,174,415.63
<u>Add</u> (less) Adjustments to reconcile profit (loss) for the year to net cash provided by (used in) operating activities :				
Depreciation and amortization	26,455,259.38	17,221,137.94	25,142,798.51	15,945,359.70
Unrealized gain from trading securities	(7,018.80)	(9,707.52)	(7,018.80)	(9,707.52)
Allowance for declining in value of inventories (reversal)	(11,764,683.35)	-	(11,764,683.35)	-
(Gain) loss from sale and amortization of fixed assets	(42,286.02)	8,092,453.66	(42,286.02)	7,865,958.66
Allowance for declining value of property, plant and equipment (reversal)	1,088,933.99	(700,000.00)	1,088,933.99	(700,000.00)
Loss from written-off assets	812,228.39	322,803.34	-	-
Gain from written-off accounts payable and accrued expenses	(8,449,984.06)	(15,373,157.56)	(8,374,957.14)	(15,341,227.56)
Provision for compensation for housing estate juristic persons	2,745,473.67	2,860,212.07	2,745,473.67	2,860,212.07
Employee benefit expenses	3,287,228.00	3,028,876.00	3,151,161.00	2,845,605.00
Employee benefit expenses (reversal)	(139,025.00)	-	-	-
Interest income	(243,243.58)	(154,716.28)	(1,021,851.69)	(747,758.19)
Interest expenses	88,819,124.06	59,211,663.38	86,498,358.53	57,424,335.60
Tax expenses (income)	35,449,382.50	29,495,899.91	36,031,263.21	29,917,982.61
<b>Income from operating activities before changes in operating assets and liabilities</b>	<b>262,938,560.55</b>	<b>218,061,254.55</b>	<b>262,684,598.40</b>	<b>218,235,176.00</b>
<b>Decrease (increase) in operating assets</b>				
Trade accounts receivable	21,400.00	24,661,540.45	-	-
Inventories	(24,663,966.83)	(4,436,382.31)	(31,879,532.80)	(6,002,025.37)
Property development costs	318,587,434.05	(133,031,545.86)	320,510,170.06	(133,775,765.27)
Land held for development	(27,695,656.34)	(619,039,948.23)	(27,695,656.34)	(550,540,590.23)
Deposit from purchase land	(1,800,000.00)	1,800,000.00	(1,800,000.00)	1,800,000.00
Other current assets	12,409,580.89	4,622,501.03	9,894,612.79	4,696,530.01
Other non-current assets	(354,377.27)	(155,165.35)	(354,377.27)	(155,165.35)

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, 2015**

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Increase (decrease) in operating liabilities				
Trade notes payable	(22,805,785.87)	41,456,712.96	(22,805,785.87)	41,456,712.96
Trade accounts payable and other payable	(26,429,584.36)	21,947,147.23	(25,564,597.55)	22,677,018.79
Payable to related parties	(30,799,539.89)	31,303,359.11	(32,463,601.15)	28,538,574.69
Accrued expenses	(6,698,610.69)	18,582,314.34	(6,973,972.71)	18,614,282.47
Advance received from customers	(49,197,882.50)	32,295,405.00	(49,197,882.50)	32,295,405.00
Retention from contractors	7,749,023.54	13,117,365.23	7,712,580.92	13,065,491.58
Other current liabilities	(160,667.02)	30,646.92	(160,667.02)	30,646.92
Cash receivable (paid) from the operations	411,099,928.26	(348,784,794.93)	401,905,888.96	(309,063,707.80)
Cash received from interest income	243,243.58	154,716.28	1,004,742.12	579,149.96
Withholding taxes refunded from Revenue department	2,235,024.61	302,547.62	-	-
Income tax expenses paid	(40,509,145.37)	(29,043,723.36)	(39,378,641.10)	(27,253,484.28)
Cash paid for provision for compensation for housing estate juristic persons	(533,750.00)	-	(533,750.00)	-
Cash paid for employee benefit obligations	-	(2,171,200.00)	-	(2,171,200.00)
Cash paid for liabilities form purchasing the real estate project	(28,120,000.00)	(5,520,000.00)	(27,620,000.00)	(5,520,000.00)
Net cash provided by (used in) operating activities	344,415,301.08	(385,062,454.39)	335,378,239.98	(343,429,242.12)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Cash paid for short-term loan to related parties	-	-	(1,000,000.00)	(1,200,000.00)
Increase in short-term investments	(3,710,591.68)	(99,880.99)	(3,940,753.55)	(96,127.99)
Cash paid for investment property	(6,771,181.72)	(35,768,967.53)	(6,771,181.72)	(35,768,967.53)
Proceeds from sales of fixed assets	50,000.00	670,000.00	50,000.00	670,000.00
Cash paid for purchase of fixed assets	(6,380,010.02)	(5,175,930.98)	(6,380,010.02)	(4,632,011.98)
Cash paid for purchase of intangible assets	(27,820.00)	(921,675.00)	(27,820.00)	(921,675.00)
Net cash provided by (used in) investing activities	(16,839,603.42)	(41,296,454.50)	(18,069,765.29)	(41,948,782.50)

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, 2015**

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Increase (decrease) in bank overdrafts and short-term loans from the financial institutions	611,983,518.10	74,005,367.09	611,983,518.10	74,005,367.09
Cash paid for liabilities under finance lease agreement	(593,127.59)	(592,183.09)	(593,127.59)	(592,183.09)
Cash received from short-term loan from related parties	-	-	-	-
Cash paid for short-term loan from related parties	-	-	-	(1,000,000.00)
Cash received from short-term loan from the director	223,000,000.00	300,000,000.00	223,000,000.00	260,000,000.00
Cash paid for short-term loan from the directors	(316,000,000.00)	(218,000,000.00)	(311,000,000.00)	(218,000,000.00)
Cash received from long-term loans	678,293,952.68	1,634,175,609.81	678,293,952.68	1,634,175,609.81
Cash paid for long-term loans	(1,319,739,569.60)	(1,226,054,340.34)	(1,319,739,569.60)	(1,226,054,340.34)
Interest paid	(142,960,349.23)	(115,470,646.35)	(140,080,625.28)	(114,875,898.42)
Dividend paid	(43,881,077.26)	(40,321,451.53)	(43,881,077.26)	(40,321,451.53)
Net cash provided by (used in) financing activities	(309,896,652.90)	407,742,355.59	(302,016,928.95)	367,337,103.52
Net increase (decrease) in cash and cash equivalents	17,679,044.76	(18,616,553.30)	15,291,545.74	(18,040,921.10)
Cash and cash equivalents, beginning of year	12,021,230.06	30,637,783.36	8,819,010.43	26,859,931.53
Cash and cash equivalents, end of year	29,700,274.82	12,021,230.06	24,110,556.17	8,819,010.43

Supplemental disclosures of cash flows information

1) Cash and cash equivalents consisted of :-

Cash on hand	577,000.00	648,891.01	577,000.00	648,891.01
Cash at bank	29,123,274.82	11,372,339.05	23,533,556.17	8,170,119.42
Total	29,700,274.82	12,021,230.06	24,110,556.17	8,819,010.43

2) In year 2015 and 2014, the Company had transferred land held for development as part of property development costs in value of Baht 158.90 million and Baht 100.53 million, respectively.

3) In year 2015, the Company acquired office equipment with an aggregate cost of Baht 2.50 million, was made by total amount finance lease agreement.

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

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, 2015**

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		
	2015	2014	
<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. (Under liquidation)	40.00	40.00	Real estate brokers
TPKS Real Estate Co., Ltd. (Associated company held by Ensure Home Co., Ltd.) (Under liquidation)	40.00	40.00	Real estate

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

Subsidiaries	Percentage of total assets included in consolidated statements of financial position		Percentage of total revenues included in consolidated statements of comprehensive income for the year	
	2015	2014	2015	2014
N.C. Property Management Co., Ltd.	1.63	1.68	0.01	-
Quality Living Management Co., Ltd.	0.04	0.03	0.20	0.25

2.3 The acquisition of subsidiaries are recorded by Purchase Method.

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

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

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

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

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

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

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

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

### 4. THE NEW AND REVISED ACCOUNTING STANDARDS ARE 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 Involving 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 Economics
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	IAS 19 - (revised 2014) 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 management of the Company and its subsidiaries have assessed the effects of these accounting standards, financial reporting standard, accounting standard interpretations and financial reporting standards interpretations 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 past 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 in other comprehensive income.

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 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.

	Tax rate	
	2015	2014
Net profit before income tax (Baht)		
1 - 300,000	0%	0%
300,001 - 1,000,000	15%	15%
1,000,001 - 3,000,000	15%	20%
More than 3,000,000	20%	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.

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

Allowance for declining in value of inventory

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

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

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

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 Investment property/Depreciation

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

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

#### 5.20.10 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.

#### 5.20.11 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.

#### 5.20.12 Deferred tax assets

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

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

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

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

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

#### 5.20.15 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
Mr. Rungsarn Nantakawong	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, 2015 and 2014 are summarized as follows :-

	Pricing basis	In Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		2015	2014	2015	2014
<u>Transaction during the year</u>					
<u>Subsidiaries</u>					
Interest income					
Quality Living Management Co., Ltd.	At the rate of 3.00% p.a. and At the rate of 5.75% p.a.	-	-	30,027.39	-
N.C. Property Management Co., Ltd.	At the rate of 3.00% p.a. and At the rate of 5.75% p.a.	-	-	757,095.00	606,715.08
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 per agreement	-	-	28,845,792.97	30,685,097.73
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 20,000 per project	-	-	2,985,000.00	2,790,000.00
Interest expenses					
Quality Living Management Co., Ltd.	At the rate of 3.00% p.a.	-	-	-	4,191.79
<u>Related parties</u>					
Sales					
Mr. Rungsarn Nuntakawong	Market price	4,694,697.00	-	4,694,697.00	-
Other income - office rental					
Precast station Co., Ltd.	Baht 10,000 per month and Baht 20,000 per month	360,000.00	240,000.00	360,000.00	240,000.00
Construction cost					
Precast station Co., Ltd.	At per agreement	62,537,694.98	112,166,768.62	62,537,694.98	112,166,768.62
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	51,319,138.20	73,718,367.94	44,493,820.24	63,245,318.78
S.C. Construction And Decoration Co., Ltd.	Market price	285,461.63	861,394.76	181,374.63	252,780.67
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	784,274.80	2,514,992.99	784,274.80	2,514,992.99
Rental a golf cart					
Tanyacart Management Co., Ltd.	Market price	6,000.00	23,400.00	6,000.00	23,400.00
Interest expenses					
Mr. Somchao Tanthathoedtham	At the rate of 5.75% p.a.	14,818,613.55	5,372,075.34	12,527,280.82	3,607,691.77

The significant outstanding balance as at December 31, 2015 and 2014 are as follow:-

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
<b>Short-term loan to related parties</b>				
- N.C. Property Management Co., Ltd.				
Balance, beginning of year	-	-	20,500,000.00	19,300,000.00
Addition during the year	-	-	-	1,200,000.00
Deduction during the year	-	-	-	-
Balance, ending of year	-	-	20,500,000.00	20,500,000.00
- Quality Living Management Co., Ltd.				
Balance, beginning of year	-	-	-	-
Addition during the year	-	-	1,000,000.00	-
Deduction during the year	-	-	-	-
Balance, ending of year	-	-	1,000,000.00	-
	-	-	21,500,000.00	20,500,000.00
<b>Accrued interest</b>				
- Quality Living Management Co., Ltd.	-	-	30,027.39	-
- N.C. Property Management Co., Ltd.	-	-	297,109.59	310,027.40
	-	-	327,136.98	310,027.40
<b>Payable to related parties</b>				
- Quality Living Management Co., Ltd.	-	-	-	374,500.00
- N.C. Property Management Co., Ltd.	-	-	3,430,069.30	8,492,860.06
- S.C. Construction And Decoration Co., Ltd.	15,034.57	349,822.38	14,130.42	323,628.78
- Sathaporn Wattana Trading Co., Ltd.	8,690,342.18	25,466,129.17	8,679,402.50	21,707,249.44
- Sathaporn Wattana Transport Partnership	3,500.00	3,500.00	3,500.00	3,500.00
- Precast station Co., Ltd.	22,523,442.98	35,462,555.07	22,523,442.98	35,462,555.07
- Namchai Golf Management Co., Ltd.	34,347.00	784,200.00	34,347.00	784,200.00
	31,266,666.73	62,066,206.62	34,684,892.20	67,148,493.35
<b>Short-term loan from related parties</b>				
- Quality Living Management Co., Ltd.				
Balance, beginning of year	-	-	-	1,000,000.00
Addition during the year	-	-	-	-
Deduction during the year	-	-	-	(1,000,000.00)
Balance, ending of year	-	-	-	-
<b>Short-term loan from directors</b>				
- Mr. Somchao Tanthoedtham				
Balance, beginning of year	157,000,000.00	75,000,000.00	117,000,000.00	75,000,000.00
Addition during the year	223,000,000.00	300,000,000.00	223,000,000.00	260,000,000.00
Deduction during the year	(316,000,000.00)	(218,000,000.00)	(311,000,000.00)	(218,000,000.00)
Balance, ending of year	64,000,000.00	157,000,000.00	29,000,000.00	117,000,000.00
<b>Accrued interest</b>				
- Mr. Somchao Tanthoedtham	2,799,856.26	2,452,965.75	2,228,794.52	1,293,513.69

The issued short-term loans to the related companies are the promissory notes, which carried interest rate at 3.00% and 5.75% per annum and will be paid 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 at call.

#### COLLATERAL WITH RELATED COMPANIES

As at December 31, 2015, 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, 2015 and 2014.

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
<u>Management</u>				
Management benefit expenses				
Short-term employee benefits	46,912,705.90	41,273,260.00	46,868,290.90	41,105,680.00
Post-employment benefits	905,586.00	835,518.00	899,309.00	829,647.00
Total	<u>47,818,291.90</u>	<u>42,108,778.00</u>	<u>47,767,599.90</u>	<u>41,935,327.00</u>

#### 7. CASH AND CASH EQUIVALENTS

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Cash in hand	577,000.00	648,891.01	577,000.00	648,891.01
Cash at bank - current accounts	20,583,595.43	4,589,188.07	16,765,028.03	3,005,045.56
Cash at bank - savings accounts	8,306,554.03	6,783,150.98	6,768,528.14	5,165,073.86
Cash at bank - fixed deposit for 3 months	233,125.36	-	-	-
Total	<u>29,700,274.82</u>	<u>12,021,230.06</u>	<u>24,110,556.17</u>	<u>8,819,010.43</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)			
	2015		2014	
	At cost	Fair value	At cost	Fair value
Fixed deposit for 12 months	125,707.88	125,707.88	122,064.25	122,064.25
Investments in securities held for trading				
- SCB savings fixed income fund	498,517.00	566,473.16	498,517.00	559,454.36
Total	<u>624,224.88</u>	<u>692,181.04</u>	<u>620,581.25</u>	<u>681,518.61</u>

## 9. TRADE ACCOUNTS RECEIVABLE

Trade accounts receivable consist of the following:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Real Estate				
Receivable from installment	297,402.00	297,402.00	297,402.00	297,402.00
Contractor				
Receivable contractor	-	-	-	-
Property manager services				
Management receivable	-	21,400.00	-	-
Total	<u>297,402.00</u>	<u>318,802.00</u>	<u>297,402.00</u>	<u>297,402.00</u>
<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>-</u>	<u>21,400.00</u>	<u>-</u>	<u>-</u>

Trade accounts receivable were classified by aging as follows:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Not yet due	-	-	-	-
Over 0 month to 3 months	-	21,400.00	-	-
Over 3 months to 6 months	-	-	-	-
Over 6 months to 12 months	-	-	-	-
Over 12 months	297,402.00	297,402.00	297,402.00	297,402.00
Total	<u>297,402.00</u>	<u>318,802.00</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	
	2015	2014	2015	2014
Beginning balance	297,402.00	297,402.00	297,402.00	297,402.00
Increase	-	-	-	-
Decrease	-	-	-	-
Ending balance	297,402.00	297,402.00	297,402.00	297,402.00

## 10. INVENTORIES

Inventories consist of

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Cost of houses and condominium for sales	448,245,468.56	416,365,935.76	448,245,468.56	416,365,935.76
Work in construction	-	7,215,565.97	-	-
Total	448,245,468.56	423,581,501.73	448,245,468.56	416,365,935.76
<u>Less</u> allowance for declining value of inventories	(3,720,998.99)	(15,485,682.34)	(3,720,998.99)	(15,485,682.34)
Inventories - net	444,524,469.57	408,095,819.39	444,524,469.57	400,880,253.42

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

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Beginning balance	15,485,682.34	15,485,682.34	15,485,682.34	15,485,682.34
Increase	2,923,507.19	-	2,923,507.19	-
Decrease	(14,688,190.54)	-	(14,688,190.54)	-
Ending balance	3,720,998.99	15,485,682.34	3,720,998.99	15,485,682.34

During the year 2015, the allowance for declining value of inventories decrease due to the sale of inventories.

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

	Consolidated Financial Statements / Separate Financial Statements			
	2015		2014	
	Unit	In Million Baht	Unit	In Million Baht
House and condominium for sales	263	448.25	171	416.37
The selling contracted house and condominium	(91)	(100.61)	(49)	(86.62)
House and condominium for sale - net	172	347.64	122	329.75

As at December 31, 2015 and 2014, inventories of the Company in amount of Baht 87.02 million and Baht 394.99 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	
	2015	2014	2015	2014
Lands and land development costs	3,080,002,115.16	3,432,493,727.10	3,080,002,115.16	3,432,493,727.10
Utilities	922,608,912.89	951,952,827.49	922,608,912.89	951,952,827.49
Construction in progress	4,801,398,498.46	4,938,448,060.27	4,801,587,783.70	4,940,560,081.52
Interest capitalization	365,515,082.21	416,948,719.71	365,515,082.21	416,948,719.71
Total	9,169,524,608.72	9,739,843,334.57	9,169,713,893.96	9,741,955,355.82
<u>Less</u> transfer to inventory	(448,245,468.56)	(416,365,935.76)	(448,245,468.56)	(416,365,935.76)
transfer to cost of sale	(6,181,383,746.45)	(6,484,201,452.81)	(6,181,383,746.45)	(6,484,201,452.81)
transfer to investment property	-	(192,003,952.31)	-	(192,003,952.31)
Property development costs	<u>2,539,895,393.71</u>	<u>2,647,271,993.69</u>	<u>2,540,084,678.95</u>	<u>2,649,384,014.94</u>

As at December 31, 2015 and 2014, almost of the Company's land 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, 2015 and 2014, the Company recorded the related interest expense amounting to approximately Baht 52.31 million and Baht 59.56 million, respectively, as part of property development costs. The capitalization rate for calculate interest is 6.19% and 5.40%, respectively.

## 11.2 DEPOSIT FROM PURCHASE LAND

As at December 25, 2015, the Company had bought lands under the agreement to buy and sell land with person in the amounting of Baht 18 million, which will be transferred the ownership on March 25, 2016, the Company had paid the advance payment for buying land totalling Baht 1.80 million as stated in the statements of financial position under the deposit from purchase land.

11.3 OBLIGATION AND COMMITMENT UNDER REAL ESTATE PROJECTS

	Consolidated Financial Statements / Separate Financial Statements	
	2015	2014
Number of projects on hand, beginning of year	22	21
Number of closing projects	1	3
Number of newly open projects	1	4
Number of projects on hand, ending of year	22	22
Total current projects value (In million Baht)	12,823.33	14,868.85
Contracted sales value (In million Baht)	9,344.96	10,836.42
As percentage of total current projects value	72.87	72.88

As at December 31, 2015 and 2014, the Company has the obligation and the commitment to complete the public utility development project for projects on hand in the amount of Baht 128.40 million and Baht 278.69 million, respectively.

12. LAND HELD FOR DEVELOPMENT

Land held for development consist of the following :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Beginning balance	1,722,044,750.08	1,211,563,547.73	1,653,188,781.08	1,211,206,936.73
Increase	32,247,246.34	619,039,948.23	27,695,656.34	550,540,590.23
Total	1,754,291,996.42	1,830,603,495.96	1,680,884,437.42	1,761,747,526.96
Less transfer to property development costs	(158,897,657.09)	(100,533,745.88)	(158,897,657.09)	(100,533,745.88)
decrease for reversal of liabilities from purchasing the real estate project as discussed in note 24	-	(8,025,000.00)	-	(8,025,000.00)
Land held for development	1,595,394,339.33	1,722,044,750.08	1,521,986,780.33	1,653,188,781.08

As at December 31, 2015 and 2014, almost of the Company's land held for development are mortgaged 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	
	2015	2014	2015	2014
Prepaid expense	3,841,247.64	4,577,018.05	3,814,729.11	4,509,004.28
Receivables - the Revenue Department	1,257,587.24	2,950,281.96	1,257,587.24	2,950,281.96
Advance expense	-	2,468,525.95	-	-
Account receivable from lawsuit	180,000.00	180,000.00	180,000.00	180,000.00
Short-term loans to employee	323,606.74	189,051.83	275,018.71	180,371.67
Advance payments on contracts				
to build condominiums	41,670.00	15,340,283.69	41,670.00	15,340,283.69
Product for extras	343,570.28	542,433.48	343,570.28	542,433.48
Prepaid interest	8,475,524.11	-	8,475,524.11	-
Other current assets	2,003,611.53	2,628,803.47	2,329,103.49	2,892,331.08
Total	16,466,817.54	28,876,398.43	16,717,202.94	26,594,706.16
<u>Less</u> Allowance for doubtful accounts	(313,154.00)	(313,154.00)	(313,154.00)	(313,154.00)
Net	16,153,663.54	28,563,244.43	16,404,048.94	26,281,552.16

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

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Beginning balance	313,154.00	313,154.00	313,154.00	313,154.00
Increase	-	-	-	-
Decrease	-	-	-	-
Ending balance	313,154.00	313,154.00	313,154.00	313,154.00

14. DEPOSIT PLEDGED AS COLLATERAL

As at December 31, 2015 and 2014, the Company had fixed deposit amounting to Baht 12,816,340.66 and Baht 8,879,230.74, respectively, which are pledged as collateral for maintenance to public utilities, customer's loan and gasoline, as discussed in note 34.

As at December 2014, the subsidiary had fixed deposit amounting to Baht 230,161.87, 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)	
	2015	2014	2015	2014	2015	2014	2015	2014
<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</u> Allowance for declining								
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	23,477,151.79	25,864,418.19	11,864,497.95	11,864,497.95
Quality Living								
Management Co., Ltd.	1,000,000.00	1,000,000.00	100	100	(2,142,061.20)	(219,832.19)	-	-
					21,335,090.59	25,644,586.00	11,864,497.95	11,864,497.95
<u>Less</u> Allowance for declining								
value of investment					-	-	-	-
Investments in subsidiaries- net								
					21,335,090.59	25,644,586.00	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.

As at December 31, 2015, the two associated companies have been in liquidation process.

## 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, 2014			(out)	December 31, 2015
<u>At cost</u>					
Land	45,360,472.19	-	-	-	45,360,472.19
Residential building for lease	-	4,637,749.42	-	147,991,884.71	152,629,634.13
Utility	-	522,112.46	-	25,500,060.78	26,022,173.24
Furniture and fixtures	-	1,611,319.84	-	8,920,502.16	10,531,822.00
Residential building for lease in progress	147,991,884.71	-	-	(147,991,884.71)	-
Utility in progress	25,500,060.78	-	-	(25,500,060.78)	-
Furniture and fixtures in progress	8,920,502.16	-	-	(8,920,502.16)	-
Total	227,772,919.84	6,771,181.72	-	-	234,544,101.56
<u>Less Accumulated depreciation</u>					
Residential building for lease	-	(5,431,184.53)	-	-	(5,431,184.53)
Utility	-	(2,602,217.28)	-	-	(2,602,217.28)
Furniture and fixtures	-	(2,106,364.48)	-	-	(2,106,364.48)
Total	-	(10,139,766.29)	-	-	(10,139,766.29)
Property investment-net	227,772,919.84				224,404,335.27

	Consolidate Financial Statement/Separate Financial Statement (In Baht)				
	Balance as at	Additions	Deduction	Transfer in	Balance as at
	December 31, 2013			(out)	December 31, 2014
<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 in progress	-	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, 2015 and 2014, the Company has the revenue from rental the real estates amounting to Baht 9,296,367.49 and Baht 0.00, respectively, and the cost from operating amounting for Baht 23,487,152.29 and Baht 3,244,872.23, respectively. They are recognized in the statements of comprehensive income.

As at December 31, 2015 and 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 investment property. 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, 2015
	Balance as at December 31, 2014	Additions	Deduction	Transfer in (out)	
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	67,463,474.89	-	-	-	67,463,474.89
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	115,462,002.70	-	-	-	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	10,159,795.65	86,877.55	-	-	10,246,673.20
Office equipment	30,547,042.22	985,934.46	(32,421.00)	-	31,500,555.68
Office equipment - under finance lease agreement	-	2,503,800.00	-	-	2,503,800.00
Furniture and fixtures	24,691,178.32	1,409,011.61	-	-	26,100,189.93
Vehicles	21,434,196.75	3,898,186.40	(939,650.00)	-	24,392,733.15
Vehicle - under finance lease agreement	2,400,332.00	-	-	-	2,400,332.00
<b>Total</b>	<b>333,619,185.36</b>	<b>8,883,810.02</b>	<b>(972,071.00)</b>	<b>-</b>	<b>341,530,924.38</b>
<u>Less Accumulated depreciation</u>					
Building - office	(10,203,301.02)	-	-	-	(10,203,301.02)
- clubhouse	(68,721,723.35)	(5,299,002.85)	-	-	(74,020,726.20)
Sample house and sale office building	(43,923,603.27)	-	-	-	(43,923,603.27)
Building improvement	(4,256,095.23)	(333,711.93)	-	-	(4,589,807.16)
Machinery and equipment	(5,541,958.18)	(1,662,500.25)	-	-	(7,204,458.43)
Office equipment	(21,584,748.36)	(2,926,697.58)	24,711.02	-	(24,486,734.92)
Furniture and fixtures	(17,833,725.34)	(2,685,537.99)	-	-	(20,519,263.33)
Vehicles	(13,922,819.38)	(1,602,625.30)	939,646.00	-	(14,585,798.68)
Vehicle - under finance lease agreement	(488,802.47)	(848,868.87)	-	-	(1,337,671.34)
<b>Total</b>	<b>(186,476,776.60)</b>	<b>(15,358,944.77)</b>	<b>964,357.02</b>	<b>-</b>	<b>(200,871,364.35)</b>
<u>Less Allowance for declining value</u>					
-building clubhouse	(1,600,000.00)	(1,088,933.99)	-	-	(2,688,933.99)
<b>Property, plant and equipment - net</b>	<b>145,542,408.76</b>				<b>137,970,626.04</b>

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	344,594,861.25	5,175,930.98	(16,151,606.87)	-	333,619,185.36
<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	(177,824,109.50)	(16,268,315.31)	7,615,648.21	-	(186,476,776.60)
<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	164,470,751.75				145,542,408.76

Separate Financial Statement (In Baht)					
	Balance as at	Additions	Deduction	Transfer in	Balance as at
	December 31, 2014			(out)	December 31, 2015
<u>At cost</u>					
Land - office	660,000.00	-	-	-	660,000.00
- clubhouse	67,463,474.89	-	-	-	67,463,474.89
Building - office	10,203,302.00	-	-	-	10,203,302.00
- clubhouse	115,462,002.70	-	-	-	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	3,756,639.23	86,877.55	-	-	3,843,516.78
Office equipment	28,209,457.00	985,934.46	(32,421.00)	-	29,162,970.46
Office equipment - under finance lease agreement	-	2,503,800.00	-	-	2,503,800.00
Furniture and fixtures	24,526,285.80	1,409,011.61	-	-	25,935,297.41
Vehicles	19,922,897.83	3,898,186.40	(939,650.00)	-	22,881,434.23
Vehicle - under finance lease agreement	2,400,332.00	-	-	-	2,400,332.00
Total	323,202,252.28	8,883,810.02	(972,071.00)	-	331,113,991.30
<u>Less Accumulated depreciation</u>					
Building - office	(10,203,301.02)	-	-	-	(10,203,301.02)
- clubhouse	(68,721,723.35)	(5,299,002.85)	-	-	(74,020,726.20)
Sample house and sale office building	(43,923,603.27)	-	-	-	(43,923,603.27)
Building improvement	(4,256,095.23)	(333,711.93)	-	-	(4,589,807.16)
Machinery and equipment	(2,651,146.67)	(495,248.27)	-	-	(3,146,394.94)
Office equipment	(19,421,552.00)	(2,844,767.20)	24,711.02	-	(22,241,608.18)
Furniture and fixtures	(17,674,594.04)	(2,682,659.48)	-	-	(20,357,253.52)
Vehicles	(12,575,224.55)	(1,542,225.30)	939,646.00	-	(13,177,803.85)
Vehicle - under finance lease agreement	(488,802.47)	(848,868.87)	-	-	(1,337,671.34)
Total	(179,916,042.60)	(14,046,483.90)	964,357.02	-	(192,998,169.48)
Less Allowance for declining value					
-building clubhouse	(1,600,000.00)	(1,088,933.99)	-	-	(2,688,933.99)
Property, plant and equipment - net	141,686,209.68				135,426,887.83

Separate Financial Statement (In Baht)					
	Balance as at	Additions	Deduction	Transfer in	Balance as at
	December 31, 2013			(out)	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

As at December 31, 2015 and 2014, 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 53.53 million and Baht 57.53 million, respectively) are mortgaged as collateral against the overdrafts and loans from two commercial banks in the total amount of Bath 25 million, as discussed in note 19.

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

Transaction assets	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Building - office	10,203,302.00	10,203,302.00	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	41,698,978.17	41,698,978.17	41,698,978.17
Machinery and equipment	1,972,338.20	1,925,119.29	1,317,420.71	1,270,201.80
Office equipment	17,141,116.01	15,199,351.61	15,336,822.90	13,528,168.06
Furniture and fixtures	17,471,399.09	10,832,060.56	17,320,899.09	10,681,560.56
Vehicles	5,914,834.82	5,902,957.82	4,705,535.90	4,693,658.90
Total	97,259,982.35	88,619,783.51	93,440,972.83	84,933,883.55

## 18. INTANGIBLE ASSETS

Intangible assets consist of the following :

	In Baht			
	Consolidated Financial Statement/ Separate Financial Statement			
	Balance as at December 31, 2014	Additions (Transfer in)	Deduction (Transfer out)	Balance as at December 31, 2015
<u>At cost</u>				
Software licenses	7,672,521.25	27,820.00	-	7,700,341.25
Total	7,672,521.25	27,820.00	-	7,700,341.25
<u>Less</u> Accumulated amortization	(3,630,567.87)	(956,548.32)	-	(4,587,116.19)
Intangible assets - net	4,041,953.38			3,113,225.06

	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

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

This account consist of :-

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Bank overdrafts from the financial institutions	56,360,136.48	41,026,732.38	56,360,136.48	41,026,732.38
Short-term loans from the financial institutions	803,430,000.00	206,779,886.00	803,430,000.00	206,779,886.00
<b>Total</b>	<b>859,790,136.48</b>	<b>247,806,618.38</b>	<b>859,790,136.48</b>	<b>247,806,618.38</b>

  

	Credit line (Million Baht)		Rate	Due Date	Guarantee
	As at December	As at December			
	31, 2015	31, 2014			
<b>Bank Overdraft</b>					
The parent company					
- The first bank	25.00	25.00	MOR per annum	At call	- By the mortgage of the Company's land and the clubhouse building.
- The second bank	20.00	20.00	6 months fix deposit plus 1.15% per annum	At call	- By some directors and the fixed accounts of some directors.
- The third bank	15.00	15.00	MOR less 0.50% per annum	At call	- By the mortgage of the director's relatives land.
- The fourth bank	5.00	-	MOR per annum	1 year (revised annually)	- By the mortgage of the project's land.
<b>Total Credit line</b>	<b>65.00</b>	<b>60.00</b>			
<b>Short-term loans</b>					
The parent company					
- The first bank	35.00	35.00	MLR less 0.25% per annum	January 15, 2016	- By the mortgage of the director's land and construction thereon.
- The second bank	10.43	13.78	MLR less 0.50% per annum	February 5, 2016	- By the mortgage of the project's land and construction thereon and construction in the future.
- The third bank	-	38.00	MLR per annum	-	- By the mortgage of the Company's land.
- The fourth bank	120.00	120.00	MLR - 0.25%	March 28, 2016	- By the mortgage of the director's relatives land.
- The fifth bank	38.00	-	MOR less 1.625% per annum	March 11, 2016	- By the mortgage of the project's land and construction thereon and construction in the future.
- The sixth bank	600.00	-	5.35% and 5.50% per annum	February 2, 2016, February 24, 2016, June 2, 2016 and June 9, 2016	- Bill of exchange at Baht 50 million endorsed names of some directors.
<b>Total Credit line</b>	<b>803.43</b>	<b>206.78</b>			
<b>Total Credit line</b>	<b>868.43</b>	<b>266.78</b>			

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 (6) 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	
	2015	2014	2015	2014
Trade accounts	79,682,759.14	116,142,639.15	79,682,759.14	114,418,591.21
Other payable	5,592,299.36	2,264,165.21	5,592,299.36	2,263,495.21
Withholding tax	5,756,226.57	3,533,216.21	5,309,553.32	3,460,769.83
Other	1,586,181.35	1,121,147.45	912,286.01	929,049.45
Total	<u>92,617,466.42</u>	<u>123,061,168.02</u>	<u>91,496,897.83</u>	<u>121,071,905.70</u>

## 21. LIABILITIES UNDER FINANCE LEASE AGREEMENT

Liabilities under finance lease agreements consisted of :

	Consolidated Financial Statements / Separate Financial Statements (In Baht)					
	2015			2014		
	Principal	Deferred interest	Payment	Principal	Deferred interest	Payment
Current portion due within one year	1,240,237.37	124,396.03	1,364,633.40	593,127.59	54,368.41	647,496.00
Current portion due after one year not over three years	<u>1,708,746.07</u>	<u>104,304.72</u>	<u>1,813,050.79</u>	<u>445,183.44</u>	<u>13,459.55</u>	<u>458,642.99</u>
Total	<u>2,948,983.44</u>	<u>228,700.75</u>	<u>3,177,684.19</u>	<u>1,038,311.03</u>	<u>67,827.96</u>	<u>1,106,138.99</u>

As at December 31, 2015 and 2014, the Company has two with the local leasing company to purchase vehicles in the amount of Baht 2,214,750 (Included VAT), with a term of repayment of 36 months at Baht 20,535 - 39,496 per month (Included VAT).

As at December 31, 2015, the Company has finance leasing office equipment with the local leasing company to purchase office equipment in the amount of Baht 2,503,800 (Included VAT), respectively, with a term of repayment of 36 months at Baht 70,560 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	
	2015	2014	2015	2014
Long-term loans from local banks				
The first bank	689,181,186.15	1,190,252,333.41	689,181,186.15	1,190,252,333.41
The second bank	474,737,298.26	615,111,767.92	474,737,298.26	615,111,767.92
Total	1,163,918,484.41	1,805,364,101.33	1,163,918,484.41	1,805,364,101.33
Less Current portion due within one year	(598,088,181.92)	(598,923,847.32)	(598,088,181.92)	(598,923,847.32)
Long - term loans from the financial institutions - net	565,830,302.49	1,206,440,254.01	565,830,302.49	1,206,440,254.01

Movements in the long-term loans account during the year ended December 31, 2015 are summarized below.

	In Baht	
	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2015	1,805,364,101.33	1,805,364,101.33
Less: Repayment during the year	(1,319,739,569.60)	(1,319,739,569.60)
Add: Additional borrowings during the year	678,293,952.68	678,293,952.68
Balance as at 31 December 2015	1,163,918,484.41	1,163,918,484.41

	Credit line (Million Baht)		Interest rate	Guarantee
	As at December	As at December		
	31, 2015	31, 2014		
<u>Long-term loans</u>				
Parent company				
<u>The first bank</u>				
- The first credit line	139.47	139.47	MLR less 0.50% per annum	By the mortgage of some of the project's land and construction thereon.
- The second credit line	-	17.25	MLR less 0.50% per annum	
- The third credit line	5.81	68.11	MLR less 0.50% per annum	
- The fourth credit line	-	254.19	MLR less 0.50% per annum	
- The fifth credit line	-	219.05	MLR less 0.50% per annum	
- The sixth credit line	146.40	41.25	MLR less 0.50% per annum	
- The seventh credit line	46.10	46.10	MLR less 0.50% per annum	
- The eighth credit line	49.89	90.83	MLR less 0.50% per annum	
- The ninth credit line	264.00	264.00	MLR less 0.50% per annum	
- The tenth credit line	37.50	50.00	MLR per annum	

	Credit line (Million Baht)		Interest rate	Guarantee
	As at December 31, 2015	As at December 31, 2014		
<u>The second bank</u>				
- The first credit line	-	183.82	MLR per annum	By the mortgage of some of the project's land and construction thereon and investment property. And by the land of relatives of director.
- The second credit line	33.94	46.34	MLR plus 0.50% per annum	
- The third credit line	77.75	79.93	MLR plus 0.50% per annum	
- The fourth credit line	95.77	111.61	MLR plus 0.50% per annum	
- The fifth credit line	-	6.72	MLR per annum	
- The sixth credit line	98.12	65.00	MLR per annum	
- The seventh credit line	157.51	121.68	MLR per annum	
- The eight credit line	11.65	-	MLR per annum	
	<u>1,163.91</u>	<u>1,805.35</u>		

The first bank

The first credit line

The Company had to repay the full loan amount within June 30, 2015. Later, on May 25, 2015, the Company has a letter to extend the loan payment period to March 30, 2016 and 2015. As at December 31, 2015, the Company has classified such liabilities under long - term loans from financial institutions with the portion due within 1 year in the full amount.

The second 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).

As at December 31, 2015, the Company paid the loan in the full amount.

The third 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 fourth 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).

As at December 31, 2015, the Company paid the loan in the full amount.

The fifth 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).

As at December 31, 2015, the Company paid the loan in the full amount.

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). As at December 31, 2015, the Company classified such liabilities under long-term loan from financial institutions with the portion due within 1 year in the full amount.

The seventh 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. Later, on December 16, 2015, the Company has a letter to extend the loan payment to February 11, 2016. As at December 31, 2015, the Company classified such liabilities under long-term loans from financial institutions with the portion due within 1 year in the full amount.

The eighth credit line

The Company had to repay the full loan amount within 3 years and 6 months from the first drawdown date (February 12, 2014). However, the Company did not estimate the amount of loan, which is expected to be repaid within 1 year to be classified as current liabilities in the statement of financial position for this loan.

The ninth credit line

The Company had to repay the full loan amount within 1 year from the first drawdown date December 23, 2014. Later, on December 24, 2015, the Company has a letter to extend the loan repayment to December 23, 2016. As at December 31, 2015, the Company has classified such liabilities under long-term loan from financial institutions with the portion due within 1 year in the full amount.

The tenth credit line

The Company had to repay the full loan amount within 2 years from the first drawdown date (December 22, 2014), and pay in quarterly basis for 4 periods. The first period is December 2015 onwards. As at December 31, 2015, the Company classified such liabilities under long-term loans from financial institutions with the portion due within 1 year.

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).

As at December 31, 2015, the Company had repaid the loan in the full amount.

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). As at December 31, 2015, 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). As at December 31, 2015, 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). As at December 31, 2015, 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 72 months starting the first payment within 6 months from the contract signing date (May 9, 2014).

As at December 31, 2015, the Company had repaid the loan in the full amount.

The sixth 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).

As at December 31, 2015, the Company classified such loan under long-term loans from financial institutions with the portion due within 1 year.

The seventh 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). In the year 2015, The Company had repaid the loans in the full amount.

On August 7, 2015, a new loan agreement was prepared with the condition to pay the loan in the full amount within 66 months from the contract date. However, the Company did not estimate the loan amount, which is expected to be repaid to classify current liabilities in the statement of financial position for this loan.

The eighth credit line

The Company had to repay the full loan amount within 36 months starting from the contract signing date (July 17, 2015). As at December 31, 2015, 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 has to comply with the terms and conditions as specified in the loan agreement, such as (1) not to sell, dispose, transfer, give rent, pledge, or mortgage the Company's loan collaterals, (2) not to commit any obligation that would result in letting other persons have control or rights in the Company's assets, (3) not to engage into any liability or obligation over Baht 10 million per time except approved by the bank, (4) to maintain debt-to-equity ratio, (5) not to pay dividend except the lender assess the payment not affect the ability of loan repayment, (6) not to decrease registered capital and (7) to grant beneficiary of the asset protection from the insurance to policy the lender, etc.

## 23. EMPLOYEE BENEFIT OBLIGATIONS

Employee benefit obligations consists of :

### The statements of financial position

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Defined benefit obligations, beginning of the years	30,602,380.00	28,860,312.00	29,698,093.00	28,166,432.00
Current service costs and interest	4,308,984.00	3,913,268.00	4,143,485.00	3,702,861.00
Employee benefit obligations paid during the year	-	(2,171,200.00)	-	(2,171,200.00)
Employee benefit obligations transfer out	(139,025.00)	-	-	-
Defined benefit obligations, ending of the years	<u>34,772,339.00</u>	<u>30,602,380.00</u>	<u>33,841,578.00</u>	<u>29,698,093.00</u>

### Expense recognized in the statements of comprehensive income

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Current service costs	3,287,228.00	3,028,876.00	3,151,161.00	2,845,605.00
Interest on obligation	1,021,756.00	884,392.00	992,324.00	857,256.00
Total	<u>4,308,984.00</u>	<u>3,913,268.00</u>	<u>4,143,485.00</u>	<u>3,702,861.00</u>
Current service costs				
Cost of service	105,753.00	153,773.00	-	-
Selling expenses	1,097,626.00	984,008.00	1,097,626.00	984,008.00
Administrative expenses	1,178,261.00	1,055,577.00	1,154,224.00	1,031,950.00
Management benefit expenses	905,588.00	835,518.00	899,311.00	829,647.00
Finance costs	1,021,756.00	884,392.00	992,324.00	857,256.00
Total	<u>4,308,984.00</u>	<u>3,913,268.00</u>	<u>4,143,485.00</u>	<u>3,702,861.00</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, 2015 and 2014.

	Percentage			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
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

The Company and its subsidiaries have no sensitivity information from the actuaries. Therefore, it has not been disclosed in this notes to financial statements.

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, and its subsidiary had an obligation under the contract to buy and sell land of a real estate project with a company under the buy and sale agreement dated March 3, 2014. The contract to buy and to sell land requires the Company 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:

	Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September	As at December	As at September	As at December
	2015	2014	2015	2014
Beginning balance	67,174,350.00	80,719,350.00	67,174,350.00	80,719,350.00
<u>Add</u> increase during the year	4,551,590.00	-	-	-
<u>Less</u> decrease from payment and reversal during the year	(28,120,000.00)	(13,545,000.00)	(27,620,000.00)	(13,545,000.00)
Liabilities from purchasing the real estate year	<u>43,605,940.00</u>	<u>67,174,350.00</u>	<u>39,554,350.00</u>	<u>67,174,350.00</u>

As at December 31, 2015, the Company and its subsidiaries had liabilities from purchasing the real estate project which is presented as part of property development cost amount of Baht 12.10 million and land held for development amount of Baht 31.51 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	
	2015	2014	2015	2014
	2015	2014	2015	2014
Deferred tax assets	12,132,999.68	10,671,976.15	12,132,999.68	10,644,171.15
Deferred tax liabilities	(10,616,674.02)	(10,811,824.49)	(11,629,257.26)	(11,214,722.02)
	<u>1,516,325.66</u>	<u>(139,848.34)</u>	<u>503,742.42</u>	<u>(570,550.87)</u>

25.1 Changes in deferred tax assets and deferred tax liabilities for the years ended December 31, 2015 and 2014 are summarized as follows:

	Baht				
	Consolidated financial statements				
	Balance as at	Revenue (expenses) during the year			Balance as at
	Dec. 31, 14	In profit or loss	In other comprehensive income		Dec. 31, 15
Deferred tax assets:					
Investment in associated company	48,000.00	-	-	48,000.00	
Allowance for declining value-clubhouse	320,000.00	217,786.80	-	537,786.80	
Provisions for employee benefits	5,967,423.60	800,892.00	-	6,768,315.60	
Provisions for compensation for housing estate juristic persons	4,336,552.55	442,344.73	-	4,778,897.28	
Total	<u>10,671,976.15</u>	<u>1,461,023.53</u>	<u>-</u>	<u>12,132,999.68</u>	
Deferred tax liabilities:					
Unrealized gain on remeasuring held for trade investments	(12,187.47)	(1,403.76)	-	(13,591.23)	
Property development costs and inventories	(10,799,637.02)	196,554.23	-	(10,603,082.79)	
Total	<u>(10,811,824.49)</u>	<u>195,150.47</u>	<u>-</u>	<u>(10,616,674.02)</u>	
Net	<u>(139,848.34)</u>			<u>1,516,325.66</u>	
	Baht				
	Consolidated 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	5,645,581.80	321,841.80	-	5,967,423.60	
Provisions for compensation for housing estate juristic persons	3,764,510.13	572,042.42	-	4,336,552.55	
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 held for trade investments	(10,245.97)	(1,941.50)	-	(12,187.47)	
Property development costs and inventories	(8,783,573.08)	(2,016,063.94)	-	(10,799,637.02)	
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				
	Separate financial statements				
	Balance as at	Revenue (expenses) during the year			Balance as at
	Dec. 31, 14	In profit or loss	In other comprehensive income		Dec. 31, 15
Deferred tax assets:					
Investment in associated company	48,000.00	-	-	48,000.00	
Allowance for declining value-clubhouse	320,000.00	217,786.80	-	537,786.80	
Provisions for employee benefits	5,939,618.60	828,697.00	-	6,768,315.60	
Provisions for compensation for housing estate juristic persons	4,336,552.55	442,344.73	-	4,778,897.28	
Total	<u>10,644,171.15</u>	<u>1,488,828.53</u>	-	<u>12,132,999.68</u>	
Deferred tax liabilities:					
Unrealized gain on remeasuring held for trade investments	(12,187.47)	(1,403.76)	-	(13,591.23)	
Property development costs and inventories	(11,202,534.55)	(413,131.48)	-	(11,615,666.03)	
Total	<u>(11,214,722.02)</u>	<u>(414,535.24)</u>	-	<u>(11,629,257.26)</u>	
Net	<u>(570,550.87)</u>			<u>503,742.42</u>	

	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	<u>10,437,692.53</u>	<u>206,478.62</u>	-	<u>10,644,171.15</u>	
Deferred tax liabilities:					
Unrealized gain on remeasuring held for trade 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	<u>(8,722,496.85)</u>	<u>(2,492,225.17)</u>	-	<u>(11,214,722.02)</u>	
Net	<u>1,715,195.68</u>			<u>(570,550.87)</u>	

25.2 Tax expense (income)

25.2.1 Major components of tax expense (income)

For the years ended December 31, 2015 and 2014 consisted of:

	Baht			
	Consolidated financial statements		Separate financial statements	
	2015	2014	2015	2014
Income tax expense (income) shown in profit or loss :				
Current tax expense:				
Income tax expense for the year	37,105,556.50	27,699,882.69	37,105,556.50	27,632,236.06
Deferred tax expense (income):				
Changes in temporary differences relating to the original recognition and reversal	(1,656,174.00)	1,796,017.22	(1,074,293.29)	2,285,746.55
Revaluation of the deferred tax resulting from changing in tax rates	-	-	-	-
Total	<u>35,449,382.50</u>	<u>29,495,899.91</u>	<u>36,031,263.21</u>	<u>29,917,982.61</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, 2015 and 2014 which are summarized as follows:

	Baht			
	Consolidated financial statements		Separate financial statements	
	2015	2014	2015	2014
Accounting profit (loss) for the year	160,376,553.87	143,561,689.52	165,268,669.70	148,092,398.24
The applicable tax rate (%)	15-20%	15-20%	20%	20%
Tax expense (income) at the applicable tax rate	<u>32,075,209.37</u>	<u>29,061,787.99</u>	<u>33,053,733.94</u>	<u>29,618,479.65</u>
Reconciliation items:				
Tax effect of expenses that are not deductible in determining tax profit:				
- Expenses not allowed as expenses in determining taxable profit	3,374,173.13	434,111.92	2,977,529.27	299,502.96
Revaluation of the deferred tax resulting from changing in tax rates	-	-	-	-
Total reconciliation items	<u>3,374,173.13</u>	<u>434,111.92</u>	<u>2,977,529.27</u>	<u>299,502.96</u>
Total tax expense (income)	<u>35,449,382.50</u>	<u>29,495,899.91</u>	<u>36,031,263.21</u>	<u>29,917,982.61</u>

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

For the years ended December 31, 2015 and 2014 are summarized as follows:

	Consolidated financial statements			
	2015		2014	
	Tax amount (Baht)	Tax rate (%)	Tax amount (Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the year	160,376,553.87		143,561,689.52	
Tax expense (income) at the applicable tax rate	32,075,209.37	20.00	29,061,787.99	20.24
Reconciliation items	3,374,173.13	2.10	434,111.92	0.30
Tax expense (income) at the average effective tax rate	35,449,382.50	22.10	29,495,899.91	20.54

  

	Separate financial statements			
	2015		2014	
	Tax amount (Baht)	Tax rate (%)	Tax amount (Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the year	165,268,669.70		148,092,398.24	
Tax expense (income) at the applicable tax rate	33,053,733.94	20.00	29,618,479.65	20.00
Reconciliation items	2,977,529.27	1.80	299,502.96	0.20
Tax expense (income) at the average effective tax rate	36,031,263.21	21.80	29,917,982.61	20.20

As at December 31, 2015 and 2014, its subsidiary has the accumulated tax losses that have not been used from year 2009 at the amount of Baht 3.34 million and Baht 3.43 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 of which the reserve reaches 10% of the authorized share capital.

According to the resolution on the Board of Directors Meeting No. 1/2016 held on February 26, 2016 the Company had appropriated its legal reserve in the amount of Baht 6.50 million of annual net income in 2015.

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.

## 27. DIVIDEND

At the Board of Directors Meeting of year 2015 held on April 23, 2015, the shareholders approved a dividend payment for profit for the year of 2014 to all shareholders at Baht 0.037 per share amounting to Baht 43.88 million. The Company paid the dividend on May 11, 2015.

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.

## 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, 2015, the Group's debt-to-equity ratio was 1.05 : 1 (as at December 31, 2014 : 1.20 : 1) and the Company's was 1.03 : 1 (as at December 31, 2014 : 1.19 : 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, 2015 and 2014 amounted to Baht 3,269,847.72 and Baht 3,111,710.19, respectively.

The Company's contributions for the years ended December 31, 2015 and 2014 amounted to Baht 3,059,961.26 and Baht 2,889,495.85, respectively.

## 30. EXPENSES BY NATURE

Significant expenses by nature are as follows:

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Changes in inventories (increase) decrease	(36,428,650.18)	(4,209,887.31)	(43,644,216.15)	(6,002,025.37)
Changes in property development costs				
(increase) decrease	107,376,599.98	(293,128,802.74)	109,299,335.99	(293,873,022.15)
Changes in land held for development				
(increase) decrease	126,650,410.75	(510,481,202.35)	131,202,000.75	(441,981,844.35)
Interest capitalization	52,313,176.98	59,563,510.98	52,313,176.98	59,563,510.98
Utilities and construction in progress	1,115,297,887.78	1,312,272,538.12	1,118,150,409.28	1,316,174,301.01
Purchase of lands	43,300,000.00	636,790,276.00	43,300,000.00	568,290,918.00
Employee benefit expenses	152,541,582.78	144,945,524.34	142,432,518.14	134,402,418.55
Depreciation and amortization expenses	26,455,259.38	17,221,137.94	25,142,798.51	15,945,359.70

### 31. FINANCE COSTS

Finance costs consists of :

	In Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2015	2014	2015	2014
Interest paid and payable to				
- Financial institutions	123,437,120.69	110,480,366.82	123,437,120.69	110,480,366.82
- Subsidiaries	-	-	-	4,191.79
- Related parties	14,818,614.35	5,372,075.34	12,527,280.82	3,607,691.77
Employee benefit obligations	1,021,756.00	884,392.00	992,324.00	857,256.00
Fee for obtaining loans from				
financial institutions	1,854,810.00	2,038,340.20	1,854,810.00	2,038,340.20
Total	141,132,301.04	118,775,174.36	138,811,535.51	116,987,846.58
<u>Less capitalized as part of property</u>				
development costs	(52,313,176.98)	(59,563,510.98)	(52,313,176.98)	(59,563,510.98)
Net	88,819,124.06	59,211,663.38	86,498,358.53	57,424,335.60

### 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	
		2015	2014	2015	2014
Profit for the year	(Baht)	124,927,171.37	114,065,789.61	129,237,406.49	118,174,415.63
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)	0.105	0.096	0.109	0.100

### 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, 2015 and 2014 by segments are as follow.

For the year ended December 31, 2015 (In Baht)

	Real Estate		Rental and services	Contractor	Property manager services	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment					DR.	CR.	
Revenues									
Sales	1,722,852,590.00	384,361,966.54	-	-	-	2,107,214,556.54	-	-	2,107,214,556.54
Construction income	-	-	-	28,845,792.97	-	28,845,792.97	(28,845,792.97)	-	-
Rental income and service	-	-	9,296,367.49	-	7,245,000.00	16,541,367.49	(2,985,000.00)	-	13,556,367.49
Other income	13,326,413.10	3,875,127.61	-	206,851.30	16,528.22	17,424,920.23	(863,944.83)	-	16,560,975.40
Total revenues	<u>1,736,179,003.10</u>	<u>388,237,094.15</u>	<u>9,296,367.49</u>	<u>29,052,644.27</u>	<u>7,261,528.22</u>	<u>2,170,026,637.23</u>			<u>2,137,331,899.43</u>
Expenses									
Cost of sales	1,143,785,748.60	266,834,958.25	-	-	-	1,410,620,706.85	-	(2,111,281.54)	1,408,509,425.31
Cost of construction	-	-	-	28,657,247.44	-	28,657,247.44	-	(28,657,247.44)	-
Cost for rent and service	-	-	15,194,083.04	-	5,209,672.72	20,403,755.76	-	-	20,403,755.76
Selling expenses	180,060,822.72	50,265,093.71	-	-	-	230,325,916.43	-	-	230,325,916.43
Administrative expenses	163,474,124.21	12,424,152.47	2,138,853.61	2,239,591.13	3,863,933.12	184,140,654.54	-	(3,061,822.44)	181,078,832.10
Management benefit expenses	47,767,599.90	-	-	-	50,692.00	47,818,291.90	-	-	47,818,291.90
Finance cost	75,725,974.79	4,618,168.10	6,154,215.64	3,048,428.53	59,459.39	89,606,246.45	-	(787,122.39)	88,819,124.06
Total expenses	<u>1,610,814,270.22</u>	<u>334,142,372.53</u>	<u>23,487,152.29</u>	<u>33,945,267.10</u>	<u>9,183,757.23</u>	<u>2,011,572,819.37</u>			<u>1,976,955,345.56</u>
Income (loss) by segments	<u>125,364,732.88</u>	<u>54,094,721.62</u>	<u>(14,190,784.80)</u>	<u>(4,892,622.83)</u>	<u>(1,922,229.01)</u>	<u>158,453,817.86</u>			<u>160,376,553.87</u>
Tax expenses (income)									<u>35,449,382.50</u>
Profit (loss) for the year									<u>124,927,171.37</u>
As at December 31, 2015									
Inventories	<u>287,755,278.65</u>	<u>156,769,190.92</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>444,524,469.57</u>	<u>-</u>	<u>-</u>	<u>444,524,469.57</u>
Property development costs	<u>1,893,788,635.16</u>	<u>646,296,043.79</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,540,084,678.95</u>	<u>-</u>	<u>(189,285.24)</u>	<u>2,539,895,393.71</u>
Investment property	<u>-</u>	<u>-</u>	<u>224,404,335.27</u>	<u>-</u>	<u>-</u>	<u>224,404,335.27</u>			<u>224,404,335.27</u>
Property, plant and equipment	<u>127,340,568.74</u>	<u>7,092,261.95</u>	<u>994,057.14</u>	<u>2,484,269.46</u>	<u>59,468.75</u>	<u>137,970,626.04</u>			<u>137,970,626.04</u>

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

	Real Estate	Contractor	Property manager services	Total	Elimination		Consolidated
					DR.	CR.	
<b>Revenues</b>							
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
<b>Total revenues</b>	<b>1,839,554,298.37</b>	<b>30,723,251.40</b>	<b>7,414,229.43</b>	<b>1,877,691,779.20</b>			<b>1,843,528,952.16</b>
<b>Expenses</b>							
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
<b>Total expenses</b>	<b>1,691,461,900.13</b>	<b>33,506,709.67</b>	<b>8,417,260.47</b>	<b>1,733,385,870.27</b>			<b>1,699,967,262.64</b>
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
<b>As at December 31, 2014</b>							
Property, plant and equipment - net	141,686,209.68	3,734,723.59	121,475.49	145,542,408.76			145,542,408.76

### 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, 2015, the Company is obligated to pay the rent and service as follows:

<u>Payable within:</u>	<u>Million Baht</u>
1 year	2.59
2 to 3 years	3.37

34.2 As at December 31, 2015, 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</u>	<u>Separate</u>
	<u>Financial Statements</u>	<u>Financial Statements</u>
- Guarantee for electricity, water and others	12.97	12.57
- Guarantee fund for maintenance to public utilities	159.72	159.72

34.3 As at December 31, 2015, 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).

### 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 2015 and 2014, 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, 2015			
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	28,890,149.46	233,125.36	577,000.00	29,700,274.82
Short-term investments	-	125,707.88	566,473.16	692,181.04
Deposit pledged as collateral	-	12,816,340.66	-	12,816,340.66
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans				
from the financial institutions	259,790,136.48	600,000,000.00	-	859,790,136.48
Trade notes payable	-	-	68,971,121.03	68,971,121.03
Trade accounts payable and other payable	-	-	92,617,466.42	92,617,466.42
Liabilities under the finance lease agreement	-	2,948,983.44	-	2,948,983.44
Long-term loans from financial institutions	1,163,918,484.41	-	-	1,163,918,484.41
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			
	Separate Financial Statement			
	As at December 31, 2015			
	Floating interest rate	Fixed interest rate	Interest - free	Total
<u>Financial assets</u>				
Cash and cash equivalents	23,533,556.17	-	577,000.00	24,110,556.17
Short-term investments	-	125,707.88	566,473.16	692,181.04
Short-term loan to related parties	-	21,500,000.00	-	21,500,000.00
Deposit pledged as collateral	-	12,816,340.66	-	12,816,340.66
<u>Financial liabilities</u>				
Bank overdrafts and short-term loans				
from the financial institutions	259,790,136.48	600,000,000.00	-	859,790,136.48
Trade notes payable	-	-	68,971,121.03	68,971,121.03
Trade accounts payable and other payable	-	-	91,496,897.83	91,496,897.83
Liabilities under the finance lease agreement	-	2,948,983.44	-	2,948,983.44
Long-term loans from financial institutions	1,163,918,484.41	-	-	1,163,918,484.41

	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	559,454.36	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 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	-	-	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

#### 35.4 Foreign currency risk

As at December 31, 2015 and 2014, 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. 1/2016 held on February 26, 2016, the Board of Directors approved the Company to allocate for net income year 2015, details are as follows :

36.1 Pay dividend by ordinary shares of 59,293,323 shares at Baht 1 per share, to the shareholders in the ratio of 20 existing shares per 1 dividend share, or shall be converted as dividend payment at Baht 0.049995 per share totaling Baht 59.29 million.

36.2 Pay dividend by cash at Baht 0.005555 per share, totaling Baht 6.59 million.

The Company will pay such dividend on May 9, 2016.

## 37. THE REVISED ACCOUNTING STANDARDS ARE NOT YET EFFECTIVE IN THE CURRENT YEAR

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

These revised accounting standards which are effective for the fiscal year beginning on or after January 1, 2016 are as follows:

Conceptual Framework for Financial Reporting (revised 2015)

TAS 1 (revised 2015)      Presentation of Financial Statements

TAS 2 (revised 2015)      Inventories

TAS 7 (revised 2015)      Statement of Cash Flows

TAS 8 (revised 2015)      Accounting Policies, Changes in Accounting Estimates and Errors

TAS 10 (revised 2015)     Events After the Reporting Period

TAS 11 (revised 2015)     Construction Contracts

TAS 12 (revised 2015)     Income Taxes

TAS 16 (revised 2015)	Property, Plant and Equipment
TAS 17 (revised 2015)	Leases
TAS 18 (revised 2015)	Revenue
TAS 19 (revised 2015)	Employee Benefits
TAS 20 (revised 2015)	Accounting for Government Grants and Disclosure of Government Assistance
TAS 21 (revised 2015)	The Effects of Changes in Foreign Exchange Rates
TAS 23 (revised 2015)	Borrowing Costs
TAS 24 (revised 2015)	Related Party Disclosures
TAS 26 (revised 2015)	Accounting and Reporting by Retirement Benefit Plans
TAS 27 (revised 2015)	Separate Financial Statements
TAS 28 (revised 2015)	Investments in Associates And Joint Ventures
TAS 29 (revised 2015)	Financial Reporting in Hyperinflationary Economies
TAS 33 (revised 2015)	Earnings Per Share
TAS 34 (revised 2015)	Interim Financial Reporting
TAS 36 (revised 2015)	Impairment of Assets
TAS 37 (revised 2015)	Provisions, Contingent Liabilities and Contingent Assets
TAS 38 (revised 2015)	Intangible assets
TAS 40 (revised 2015)	Investment Property
TAS 41	Agriculture
TFRS 2 (revised 2015)	Share-based Payment
TFRS 3 (revised 2015)	Business Combinations
TFRS 4 (revised 2015)	Insurance Contracts
TFRS 5 (revised 2015)	Non-current Assets Held for Sale and Discontinued Operations
TFRS 6 (revised 2015)	Exploration for and Evaluation of Mineral Assets
TFRS 8 (revised 2015)	Operating Segments
TFRS 10 (revised 2015)	Consolidated Financial Statements
TFRS 11 (revised 2015)	Joint Arrangements
TFRS 12 (revised 2015)	Disclosure of Interests in Other Entities
TFRS 13 (revised 2015)	Fair Value Measurement
TSIC 10 (revised 2015)	Government Assistance - No Specific Relation to Operating Activities
TSIC 15 (revised 2015)	Operating Leases - Incentives
TSIC 25 (revised 2015)	Income Taxes - Changes in the Tax Status of an Entity or its Shareholders

TSIC 27 (revised 2015)	Evaluating the Substance of Transactions Involving the Legal Form of a Lease
TSIC 29 (revised 2015)	Service Concession Arrangements: Disclosure
TSIC 31 (revised 2015)	Revenue-Barter Transactions Involving Advertising Services
TSIC 32 (revised 2015)	Intangible Assets - Web Site Costs
TFRIC 1 (revised 2015)	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4 (revised 2015)	Determining whether an Arrangement contains a Lease
TFRIC 5 (revised 2015)	Right to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds
TFRIC 7 (revised 2015)	Applying the Restatement Approach under TAS 29 (revised 2015) Financial Reporting in Hyperinflationary Economics
TFRIC 10 (revised 2015)	Interim Financial Reporting and Impairment
TFRIC 12 (revised 2015)	Service Concession Arrangements
TFRIC 13 (revised 2015)	Customer Loyalty Programmes
TFRIC 14 (revised 2015)	TAS 19 (revised 2015) - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
TFRIC 15 (revised 2015)	Agreements for the Construction of Real Estate
TFRIC 17 (revised 2015)	Distributions of Non-cash Assets to Owners
TFRIC 18 (revised 2015)	Transfers of Assets from Customers
TFRIC 20 (revised 2015)	Stripping Costs in the Production Phase of a Surface Mine
TFRIC 21	Levies

The management of the Company and its subsidiaries believe that these accounting standards, financial reporting standards, accounting standard interpretations and financial reporting standards interpretations which are issued and revised will not have any significant impact on the financial statements for the year when they are initially applied.

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

These financial statements were authorized for issue by Company's directors on February 26, 2016.