

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

**REVIEWED REPORT AND INTERIM FINANCIAL INFORMATION
FOR THE THREE-MONTH AND SIX-MONTH PERIODS ENDED JUNE 30, 2017**

AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

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

I have reviewed the accompanying consolidated statement of financial position of N.C. Housing Public Company Limited and its subsidiaries as at June 30, 2017 and the related consolidated statements of comprehensive income for the three-month and six-month periods ended June 30, 2017, changes in shareholders' equity and cash flows for the six-month period then ended and selected explanatory notes, and I have also reviewed the statement of financial position of N.C. Housing Public Company Limited as at June 30, 2017 and the related statement of comprehensive income, changes in shareholders' equity and cash flows for the three-month and six-month period then ended and selected explanatory notes. Management is responsible for the preparation and presentation of this interim financial information in accordance with the accounting standards No. 34 "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

SCOPE OF REVIEW

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

CONCLUSION

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

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

Dharmniti Auditing Company Limited
Bangkok, Thailand
August 9, 2017

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION

AS AT JUNE 30, 2017

		<u>ASSETS</u>			
		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at June	As at December	As at June	As at December
Note		30, 2017	31, 2016	30, 2017	31, 2016
CURRENT ASSETS					
	Cash and cash equivalents	34,475	13,240	32,683	10,782
	Short-term investments	698	696	698	696
4	Short-term loan to related parties	-	-	55,000	57,000
5	Inventories	514,963	622,874	514,963	622,874
6	Property development costs	2,552,154	2,608,548	2,552,154	2,608,548
7	Land held for development	1,499,497	1,464,839	1,426,089	1,391,431
4	Other current assets	11,059	20,336	15,394	23,221
	Total current assets	4,612,846	4,730,533	4,596,981	4,714,552
NON-CURRENT ASSETS					
8	Deposit pledged as collateral	8,260	8,223	8,260	8,223
9	Investment in subsidiaries	-	-	11,864	11,864
10	Investment property	209,210	214,237	209,210	214,237
11	Property, plant and equipment	111,754	123,737	110,970	122,438
12	Intangible assets	6,008	4,930	6,008	4,930
	Withholding tax	8,752	6,756	8,390	6,457
20	Deferred tax assets	5,498	4,569	3,777	2,848
	Other non-current assets	4,131	4,091	4,131	4,092
	Total non-current assets	353,613	366,543	362,610	375,089
TOTAL ASSETS		4,966,459	5,097,076	4,959,591	5,089,641

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

AS AT JUNE 30, 2017

LIABILITIES AND SHAREHOLDERS' EQUITY

		In Thousand Baht				
		Consolidated Financial Statements		Separate Financial Statements		
		As at June	As at December	As at June	As at December	
Note		30, 2017	31, 2016	30, 2017	31, 2016	
CURRENT LIABILITIES						
	Bank overdrafts and short-term loans					
	from the financial institutions	13	417,700	1,171,188	417,700	1,171,188
	Trade notes payable		39,108	47,494	39,108	47,494
	Trade accounts payable and other payable		84,345	106,749	84,345	106,748
	Payable to related parties	4	44,110	39,333	45,727	42,655
	Accrued expenses	4	30,644	15,287	29,462	14,115
	Current portion of liabilities under					
	the finance lease agreement	14	798	829	798	829
	Current portion of long-term loan from					
	the financial institutions	15	204,084	329,998	204,084	329,998
	Short-term loan from related parties	4	306,000	-	306,000	-
	Short-term loan from the director	4	-	81,000	-	81,000
	Advance received from customers		11,141	23,654	11,141	23,653
	Retention from contractors		80,006	80,311	79,748	79,927
	Other current liabilities		472	496	400	409
	Total current liabilities		1,218,408	1,896,339	1,218,513	1,898,016
NON-CURRENT LIABILITIES						
	Liabilities under the finance lease					
	agreement	14	455	840	455	840
	Long-term loans from the financial					
	institutions	15	1,185,678	647,696	1,185,678	647,696
	Employee benefit obligations	16	42,481	39,885	41,235	38,740
	Provision for compensation for housing					
	estate juristic persons	17	15,382	14,844	15,382	14,844
	Liabilities from purchasing the real					
	estate project	18	32,147	32,147	28,604	28,604
	Total non-current liabilities		1,276,143	735,412	1,271,354	730,724
	TOTAL LIABILITIES		2,494,551	2,631,751	2,489,867	2,628,740

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

AS AT JUNE 30, 2017

LIABILITIES AND SHAREHOLDERS' EQUITY (CONT.)

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at June	As at December	As at June	As at December
Note		30, 2017	31, 2016	30, 2017	31, 2016
SHAREHOLDER'S EQUITY					
Share capital					
Authorized share capital					
	1,245,284,305 ordinary shares				
	of Baht 1.00 each	1,245,284	1,245,284	1,245,284	1,245,284
Issued and paid-up share capital					
	1,245,283,691 ordinary shares				
	of Baht 1.00 each	1,245,284	1,245,284	1,245,284	1,245,284
	Premium on share capital	577,530	577,530	577,530	577,530
Retained earnings					
	Appropriated - legal reserve	68,050	68,050	68,050	68,050
	Unappropriated	581,044	574,461	578,860	570,037
	Other components of equity	-	-	-	-
	Total equity attributable to company's shareholders	2,471,908	2,465,325	2,469,724	2,460,901
	Non-controlling interests	-	-	-	-
TOTAL SHAREHOLDER'S EQUITY		2,471,908	2,465,325	2,469,724	2,460,901
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY		4,966,459	5,097,076	4,959,591	5,089,641

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2017

		In Thousand Baht				
		Consolidated Financial Statements		Separate Financial Statements		
Note		2017	2016	2017	2016	
REVENUES						
	Sales	349,940	469,719	349,940	469,719	
	Rental income and service	5,447	5,121	4,469	4,058	
	Other income	4	3,001	2,701	3,680	3,556
	Total Revenues	<u>358,388</u>	<u>477,541</u>	<u>358,089</u>	<u>477,333</u>	
EXPENSES						
	Cost of sales	4	239,104	306,468	239,104	306,468
	Cost for rent and service	5,631	5,139	4,126	4,204	
	Selling expenses	44,180	47,952	44,180	47,952	
	Administrative expenses	4	42,205	45,164	42,456	44,597
	Management benefit expenses	4	7,916	7,655	7,916	7,655
	Finance costs	4	15,224	22,943	15,215	22,937
	Total Expenses	<u>354,260</u>	<u>435,321</u>	<u>352,997</u>	<u>433,813</u>	
	Income (loss) before tax expenses	4,128	42,220	5,092	43,520	
	Tax expenses (income)	20	2,860	8,768	2,860	8,928
	Profit (loss) for the period	<u>1,268</u>	<u>33,452</u>	<u>2,232</u>	<u>34,592</u>	
	Other comprehensive income					
	Items that will not be reclassified to profit or loss					
	Actuarial loss from post-employee benefit, net of income tax	16	-	-	-	-
	Items that may be reclassified subsequently to profit or loss					
	Total comprehensive income for the period	<u>1,268</u>	<u>33,452</u>	<u>2,232</u>	<u>34,592</u>	
	Profit (loss) attributable to					
	Shareholders' equity of the parent company	1,268	33,452	2,232	34,592	
	Non-controlling interests	-	-	-	-	
		<u>1,268</u>	<u>33,452</u>	<u>2,232</u>	<u>34,592</u>	
	Total comprehensive income attributable to					
	Shareholders' equity of the parent company	1,268	33,452	2,232	34,592	
	Non-controlling interests	-	-	-	-	
		<u>1,268</u>	<u>33,452</u>	<u>2,232</u>	<u>34,592</u>	
BASIC EARNINGS PER SHARE OF						
THE PARENT COMPANY						
	Profit (loss) for the period (Baht per share)	19	0.001	0.027	0.001	0.028

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2017

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
Note		2017	2016	2017	2016
REVENUES					
	Sales	704,448	784,003	704,448	784,003
	Rental income and service	10,144	10,622	8,275	8,437
	Other income	4,855	9,112	6,357	10,285
	Total Revenues	719,447	803,737	719,080	802,725
EXPENSES					
	Cost of sales	473,936	524,903	473,936	525,091
	Cost for rent and service	10,886	11,054	8,504	9,143
	Selling expenses	88,198	91,158	88,198	91,158
	Administrative expenses	87,551	89,533	87,344	88,461
	Management benefit expenses	15,899	15,209	15,899	15,209
	Finance costs	31,821	44,563	31,803	44,059
	Total Expenses	708,291	776,420	705,684	773,121
	Share of profit from investment in an associated company	-	-	-	-
	Income (loss) before tax expenses	11,156	27,317	13,396	29,604
	Tax expenses (income)	4,573	6,124	4,573	6,445
	Profit (loss) for the period	6,583	21,193	8,823	23,159
	Other comprehensive income				
	Items that will not be reclassified to profit or loss				
	Actuarial loss from post-employee benefit, net of income tax	-	(331)	-	(325)
	Items that may be reclassified subsequently to profit or loss	-	-	-	-
	Total comprehensive income for the period	6,583	20,862	8,823	22,834
Profit (loss) attributable to					
	Shareholders' equity of the parent company	6,583	21,193	8,823	23,159
	Non-controlling interests	-	-	-	-
		6,583	21,193	8,823	23,159
Total comprehensive income attributable to					
	Shareholders' equity of the parent company	6,583	20,862	8,823	22,834
	Non-controlling interests	-	-	-	-
		6,583	20,862	8,823	22,834
BASIC EARNINGS PER SHARE OF					
THE PARENT COMPANY					
	Profit (loss) for the period (Baht per share)	0.005	0.017	0.007	0.019

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2017

In Thousand Baht

		Consolidated Financial Statements							
		Shareholders' equity of the parent company					Non-controlling	Total	
		Share capital	Premium on	Retained earnings		Other	Total	interests	Total
		issued and	share capital	Appropriated	Unappropriated	components			
		paid-up		legal reserve		of equity			
	Note								
Beginning balance as at January 1, 2017		1,245,284	577,530	68,050	574,461	-	2,465,325	-	2,465,325
Comprehensive income									
Profit for the period		-	-	-	6,583	-	6,583	-	6,583
Other comprehensive income for the period		-	-	-	-	-	-	-	-
Total comprehensive income for the period		-	-	-	6,583	-	6,583	-	6,583
Ending balance as at June 30, 2017		1,245,284	577,530	68,050	581,044	-	2,471,908	-	2,471,908
Beginning balance as at January 1, 2016		1,185,985	577,530	66,750	621,256	-	2,451,521	-	2,451,521
Dividend paid		-	-	-	(6,589)	-	(6,589)	-	(6,589)
Stock dividend		59,299	-	-	(59,299)	-	-	-	-
Total comprehensive income for the period		-	-	-	20,862	-	20,862	-	20,862
Ending balance as at June 30, 2016		1,245,284	577,530	66,750	576,230	-	2,465,794	-	2,465,794

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2017

		In ThousandBaht					
		Separate Financial Statements				Total	
		Share capital issued and paid-up	Premium on share capital	Retained earnings			Other components of equity
Note				Appropriated legal reserve	Unappropriated		
	Beginning balance as at January 1, 2017	1,245,284	577,530	68,050	570,037	-	2,460,901
	Comprehensive income						
	Profit for the period	-	-	-	8,823	-	8,823
	Other comprehensive income for the period	-	-	-	-	-	-
	Total comprehensive income for the period	-	-	-	8,823	-	8,823
	Ending balance as at June 30, 2017	1,245,284	577,530	68,050	578,860	-	2,469,724
	Beginning balance as at January 1, 2016	1,185,985	577,530	66,750	611,864	-	2,442,129
	Dividend paid	-	-	-	(6,589)	-	(6,589)
	Stock dividend	59,299	-	-	(59,299)	-	-
	Total comprehensive income for the period	-	-	-	22,834	-	22,834
	Ending balance as at June 30, 2016	1,245,284	577,530	66,750	568,810	-	2,458,374

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2017

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2017	2016	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) for the period	6,583	21,193	8,823	23,159
<u>Add (less) Adjustments to reconcile profit (loss) for the period</u>				
to net cash provided by (used in) operating activities :				
Depreciation and amortization	13,494	13,266	12,979	12,626
Unrealized gain from trading securities	(2)	(2)	(2)	(2)
Allowance for doubtful account	-	4,404	-	4,404
(Gain) loss from sale and amortization of fixed assets	5,875	(322)	5,875	(322)
Loss from write-off account asset	-	81	-	-
Gain from written-off accounts payable and accrued expenses	-	(3,444)	-	(3,403)
Provision for compensation for housing estate juristic persons	880	1,897	880	1,897
Employee benefit expenses	2,002	1,827	1,920	1,738
Interest income	(1,650)	(96)	(1,648)	(1,272)
Interest expenses	31,821	44,563	31,803	44,059
Tax expenses (income)	4,573	6,124	4,573	6,445
Income from operating activities before changes in operating assets and liabilities	63,576	89,491	65,203	89,329
Decrease (increase) in operating assets				
Trade accounts receivable	(152)	(4,441)	-	(4,404)
Inventories	107,912	(284,634)	107,912	(284,634)
Property development costs	148,072	371,990	148,072	372,178
Land held for development	(87,438)	(628)	(87,438)	(628)
Deposit from purchase land	-	(54,918)	-	(54,918)
Other current assets	2,742	(13,703)	1,140	(13,687)
Other non-current assets	(40)	1,295	(40)	1,295

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS (CONT.)

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2017

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2017	2016	2017	2016
Increase (decrease) in operating liabilities				
Trade notes payable	(8,387)	(12,648)	(8,387)	(12,648)
Trade accounts payable and other payable	(22,403)	(3,139)	(22,403)	(2,121)
Payable to related parties	4,777	11,374	3,073	11,278
Accrued expenses	4,222	(12,545)	4,213	(10,726)
Advance received from customers	(12,512)	(2,913)	(12,512)	(2,913)
Retention from contractors	(305)	2,473	(179)	2,504
Other current liabilities	(24)	(209)	(9)	(209)
Cash receivable (paid) from the operations	200,040	86,845	198,645	89,696
Cash received from interest income	18	96	15	121
Withholding taxes refunded from Revenue Department	-	80	-	-
Income tax expenses paid	(7,499)	(11,530)	(7,435)	(11,457)
Cash paid for provision for compensation for housing estate juristic persons	(342)	(11,704)	(342)	(11,704)
Net cash provided by (used in) operating activities	192,217	63,787	190,883	66,656
CASH FLOWS FROM INVESTING ACTIVITIES				
Cash paid for short-term loan to related parties	-	-	-	(37,000)
Cash received from short-term loan to related parties	-	-	2,000	-
Increase in short-term investments	(37)	(64)	(37)	(64)
Proceeds from sales of fixed assets	-	350	-	350
Cash paid for purchase of fixed assets	(1,741)	(3,388)	(1,741)	(3,388)
Cash paid for purchase of intangible assets	(1,695)	(398)	(1,695)	(398)
Net cash provided by (used in) investing activities	(3,473)	(3,500)	(1,473)	(40,500)

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

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS (CONT.)

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2017

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2017	2016	2017	2016
CASH FLOWS FROM FINANCING ACTIVITIES				
Increase (decrease) in bank overdrafts and short-term loans from the financial institutions	(753,488)	257,536	(753,488)	257,536
Cash paid for liabilities under finance lease agreement	(417)	(729)	(417)	(729)
Cash received from short-term loan a related party	306,000	-	306,000	-
Cash received from short-term loan from the director	74,000	20,000	74,000	20,000
Cash paid for short-term loan from the directors	(155,000)	(84,000)	(155,000)	(49,000)
Cash received from long-term loans	1,431,507	229,169	1,431,507	229,169
Cash paid for long-term loans	(1,019,439)	(422,882)	(1,019,439)	(422,882)
Interest paid	(50,672)	(64,932)	(50,672)	(64,934)
Dividend paid	-	(6,589)	-	(6,589)
Net cash provided by (used in) financing activities	(167,509)	(72,427)	(167,509)	(37,429)
Net increase (decrease) in cash and cash equivalents	21,235	(12,140)	21,901	(11,273)
Cash and cash equivalents, beginning of period	13,240	29,700	10,782	24,111
Cash and cash equivalents, end of period	34,475	17,560	32,683	12,838
Supplemental disclosures of cash flows information				
1) Cash and cash equivalents consisted of :				
Cash on hand	447	542	447	542
Cash at bank	34,028	17,018	32,236	12,296
Total	34,475	17,560	32,683	12,838

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

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
NOTES TO INTERIM FINANCIAL STATEMENTS
JUNE 30, 2017

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 a public company limited under the Limited Public Company Act with the Ministry of Commerce on November 27, 2003, and the company name was changed to N.C. Housing Public Company Limited.

The address of its registered office is as follows:

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

(b) Nature of the Company’s business

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

(c) Parent company

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

2. BASIS OF INTERIM CONSOLIDATED FINANCIAL STATEMENT AND OPERATIONS

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

	Percentage of		Nature of Business
	direct and indirect holding		
	As at June 30, 2017	As at December 31, 2016	
<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

2.2 These consolidated interim financial statements included the financial statements of N.C. Housing Public Company Limited and its subsidiaries and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended December 31, 2016. There has been no change in the composition of its subsidiaries during the period.

3. PRINCIPLES OF PREPARATION AND PRESENTATIONS OF INTERIM FINANCIAL STATEMENT

3.1 Basis for the preparation of interim financial statements

These interim financial statements are prepared in accordance with the Accounting Standard No. 34 (revised 2016) Interim Financial Information, and the requirements of the Securities and Exchange Commission (SEC). The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events, and situations and not intended to re-emphasize on the information previously reported. The interim financial statements should therefore, be read in conjunction with the financial statements for the year ended December 31, 2016.

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

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

3.2 Financial reporting standards that become effective in the current year

The Company and its subsidiaries have adopted the revised (revised 2016) and new financial reporting standards issued by the Federation of Accounting Professions which become effective for the fiscal years beginning on or after January 1, 2017. These financial reporting standards were aimed to align with the corresponding International Financial Reporting Standards, with most of the changes directed towards revision of wording and terminology, provision of interpretations and accounting guidance to users of the standards. The adoption of these financial reporting standards do not have any significant impact on the Company and its subsidiaries' financial statements.

3.3 Significant accounting policies

The Company and its subsidiaries prepared the interim financial statements with same accounting policies used in the preparation of annual financial statements for the year ended December 31, 2016.

4. TRANSACTIONS WITH RELATED PARTIES AND COMPANIES

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

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

<u>Company’s name</u>	<u>Country of incorporation</u>	<u>Type of relation</u>
NCH 2555 Holding Co., Ltd.	Thailand	Parent company
N.C. Property Management Co., Ltd.	Thailand	Subsidiary
Quality Living Management Co., Ltd.	Thailand	Subsidiary
S.C. Construction And Decoration Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Wattana Trading Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Homemart (1999) Co., Ltd.	Thailand	Co-shareholder and director
Sap Namchai Pattana Co., Ltd.	Thailand	Co-shareholder and director
Namchai 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 Nuntakawong	Thailand	Director
Mrs. Patcharin Tanthathoedtham	Thailand	Director’s relative
Mrs. Onusa Tanthathoedtham	Thailand	Director’s relative

The significant transactions between the Company and its related parties and companies for the three-month and six-month periods ended June 30, 2017 and 2016 are summarized as follows.

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the three-month periods ended June 30,		For the three-month periods ended June 30,	
Pricing basis		2017	2016	2017	2016
<u>Transaction during the period</u>					
<u>Subsidiaries</u>					
Other income - office rental					
	Quality Living Management Co., Ltd. Baht 5,000 per month	-	-	15	15
Other income - utility charges					
	Quality Living Management Co., Ltd. Baht 1,401.87 per month	-	-	4	4
Other income-interest income					
	N.C. Property Management Co., Ltd. At the rate of 5.75 % p.a.	-	-	745	796
	Quality Living Management Co., Ltd. At the rate of 5.75 % p.a.	-	-	43	43
Management fee					
	Quality Living Management Co., Ltd. Minimum Baht 20,000 per project	-	-	670	675
<u>Related parties</u>					
Other income - office rental					
	Precast station Co., Ltd. Baht 10,000 per month and Baht 40,000 per month	180	90	180	90
Construction cost					
	Precast station Co., Ltd. At per agreement	19,491	24,286	19,491	24,286
Purchase construction materials					
	Sathaporn Wattana Trading Co., Ltd. Market price	10,721	7,325	10,721	7,325
	S.C. Construction And Decoration Co., Ltd. Market price	3	2	3	2
Land rental expense					
	Mrs. Patcharin Tanthathoedtham Baht 55,000 per month	-	165	-	165
	Namchai Asset Development Co., Ltd Baht 55,000 per month	165	-	165	-
Golf club membership					
	Namchai Golf Management Co., Ltd. Market price	66	35	66	35
Interest expenses					
	Mr. Somchao Tanthathoedtham At the rate of 5.75% p.a.	28	-	28	-
	N.C.H. 2555 Holding Co., Ltd At the rate of 5.75% p.a.	4,181	-	4,181	-

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the six-month periods ended June 30,		For the six-month periods ended June 30,	
Pricing basis		2017	2016	2017	2016
<u>Transaction during the period</u>					
<u>Subsidiaries</u>					
Other income - office rental					
Quality Living Management Co., Ltd.	Baht 5,000 per month	-	-	30	30
Other income - utility charges					
Quality Living Management Co., Ltd.	Baht 1,401.87 per month	-	-	8	8
Other income-interest income					
N.C. Property Management Co., Ltd.	At the rate of 3.00 - 5.75 % p.a.	-	-	1,508	1,112
Quality Living Management Co., Ltd.	At the rate of 3.00 - 5.75 % p.a.	-	-	86	69
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 20,000 per project	-	-	1,330	1,370
<u>Related parties</u>					
Sales					
Mrs. Onusa Tanthathodthan	Market price	-	4,004	-	4,004
Other income - office rental					
Precast station Co., Ltd.	Baht 10,000 per month and Baht 20,000 per month	360	180	360	180
Construction cost					
Precast station Co., Ltd.	At per agreement	26,742	50,249	26,742	50,249
Purchase construction materials					
Sathaporn Wattana Trading Co., Ltd.	Market price	20,994	19,074	20,994	19,074
S.C. Construction And Decoration Co., Ltd.	Market price	5	8	5	8
Land rental expense					
Mrs. Patcharin Tanthathodtham	Baht 55,000 per month	-	330	-	330
Namchai Asset Development Co., Ltd.	Baht 55,000 per month	330	-	330	-
Golf club membership					
Namchai Golf Management Co., Ltd.	Market price	432	74	432	74
Rental of golf cart					
Tanyacart Management Co., Ltd.	Market price	-	3	-	3
Interest expenses					
Mr. Somchao Tanthathodtham	At the rate of 5.75% p.a.	983	1,139	983	649
N.C.H 2555 Holding Co., Ltd.	At the rate of 5.75% p.a.	5,326	-	5,326	-

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The significant outstanding balance as at June 30, 2017 and December 31, 2016 are as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June 30, 2017	As at December 31, 2016	As at June 30, 2017	As at December 31, 2016
Short-term loan to related parties				
- N.C. Property Management Co., Ltd.				
Balance, at the beginning of the period	-	-	54,000	20,500
Addition during the period	-	-	-	35,000
Deduction during the period	-	-	(2,000)	(1,500)
Balance, at the end of the period	-	-	52,000	54,000
- Quality Living Management Co., Ltd.				
Balance, at the beginning of the period	-	-	3,000	1,000
Addition during the period	-	-	-	2,000
Deduction during the period	-	-	-	-
Balance, at the end of the period	-	-	3,000	3,000
	-	-	55,000	57,000
Accrued rental				
- Quality Living Management Co., Ltd.	-	-	39	-
Accrued interest				
- Quality Living Management Co., Ltd.	-	-	86	-
- N.C. Property Management Co., Ltd.	-	-	4,503	2,995
	-	-	4,589	2,995
Account payable to related parties				
- N.C. Property Management Co., Ltd.	-	-	1,617	3,322
- S.C. Construction And Decoration Co., Ltd.	3	5	3	5
- Sathaporn Wattana Trading Co., Ltd.	8,373	5,816	8,373	5,816
- Precast station Co., Ltd.	31,984	29,860	31,984	29,860
- Namchai Golf management Co., Ltd.	54	48	54	48
- Namchai Pattana Co., Ltd	330	165	330	165
- Mr. Somchao Tanthathoedtham	3,366	3,439	3,366	3,439
	44,110	39,333	45,727	42,655
Short-term loan from director				
- Mr. Somchao Tanthathoedtham				
Balance, at the beginning of the period	81,000	64,000	81,000	29,000
Addition during the period	74,000	176,000	74,000	176,000
Deduction during the period	(155,000)	(159,000)	(155,000)	(124,000)
Balance, at the end of the period	-	81,000	-	81,000

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	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June 30, 2017	As at December 31, 2016	As at June 30, 2017	As at December 31, 2016
Short-term loan from related parties				
- N.C.H. 2555 Holding Co., Ltd.				
Balance, at the beginning of the period	-	-	-	-
Addition during the period	306,000	-	306,000	-
Deduction during the period	-	-	-	-
Balance, at the end of the period	<u>306,000</u>	<u>-</u>	<u>306,000</u>	<u>-</u>
Accrued interest				
- Mr. Somchao Tanthathoedtham	2,517	1,534	1,455	472
- N.C.H. 2555 Holding Co., Ltd.	<u>5,326</u>	<u>-</u>	<u>5,326</u>	<u>-</u>
	<u>7,843</u>	<u>1,534</u>	<u>6,781</u>	<u>472</u>

COLLATERAL WITH RELATED COMPANIES

As at June 30, 2017, the Company had contingent liability from letters of guarantee issued by a bank on behalf of the subsidiary for electricity usage amounting to Baht 0.40 million.

MANAGEMENT BENEFIT EXPENSES

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

Management benefit expenses for the three-month and six-month periods ended June 30, 2017 and 2016 are as follows:

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	For the three-month periods ended June 30,	
	2017	2016
<u>Management</u>		
Management benefit expenses		
Short-term employee benefits	7,618	7,326
Post-employment benefits	<u>298</u>	<u>329</u>
Total	<u>7,916</u>	<u>7,655</u>

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	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	For the six-month periods ended June 30,	
	2017	2016
<u>Management</u>		
Management benefit expenses		
Short-term employee benefits	15,303	14,655
Post-employment benefits	596	554
Total	15,899	15,209

5. INVENTORIES

Inventories consist of

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	As at June	As at December
	30, 2017	31, 2016
Cost of houses and condominiums for sales	518,684	626,595
<u>Less allowance for declining value of</u>		
inventories	(3,721)	(3,721)
Inventories - net	514,963	622,874

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

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	As at June	As at December
	30, 2017	31, 2016
	(For the six-month)	(For the year)
Beginning balance	3,721	3,721
Increase	-	-
Decrease	-	-
Ending balance	3,721	3,721

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

	Consolidated/Separate Financial Statements			
	As at June 30, 2017		As at December 31, 2016	
	Unit	In Million Baht	Unit	In Million Baht
House and condominiums for sales	351	518.68	433	626.60
House and condominiums for sales - under signed purchase and sale contract	(33)	(37.91)	(63)	(77.94)
House and condominium for sales - balance carry forward not under signed purchase and sale contract	318	480.77	370	548.66

As at June 30, 2017 and December 31, 2016, some inventories of the Company in the amount of Baht 26.93 million and Baht 81.56 million, respectively, are mortgaged as a part of collateral for long-term loans with local commercial bank, as discussed in Note 15.

6. PROPERTY DEVELOPMENT COSTS

6.1 Actual property development costs consist of :

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	As at June 30, 2017	As at December 31, 2016
Land and land development costs	3,388,745	3,410,551
Utilities development costs	1,097,922	1,020,673
Construction in progress	5,149,666	4,938,171
Interest capitalization	461,824	426,546
Total	10,098,157	9,795,941
Less Transfer to inventory	(518,684)	(626,595)
Transfer to accumulated cost of sale	(7,027,319)	(6,560,798)
Property development costs - net	2,552,154	2,608,548

As at June 30, 2017 and December 31, 2016, most of Company’s land and construction in the projects are mortgaged as collateral against credit facilities for loans with local commercial bank, as discussed in Note 13 and Note 15.

For the three-month periods ended June 30, 2017 and 2016, the Company recorded the related interest expense amounting approximately to Baht 20.88 million and Baht 10.19 million, respectively, as part of property development costs. The capitalization rate for calculation of interest is 4.51% and 6.59%, respectively and for the six-month periods ended June 30, 2017 and 2016, the Company recorded the related interest expense amounting approximately to Baht 38.90 million and Baht 22.15 million, respectively, as part of property development costs. The capitalization rate for calculation of interest is 4.75% and 7.47%, respectively.

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6.2 OBLIGATION AND COMMITMENT UNDER REAL ESTATE PROJECTS

	Consolidated/Separate Financial Statements	
	As at June	As at December
	30, 2017	31, 2016
	(For the six-month)	(For the year)
Number of operating projects, at the beginning of the period	22	21
Number of closing projects	(1)	(1)
Number of newly open projects	-	3
Number of project, transfer to land held for development	(1)	(1)
Number of operating projects, at the end of the period	20	22
Total current projects value (In million Baht)	12,592.35	12,415.14
Contracted sales value (In million Baht)	8,672.24	8,861.65
As percentage of total current projects value	68.87	71.38

As at June 30, 2017 and December 31, 2016, the Company has the obligation to complete the public utility development project for operating projects in the amount of Baht 86.05 million and Baht 39.27 million, respectively.

7. LAND HELD FOR DEVELOPMENT

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2017	31, 2016	30, 2017	31, 2016
Beginning balance	1,464,839	1,595,394	1,391,431	1,521,987
<u>Add</u> during the period	87,438	9,864	87,438	9,864
Total	1,552,277	1,605,258	1,478,869	1,531,851
<u>Less</u> - Transfer to property development costs	(52,780)	(140,419)	(52,780)	(140,420)
Land held for development	1,499,497	1,464,839	1,426,089	1,391,431

As at June 30, 2017 and December 31, 2016, most of the Company's land held for development are mortgaged as collateral against the credit facilities for long-term loans with local commercial banks, as discussed in Note 15.

8. DEPOSIT PLEDGED AS COLLATERAL

As at June 30, 2017 and December 31, 2016, the Company had fixed deposit amounting to Baht 8.26 million and Baht 8.22 million, respectively, which are pledged as collateral for maintenance of public utilities, customer’s loan and gasoline, as discussed in Note 23.

Bank deposits carried interest at the floating rate specified by the bank.

9. INVESTMENTS IN SUBSIDIARIES

	Paid up shares		Ownership		Amount		Dividend	
	(In Thousand Baht)		(%)		(In Thousand Baht)		(In Thousand Baht)	
	As at June 30, 2017	As at December 31, 2016	As at June 30, 2017	As at December 31, 2016	As at June 30, 2017	As at December 31, 2016	For the six-month period ended June 30,	
							2017	2016
<u>AT COST</u>								
<u>Subsidiaries</u>								
N.C. Property								
Management Co., Ltd.	10,000	10,000	100	100	11,864	11,864	-	-
Quality Living								
Management Co., Ltd.	1,000	1,000	100	100	-	-	-	-
					<u>11,864</u>	<u>11,864</u>	<u>-</u>	<u>-</u>

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10. INVESTMENT PROPERTY

Movements of the investment property in residential building for lease account for the three-month period ended June 30, 2017 are summarized as follows:

	<u>In Thousand Baht</u>
	<u>Consolidated/Separate</u>
	<u>Financial Statements</u>
At cost	
Balance as at December 31, 2016	234,557
Acquisitions during the period	-
Disposals and write-off during the period	-
Balance as at June 30, 2017	<u>234,557</u>
Accumulated depreciation	
Balance as at December 31, 2016	(20,320)
Depreciation for the period	(5,027)
Accumulated depreciation on disposals and write-off	-
Balance as at June 30, 2017	<u>(25,347)</u>
Net book value	
Balance as at December 31, 2016	<u>214,237</u>
Balance as at June 30, 2017	<u><u>209,210</u></u>

As at June 30, 2017, total amount of the Company's investment property is mortgaged as collateral against facilities for long-term loans with a local commercial bank, as discussed in Note 15.

11. PROPERTY, PLANT AND EQUIPMENT

Movements of the property, plant and equipment account for the six-month period ended June 30, 2017 are summarized as follows:

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
At cost		
Balance as at December 31, 2016	304,512	295,691
Acquisitions during the period	1,741	1,741
Disposals and write-off during the period	-	-
Transfer assets out, during the period	(8,123)	(8,123)
Balance as at June 30, 2017	<u>298,130</u>	<u>289,309</u>
Accumulated depreciation		
Balance as at December 31, 2016	(178,086)	(170,564)
Depreciation for the period	(7,849)	(7,334)
Accumulated depreciation on disposals and write-off	-	-
Accumulated depreciation, transfer - out	2,248	2,248
Balance as at June 30, 2017	<u>(183,687)</u>	<u>(175,650)</u>
Allowance for declining value		
Balance as at December 31, 2016	(2,689)	(2,689)
Allowance for declining value for the period	-	-
Balance as at June 30, 2017	<u>(2,689)</u>	<u>(2,689)</u>
Net book value		
Balance as at December 31, 2016	<u>123,737</u>	<u>122,438</u>
Balance as at June 30, 2017	<u>111,754</u>	<u>110,970</u>

As at June 30, 2017 and December 31, 2016, some part of land and the clubhouse building in the total amount of Baht 100.52 million (net book value amount of Baht 47.54 million and Baht 49.53 million, respectively) are mortgaged as collateral against the overdrafts from a commercial bank in the credit limit amount of Baht 25 million, as discussed in Note 13.

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12. INTANGIBLE ASSETS

Movements of the intangible assets account for the six-month period ended June 30, 2017 are summarized as follows:

	<u>In Thousand Baht</u>
	<u>Consolidated/ Separate financial statements</u>
At cost	
Balance as at December 31, 2016	9,947
Acquisitions during the period	1,696
Disposals and write-off during the period	-
Balance as at June 30, 2017	<u>11,643</u>
Accumulated amortization	
Balance as at December 31, 2016	(5,017)
Amortization for the period	(618)
Accumulated amortization on disposals and write-off	-
Balance as at June 30, 2017	<u>(5,635)</u>
Net book value	
Balance as at December 31, 2016	<u>4,930</u>
Balance as at June 30, 2017	<u>6,008</u>

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

This account consists of :

	<u>In Thousand Baht</u>	
	<u>Consolidated/Separate Financial Statements</u>	
	<u>As at June 30, 2017</u>	<u>As at December 31, 2016</u>
Bank overdrafts from the financial institutions	77,270	42,758
Short-term loans from the financial institutions	340,430	1,128,430
Total	<u>417,700</u>	<u>1,171,188</u>

	Credit line (Million Baht)		Rate	Due Date	Guarantee
	As at June 30, 2017	As at December 31, 2016			
Bank Overdraft					
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	MOR less 1.00% per annum	At call	- Mortgage by project's land
- 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	5.00	MOR per annum	1 year (revised annually)	- By the mortgage of the project's land.
Total credit line	<u>65.00</u>	<u>65.00</u>			
Short-term loans					
The parent company					
- The first bank	35.00	35.00	MLR less 0.25% per annum	July 4, 2017	- By the mortgage of the director's land and construction thereon.
- The second bank	10.43	10.43	MLR less 0.50% per annum	August 3, 2017	- By the mortgage of the project's land and construction thereon and construction in the future.
- The third bank	25.00	25.00	MLR less 1.62% per annum	September 1, 2017	- By the mortgage of the Company's land.
- The fourth bank	120.00	120.00	MLR less 0.25% per annum	November 22, 2017	- By the mortgage of the director's relatives land.
- The fifth bank	100.00	138.00	MLR per annum	July 21, 2017 and September 1, 2017	- By the mortgage of the project's land and construction thereon and construction in the future.
- The sixth bank	-	800.00	5.35% per annum	May 24, 2017	- By the mortgage of the project's land and construction thereon and construction in the future.
- The seven bank	50.00	-	MLR per annum	October 26, 2017	- By the mortgage of the Company's land.
	<u>340.43</u>	<u>1,128.43</u>			
Total credit line	<u><u>405.43</u></u>	<u><u>1,193.43</u></u>			

14. LIABILITIES UNDER FINANCE LEASE AGREEMENT

Liabilities under finance lease agreement consists of :

	Consolidated / Separate Financial Statements (In Thousand Baht)					
	As at June 30, 2017			As at December 31, 2016		
	Principal	Deferred interest	Payment	Principal	Deferred interest	Payment
Current portion due within one year	798	49	847	829	72	901
Current portion due after one year not over three years	455	59	514	840	72	912
Total	<u>1,253</u>	<u>108</u>	<u>1,361</u>	<u>1,669</u>	<u>144</u>	<u>1,813</u>

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As at June 30, 2017 and December 31, 2016, 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), 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 are 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.

15. LONG-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

This account consists of :

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	As at June 30, 2017	As at December 31, 2016
Long-term loans from local banks		
The first bank	597,045	403,562
The second bank	634,957	450,132
The third bank	124,000	124,000
The fourth bank	33,760	-
Total	1,389,762	977,694
<u>Less</u> Current portion due within one year	<u>(204,084)</u>	<u>(329,998)</u>
Long-term loans from the financial institutions - net	<u>1,185,678</u>	<u>647,696</u>

Movements in the long-term loans account during the six-month period ended June 30, 2017 are summarized below.

	In Thousand Baht
	Consolidated/ Separate financial Statements
Balance as at December 31, 2016	977,694
Less: Repayment during the period	(1,019,439)
Add: Additional borrowings during the period	1,431,507
Balance as at June 30, 2017	<u>1,389,762</u>

	Credit line (Million Baht)		Interest rate	Guarantee
	As at June 30, 2017	As at December 31, 2016		
<u>Long-term loans</u>				
The Company				
<u>The first bank</u>				
- The first credit line	145.00	139.47	MLR less 0.50% per annum	By the mortgage of some of the project’s land and construction thereon and by the land of relatives of director.
- The second credit line	212.00	212.00	MLR less 0.50% per annum	
- The third credit line	212.64	212.64	MLR less 0.50% per annum	
- The fourth credit line	-	217.00	MLR per annum	
- The fifth credit line	264.00	264.00	MLR less 0.50% per annum	
- The sixth credit line	334.65	380.75	MLR less 0.50% per annum	
- The seventh credit line	354.18	-	MLR less 0.50% per annum	
- The eighth credit line	381.50	-	MLR less 0.50% per annum	
	<u>1,903.97</u>	<u>1,425.86</u>		
<u>The second bank</u>				
- The first credit line	65.00	65.00	MLR plus 0.50% 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	80.00	80.00	MLR plus 0.50% per annum	
- The third credit line	229.34	229.34	MLR plus 0.50% per annum	
- The fourth credit line	126.35	257.86	MLR per annum	
- The fifth credit line	347.42	347.42	MLR per annum	
- The sixth credit line	225.62	279.39	MLR per annum	
- The seventh credit line	350.00	-	MLR per annum	
	<u>1,423.73</u>	<u>1,259.01</u>		
<u>The third bank</u>				
- The first credit line	379.00	379.00	MLR less 1% per annum	By the mortgage of some of the project’s land and construction thereon
<u>The fourth bank</u>				
- The first credit line	38.00	-	MLR per annum	By the mortgage of some of the project’s land and construction thereon
	<u>3,744.70</u>	<u>3,063.87</u>		

As at June 30, 2017 and December 31, 2016, The Company has the credit limits that have not been withdrawn amounting to Baht 255.00 million and Baht 441.37 million, respectively.

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

16. EMPLOYEE BENEFIT OBLIGATIONS

Movement of employee benefit obligations for the six-month period ended June 30, 2017 is shown as follows :

The statements of financial position

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
Employee benefit obligations, at the beginning of the period	39,885	38,740
<u>Plus</u> Current service costs and interest cost	2,596	2,495
<u>Less</u> Actual paid of employee benefit obligations	-	-
Employee benefit obligations, at the end of the period	42,481	41,235

The statements of comprehensive income

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the three-month periods ended June 30,		For the three-month periods ended June 30,	
	2017	2016	2017	2016
Recognized in profit or loss				
Current service costs	1,001	914	960	870
Interest on obligation	297	261	288	255
Total	1,298	1,175	1,248	1,125
Current service costs				
Cost of service	30	35	-	-
Selling expenses	310	276	310	276
Administrative expenses	363	274	352	265
Management benefit expenses	298	329	298	329
Finance costs	297	261	288	255
Total	1,298	1,175	1,248	1,125
Recognized in other comprehensive income				
Loss estimation over actuarial principles	-	-	-	-
Total	-	-	-	-
Total	1,298	1,175	1,248	1,125

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	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the six-month periods		For the six-month periods	
	ended June 30,		ended June 30,	
	2017	2016	2017	2016
Current service costs	2,003	1,827	1,920	1,738
Interest on obligation	593	523	575	509
Total	2,596	2,350	2,495	2,247
Current service costs				
Cost of service	61	71	-	-
Selling expenses	620	566	620	566
Administrative expenses	726	636	704	618
Management benefit expenses	596	554	596	554
Finance costs	593	523	575	509
Total	2,596	2,350	2,495	2,247
Recognized in other comprehensive income				
Loss estimation over actuarial principles	-	331	-	325
Total	-	331	-	325
Total	2,596	2,681	2,495	2,572

17. PROVISION FOR COMPENSATION FOR HOUSING ESTATE JUSTISTIC PERSONS

	In Thousand Baht
	Consolidated/ Separate Financial Statements
Balance as at December 31, 2016	14,844
<u>Add</u> increase during the period	880
<u>Less</u> decrease during the period	(342)
Balance as at June 30, 2017	15,382

18. 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 and its subsidiary to pay for the land, including the debt burden owing to the existing customers of the project.

Movements in the liabilities from purchasing the real estate project account during the six-month periods ended June 30, 2017 and December 31, 2016 are summarized below.

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June	As at December	As at June	As at December
	30, 2017	31, 2016	30, 2017	31, 2016
	(For the six-month)	(For the year)	(For the six-month)	(For the year)
Beginning balance	32,147	43,606	28,604	39,554
<u>Add</u> increase during the period	-	-	-	-
<u>Less</u> decrease during the period	-	(11,459)	-	(10,950)
Liabilities from purchasing the real estate project	<u>32,147</u>	<u>32,147</u>	<u>28,604</u>	<u>28,604</u>

19. EARNINGS PER SHARE

Basic earnings per share is calculated by dividing profit (loss) for the period by weighted average number of ordinary shares that are issued and paid during the period.

		Consolidated Financial Statements		Separate Financial Statements	
		For the three-month periods		For the three-month periods	
		ended June 30,		ended June 30,	
		2017	2016	2017	2016
Profit (loss) for the period	(Thousand Baht)	1,268	33,452	2,232	34,592
Weighted average number of ordinary shares	(Thousand Shares)	1,245,284	1,245,284	1,245,284	1,245,284
Basic earnings (loss) per share	(Baht per share)	0.001	0.027	0.001	0.028

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		Consolidated Financial Statements		Separate Financial Statements	
		For the six-month periods		For the six-month periods	
		ended June 30,		ended June 30,	
		2017	2016	2017	2016
Profit (loss) for the period	(Thousand Baht)	6,583	21,193	8,823	23,159
Weighted average number of ordinary shares	(Thousand Shares)	1,245,284	1,245,284	1,245,284	1,245,284
Basic earnings (loss) per share	(Baht per share)	0.005	0.017	0.007	0.019

20. DEFERRED TAX ASSETS AND DEFERRED TAX LIABILITIES

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at June 30, 2017	As at December 31, 2016	As at June 30, 2017	As at December 31, 2016
Deferred tax assets	12,147	11,540	12,147	11,540
Deferred tax liabilities	(6,649)	(6,971)	(8,370)	(8,692)
	<u>5,498</u>	<u>4,569</u>	<u>3,777</u>	<u>2,848</u>

20.1 Changes in deferred tax assets and deferred tax liabilities for the six-month period ended June 30, 2017 are summarized as follows:

	In Thousand Baht			
	Consolidated Financial Statements			Balance as at June 30, 2017
	Balance as at December 31, 2016	Revenue (expenses) during the period		
		In profit or loss	In other comprehensive income	
Deferred tax assets:				
Other account receivable	285	-	-	285
Allowance for declining value-clubhouse	538	-	-	538
Provisions for employee benefits	7,748	499	-	8,247
Provisions for compensation for housing estate juristic persons	2,969	108	-	3,077
Total	<u>11,540</u>	<u>607</u>	<u>-</u>	<u>12,147</u>
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale Investments	(14)	(1)	-	(15)
Property development costs and inventories	(6,957)	323	-	(6,634)
Total	<u>(6,971)</u>	<u>322</u>	<u>-</u>	<u>(6,649)</u>
Net	<u>4,569</u>	<u>285</u>	<u>-</u>	<u>5,498</u>

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	In Thousand Baht			Balance as at June 30, 2017
	Separate Financial Statements			
	Balance as at December 31, 2016	Revenue (expenses) during the period		
	In profit or loss	In other comprehensive income		
Deferred tax assets:				
Other account receivable	285	-	-	285
Allowance for declining value-clubhouse	538	-	-	538
Provisions for employee benefits	7,748	499	-	8,247
Provisions for compensation for housing estate juristic persons	2,969	108	-	3,077
Total	11,540	607	-	12,147
Deferred tax liabilities:				
Unrealized gain on remeasuring available-for-sale Investments	(14)	(1)	-	(15)
Property development costs and inventories	(8,678)	323	-	(8,355)
Total	(8,692)	322	-	(8,370)
Net	2,848	285	-	3,777

20.2 Tax expense (income)

20.2.1 Major components of tax expense (income)

For the six-month periods ended June 30, 2017 and 2016 consisted of:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2017	2016	2017	2016
Income tax expense (income) shown in profit or loss :				
Current tax expense:				
Income tax expense for the period	5,502	5,709	5,502	5,709
Deferred tax expense (income):				
Changes in temporary differences relating to the original recognition and reversal	(929)	415	(929)	736
Total	4,573	6,124	4,573	6,445
Income tax relating to components of other comprehensive income :				
Deferred tax relating to :				
Loss estimation over actuarial principle	-	(81)	-	(81)
Total	-	(81)	-	(81)
Total	4,573	6,043	4,573	6,364

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

For the six-month periods ended June 30, 2017 and 2016 which are summarized as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2017	2016	2017	2016
Accounting profit (loss) for the period	11,156	27,317	13,396	29,604
The applicable tax rate (%)	20%	15 - 20%	20%	20%
Tax expense (income) at the applicable tax rate	2,231	5,469	2,679	5,921
Reconciliation items:				
Tax effect of expenses that are not deductible in determining tax profit:				
- Expenses not allowed as expenses in determining taxable profit	2,342	574	1,894	443
Total reconciliation items	2,342	574	1,894	443
Total tax expense (income)	4,573	6,043	4,573	6,364

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

For the six-month periods ended June 30, 2017 and 2016 are summarized as follows:

	Consolidated Financial Statements			
	2017		2016	
	Tax amount (Thousand Baht)	Tax rate (%)	Tax amount (Thousand Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the period	11,156		27,317	
Tax expense (income) at the applicable tax rate	2,231	20.00	5,469	20.02
Reconciliation items	2,342	20.99	574	2.10
Tax expense (income) at the average effective tax rate	4,573	40.99	6,043	22.12

	Separate Financial Statements			
	2017		2016	
	Tax amount (Thousand Baht)	Tax rate (%)	Tax amount (Thousand Baht)	Tax rate (%)
Accounting profit (loss) before tax expense for the period	13,397		29,604	
Tax expense (income) at the applicable tax rate	2,679	20.00	5,921	20.00
Reconciliation items	1,894	14.14	443	1.50
Tax expense (income) at the average effective tax rate	4,573	34.14	6,364	21.50

21. FAIR VALUE OF FINANCIAL INSTRUMENTS

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

Fair value hierarchy

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

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

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

As at June 30, 2017, the Company had the following assets and liabilities that were measured at fair value using different levels of inputs as follows :

	In Thousand Baht			
	Consolidated financial statements / Separate financial statements			
	Level 1	Level 2	Level 3	Total
Assets measured at fair value				
Current investments				
- Unit trust	-	573	-	573
Total	-	573	-	573

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

Valuation techniques and inputs to level 2

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

22. SEGMENT INFORMATION

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

The business operation of the Company and its subsidiaries mainly involve real estate, rental and services, contractor 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 that used to measure operating profit or loss in the financial statements. The Company and its subsidiaries' information for the three-month and six-month periods ended June 30, 2017 and 2016 by segments are as follows:

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For the three-month period ended June 30, 2017 (In Thousand Bahi)

	Real Estate		Rental and services	Contractor	Property management services	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment					DR.	CR.	
Revenues									
Sales	286,069	63,871	-	-	-	349,940	-	-	349,940
Rental income and service	-	-	4,470	-	1,647	6,117	(670)	-	5,447
Other income	2,952	725	4	126	1	3,808	(807)	-	3,001
Total revenues	289,021	64,596	4,474	126	1,648	359,865			358,388
Expenses									
Cost of sales	199,538	39,566	-	-	-	239,104	-	-	239,104
Cost for rent and service	4,126	-	-	-	1,505	5,631	-	-	5,631
Selling expenses	39,568	4,612	-	-	-	44,180	-	-	44,180
Administrative expenses	34,000	8,185	271	272	166	42,894	-	(689)	42,205
Management benefit expenses	7,916	-	-	-	-	7,916	-	-	7,916
Finance cost	11,233	2,665	1,317	745	52	16,012	-	(788)	15,224
Total expenses	296,381	55,028	1,588	1,017	1,723	355,737			354,260
Income (loss) by segments	(7,360)	9,568	2,886	(891)	(75)	4,128			4,128
Tax expenses (income)									2,860
Profit (loss) for the period									1,268
As at June 30, 2017									
Investment property	-	-	2,527	-	-	2,527			2,527
Property, plant and equipment	2,136	401	61	255	3	2,856			2,856

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For the six-month period ended June, 2017 (In Thousand Baht)

	Real Estate		Rental and services	Contractor	Property management services	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment					DR.	CR.	
Revenues									
Sales	579,727	124,721	-	-	-	704,448	-	-	704,448
Service income for rent	-	-	8,276	-	3,198	11,474	(1,330)	-	10,144
Other income	4,916	1,432	9	128	2	6,487	(1,632)	-	4,855
Total revenues	584,643	126,153	8,285	128	3,200	722,409			719,447
Expenses									
Cost of sales	396,033	77,903	-	-	-	473,936	-	-	473,936
Cost of service	4,148	-	4,356	-	2,382	10,886	-	-	10,886
Selling expenses	78,898	9,300	-	-	-	88,198	-	-	88,198
Administrative expenses	70,244	16,525	575	567	1,008	88,919	-	(1,368)	87,551
Management benefit expenses	15,899	-	-	-	-	15,899	-	-	15,899
Finance cost	23,554	5,613	2,636	1,508	104	33,415	-	(1,594)	31,821
Total expenses	588,776	109,341	7,567	2,075	3,494	711,253			708,291
Income (loss) by segments	(4,133)	16,812	718	(1,947)	(294)	11,156			11,156
Tax expenses (income)									4,573
Profit (loss) for the period									6,583
As at June 30, 2017									
Investment property	-	-	209,210	-	-	209,210			209,210
Property, plant and equipment	108,057	2,318	595	762	22	111,754			111,754

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For the six-month period ended June, 2016 (In Thousand Baht)

	Real Estate		Rental and services	Contractor	Property management services	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment					DR.	CR.	
Revenues									
Sales	518,552	265,451	-	-	-	784,003	-	-	784,003
Service income for rent	-	-	8,437	-	3,555	11,992	(1,370)	-	10,622
Other income	6,897	3,388	-	2	44	10,331	(1,219)	-	9,112
Total revenues	525,449	268,839	8,437	2	3,599	806,326			803,737
Expenses									
Cost of sales	355,479	169,612	-	-	-	525,091	-	(188)	524,903
Cost of service	-	-	9,143	-	1,911	11,054	-	-	11,054
Selling expenses	66,383	24,775	-	-	-	91,158	-	-	91,158
Administrative expenses	61,867	26,071	523	660	1,820	90,941	-	(1,408)	89,533
Management benefit expenses	10,061	5,148	-	-	-	15,209	-	-	15,209
Finance cost	26,600	14,523	2,936	1,601	84	45,744	-	(1,181)	44,563
Total expenses	520,390	240,129	12,602	2,261	3,815	779,197			776,420
Income (loss) by segments	5,059	28,710	(4,165)	(2,259)	(216)	27,129			27,317
Tax expenses (income)									6,124
Profit (loss) for the period									21,193
As at June 30, 2016									
Investment property	-	-	219,334	-	-	219,334			219,334
Property, plant and equipment	127,163	3,686	816	1,868	37	133,570			133,570

23. COMMITMENT AND CONTINGENT LIABILITIES

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

As at June 30, 2017, the Company is obligated to pay the rent and service as follows:

<u>Payable within:</u>	<u>Million Baht</u>
1 year	2.49
More than 1 year to 3 years	1.03

23.2 As at June 30, 2017, the Company and its subsidiaries had contingent liabilities from letters of guarantees issued by three banks to government agency and third parties (see Note 8) as follows:

	<u>In Thousand Baht</u>	
	<u>Consolidated</u>	<u>Separate</u>
	<u>Financial Statements</u>	<u>Financial Statements</u>
- Guarantee for electricity, water and others	14.21	13.81
- Guarantee fund for maintenance of public utilities	234.82	234.82

23.3 As at June 30, 2017, 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 8).

23.4 As at June 30, 2017, the Company had lawsuit on charges in the civil case of Pattaya Court. The black case number is Por.Bor 1075/2560 from Baanfah Greenery North Pattaya juristic person “plaintiff”. The plaintiff sued the defendant on breach of contract claiming damages for a capital amount Baht 14.80 million. As the public utilities of such project have been damaged, the juristic person of the housing estate did not accept the transfer of central utilities such as electricity system, water supply, drainage system, waste water treatment, road and sidewalks, fences around the project, park and garden.

24. EVENT AFTER THE REPORTING PERIOD

On July 5, 2017, the Company entered into a short-term loan agreement with another company in the amount of Baht 130 million to use as working capital in the business. The scheduled repayment is within 1 year, with the interest rate at 10% per annum. The loan is guaranteed by the Company’s land, construction, building and director.

25. AUTHORIZATION FOR ISSUE OF INTERIM FINANCIAL STATEMENTS

These interim financial statements were authorized for issue by the Company’s directors on August 9, 2017.