

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, 2021**

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, 2021, and the related consolidated statements of comprehensive income for the three-month and six-month periods ended June 30, 2021, 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, 2021, and the related statement of comprehensive income for the three-month and six-month periods ended June 30, 2021, changes in shareholders’ equity and cash flows for the six-month period then ended and the condensed notes to financial statements. Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 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 Thai 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 Thai 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 Thai Accounting Standard No. 34 “Interim Financial Reporting”.

(Miss Chotima Kitsirakorn)
Certified Public Accountant
Registration No. 7318

Dharmniti Auditing Company Limited
Bangkok, Thailand
August 13, 2021

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N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION

AS AT JUNE 30, 2021

| | | <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, 2021 | 31, 2020 | 30, 2021 | 31, 2020 |
| CURRENT ASSETS | | | | | |
| | Cash and cash equivalents | 118,043 | 64,808 | 106,764 | 57,072 |
| | Trade and other current receivables | 14,947 | 8,881 | 13,305 | 7,336 |
| | Short-term to related parties | - | - | 30,500 | 10,000 |
| | Inventories | 139,948 | 124,530 | 121,899 | 123,561 |
| | Property development costs | 1,714,895 | 1,642,014 | 1,730,386 | 1,642,014 |
| | Land held for development | 559,396 | 451,636 | 559,040 | 451,279 |
| | Deposits for land | 8,400 | 8,441 | 8,400 | 8,441 |
| | Other current financial assets | 964 | 964 | 721 | 720 |
| | Other current assets | 299 | 2,750 | 2,151 | 2,836 |
| | Total current assets | 2,556,892 | 2,304,024 | 2,573,166 | 2,303,259 |
| NON-CURRENT ASSETS | | | | | |
| | Other non-current financial assets | 14,570 | 11,019 | 14,570 | 11,019 |
| | Investment in subsidiaries | - | - | 86,864 | 86,864 |
| | Investment property | 221,589 | 221,229 | 221,589 | 221,229 |
| | Property, plant and equipment | 105,907 | 100,180 | 74,738 | 77,276 |
| | Right-of-use assets | 19,001 | 21,723 | 9,266 | 10,817 |
| | Intangible assets | 3,972 | 4,170 | 3,776 | 3,989 |
| | Land held for development | 1,157,468 | 1,184,982 | 1,084,417 | 1,111,931 |
| | Deferred tax assets | 16,437 | 18,931 | 14,646 | 17,140 |
| | Other non-current assets | 6,379 | 9,297 | 6,188 | 9,186 |
| | Total non-current assets | 1,545,323 | 1,571,531 | 1,516,054 | 1,549,451 |
| | TOTAL ASSETS | 4,102,215 | 3,875,555 | 4,089,220 | 3,852,710 |

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, 2021

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, 2021 | 31, 2020 | 30, 2021 | 31, 2020 |
| CURRENT LIABILITIES | | | | | |
| Bank overdrafts and short-term loans | | | | | |
| from the financial institutions | 17 | 124,857 | 3,020 | 124,857 | 3,020 |
| Trade and other current payables | 5,18 | 460,266 | 416,813 | 443,860 | 410,697 |
| Accrued income tax | | 26,072 | 8,560 | 25,996 | 8,560 |
| Current portion of long-term loan from | | | | | |
| the financial institutions | 19 | 454,782 | 259,926 | 454,782 | 259,926 |
| Current portion of lease liabilities | 20 | 6,673 | 6,515 | 3,602 | 3,512 |
| Short-term loan from related parties | 5 | 5,000 | 184,000 | - | 179,000 |
| Short-term loan from the director | 5 | - | 2,500 | - | - |
| Other current liabilities | | 839 | - | - | - |
| Total current liabilities | | 1,078,489 | 881,334 | 1,053,097 | 864,715 |
| NON-CURRENT LIABILITIES | | | | | |
| Long-term loans from the financial | | | | | |
| institutions | 19 | 111,004 | 163,387 | 111,004 | 163,387 |
| Lease liabilities | 20 | 14,603 | 17,559 | 7,742 | 9,525 |
| Provision for employee benefit obligations | 21 | 61,966 | 60,002 | 59,764 | 57,894 |
| Provision for compensation for housing | | | | | |
| estate juristic persons | 22 | 22,235 | 20,294 | 22,235 | 20,294 |
| Provision from purchasing the real estate project | 23 | 36,807 | 36,807 | 33,498 | 33,498 |
| Other non-current liabilities | | 12,900 | 9,219 | 12,900 | 9,219 |
| Total non-current liabilities | | 259,515 | 307,268 | 247,143 | 293,817 |
| TOTAL LIABILITIES | | 1,338,004 | 1,188,602 | 1,300,240 | 1,158,532 |

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, 2021

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, 2021 | 31, 2020 | 30, 2021 | 31, 2020 |
| 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 | 81,560 | 81,560 | 81,560 | 81,560 |
| | Unappropriated | 862,884 | 780,307 | 884,606 | 789,804 |
| Other components of equity | | | | | |
| | Total equity attributable to company's shareholders | 2,767,258 | 2,684,681 | 2,788,980 | 2,694,178 |
| | Non-controlling interests | (3,047) | 2,272 | - | - |
| | TOTAL SHAREHOLDER'S EQUITY | 2,764,211 | 2,686,953 | 2,788,980 | 2,694,178 |
| | TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY | 4,102,215 | 3,875,555 | 4,089,220 | 3,852,710 |

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, 2021

| | | In Thousand Baht | | | |
|------------------------------------|--|-----------------------------------|----------------|-------------------------------|----------------|
| | | Consolidated Financial Statements | | Separate Financial Statements | |
| Note | | 2021 | 2020 | 2021 | 2020 |
| REVENUES | | | | | |
| | Sales | 510,791 | 520,136 | 510,791 | 520,136 |
| | Rental income and service | 6,852 | 2,884 | 4,489 | 1,528 |
| | Other income | 4,644 | 2,303 | 4,884 | 2,047 |
| | Total Revenues | 522,287 | 525,323 | 520,164 | 523,711 |
| EXPENSES | | | | | |
| | Cost of sales | 342,376 | 342,722 | 341,380 | 342,722 |
| | Cost for rent and service | 10,450 | 6,413 | 4,560 | 3,975 |
| | Distribution costs | 46,539 | 41,334 | 46,539 | 41,334 |
| | Administrative expenses | 53,209 | 54,413 | 48,946 | 53,404 |
| | Total Expenses | 452,574 | 444,882 | 441,425 | 441,435 |
| | Income (loss) before finance cost and tax expenses | 69,713 | 80,441 | 78,739 | 82,276 |
| | Finance costs | 4,213 | 8,037 | 4,060 | 7,994 |
| | Income (loss) before tax expenses | 65,500 | 72,404 | 74,679 | 74,282 |
| | Tax expenses (income) | 16,497 | 13,100 | 15,267 | 13,056 |
| | Profit (loss) for the period | 49,003 | 59,304 | 59,412 | 61,226 |
| | Other comprehensive income | - | - | - | - |
| | Total comprehensive income for the period | 49,003 | 59,304 | 59,412 | 61,226 |
| | Profit (loss) attributable to | | | | |
| | Shareholders' equity of the parent company | 51,986 | 60,110 | 59,412 | 61,226 |
| | Non-controlling interests | (2,983) | (806) | - | - |
| | | 49,003 | 59,304 | 59,412 | 61,226 |
| | Total comprehensive income attributable to | | | | |
| | Shareholders' equity of the parent company | 51,986 | 60,110 | 59,412 | 61,226 |
| | Non-controlling interests | (2,983) | (806) | - | - |
| | | 49,003 | 59,304 | 59,412 | 61,226 |
| BASIC EARNINGS PER SHARE OF | | | | | |
| THE PARENT COMPANY | | | | | |
| | Profit (loss) for the period (Baht per share) | 0.042 | 0.048 | 0.048 | 0.049 |

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, 2021

| | | | | | In Thousand Baht | | | |
|--|------|------------------|----------------|------------------|-----------------------------------|------|-------------------------------|--|
| | | | | | Consolidated Financial Statements | | Separate Financial Statements | |
| | Note | 2021 | 2020 | 2021 | 2020 | 2021 | 2020 | |
| REVENUES | | | | | | | | |
| Sales | | 1,401,690 | 849,116 | 1,401,690 | 849,116 | | | |
| Rental income and service | | 14,685 | 5,295 | 9,690 | 3,684 | | | |
| Other income | 5 | 8,288 | 4,202 | 8,667 | 3,933 | | | |
| Total Revenues | | <u>1,424,663</u> | <u>858,613</u> | <u>1,420,047</u> | <u>856,733</u> | | | |
| EXPENSES | | | | | | | | |
| Cost of sales | 5 | 977,070 | 571,259 | 976,058 | 571,259 | | | |
| Cost for rent and service | | 21,462 | 12,362 | 9,930 | 8,159 | | | |
| Distribution costs | | 114,251 | 75,639 | 114,251 | 75,639 | | | |
| Administrative expenses | 5 | 130,199 | 100,626 | 122,946 | 98,887 | | | |
| Total Expenses | | <u>1,242,982</u> | <u>759,886</u> | <u>1,223,185</u> | <u>753,944</u> | | | |
| Income (loss) before finance cost and tax expenses | | 181,681 | 98,727 | 196,862 | 102,789 | | | |
| Finance costs | 5 | 8,730 | 17,571 | 8,400 | 17,483 | | | |
| Income (loss) before tax expenses | | 172,951 | 81,156 | 188,462 | 85,306 | | | |
| Tax expenses (income) | 24 | 45,882 | 14,490 | 43,849 | 14,444 | | | |
| Profit (loss) for the period | | <u>127,069</u> | <u>66,666</u> | <u>144,613</u> | <u>70,862</u> | | | |
| Other comprehensive income | | - | - | - | - | | | |
| Total comprehensive income | | <u>127,069</u> | <u>66,666</u> | <u>144,613</u> | <u>70,862</u> | | | |
| Profit (loss) attributable to | | | | | | | | |
| Shareholders' equity of the parent company | | 132,388 | 68,459 | 144,613 | 70,862 | | | |
| Non-controlling interests | | (5,319) | (1,793) | - | - | | | |
| | | <u>127,069</u> | <u>66,666</u> | <u>144,613</u> | <u>70,862</u> | | | |
| Total comprehensive income attributable to | | | | | | | | |
| Shareholders' equity of the parent company | | 132,388 | 68,459 | 144,613 | 70,862 | | | |
| Non-controlling interests | | (5,319) | (1,793) | - | - | | | |
| | | <u>127,069</u> | <u>66,666</u> | <u>144,613</u> | <u>70,862</u> | | | |
| BASIC EARNINGS PER SHARE OF | | | | | | | | |
| THE PARENT COMPANY | | | | | | | | |
| Profit (loss) for the period (Baht per share) | 26 | 0.106 | 0.055 | 0.116 | 0.057 | | | |

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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, 2021

| In Thousand Baht | | | | | | | | | |
|---|------|--|--------------------------|----------------------------|----------------|----------|---------------------------|----------------|----------------------------|
| Consolidated Financial Statements | | | | | | | | | |
| | Note | Shareholders' equity of the parent company | | | | Total | Non-controlling interests | Total | |
| | | Share capital issued and paid-up | Premium on share capital | Retained earnings | | | | | Other components of equity |
| | | | | Appropriated legal reserve | Unappropriated | | | | |
| Beginning balance as at January 1, 2021 | | 1,245,284 | 577,530 | 81,560 | 780,307 | - | 2,684,681 | 2,272 | 2,686,953 |
| Dividend paid | 25 | - | - | - | (49,811) | - | (49,811) | - | (49,811) |
| Comprehensive income | | | | | | | | | |
| Profit for the period | | - | - | - | 132,388 | - | 132,388 | (5,319) | 127,069 |
| Other comprehensive income for the period | | - | - | - | - | - | - | - | - |
| Total comprehensive income for the period | | - | - | - | 132,388 | - | 132,388 | (5,319) | 127,069 |
| Ending balance As at June 30, 2021 | | <u>1,245,284</u> | <u>577,530</u> | <u>81,560</u> | <u>862,884</u> | <u>-</u> | <u>2,767,258</u> | <u>(3,047)</u> | <u>2,764,211</u> |
| Beginning balance as at January 1, 2020 | | 1,245,284 | 577,530 | 75,360 | 669,306 | - | 2,567,480 | 4,474 | 2,571,954 |
| Shares fee payment in subsidiary | | - | - | - | - | - | - | 2,500 | 2,500 |
| Comprehensive income | | | | | | | | | |
| Profit for the period | | - | - | - | 68,459 | - | 68,459 | (1,793) | 66,666 |
| Other comprehensive income for the period | | - | - | - | - | - | - | - | - |
| Total comprehensive income for the period | | - | - | - | 68,459 | - | 68,459 | (1,793) | 66,666 |
| Ending balance As at June 30, 2020 | | <u>1,245,284</u> | <u>577,530</u> | <u>75,360</u> | <u>737,765</u> | <u>-</u> | <u>2,635,939</u> | <u>5,181</u> | <u>2,641,120</u> |

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, 2021

| In ThousandBaht | | | | | | |
|---|--|-----------------------------|-------------------------------|----------------|----------------------------------|------------------|
| 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 as at January 1, 2021 | 1,245,284 | 577,530 | 81,560 | 789,804 | - | 2,694,178 |
| Dividend paid | - | - | - | (49,811) | - | (49,811) |
| Comprehensive income | | | | | | |
| Profit for the period | - | - | - | 144,613 | - | 144,613 |
| Other comprehensive income for the period | - | - | - | - | - | - |
| Total comprehensive income for the period | - | - | - | 144,613 | - | 144,613 |
| Ending balance As at June 30, 2021 | <u>1,245,284</u> | <u>577,530</u> | <u>81,560</u> | <u>884,606</u> | <u>-</u> | <u>2,788,980</u> |
| Beginning balance as at January 1, 2020 | 1,245,284 | 577,530 | 75,360 | 671,780 | - | 2,569,954 |
| Comprehensive income | | | | | | |
| Profit for the period | - | - | - | 70,862 | - | 70,862 |
| Other comprehensive income for the period | - | - | - | - | - | - |
| Total comprehensive income for the period | - | - | - | 70,862 | - | 70,862 |
| Ending balance As at June 30, 2020 | <u>1,245,284</u> | <u>577,530</u> | <u>75,360</u> | <u>742,642</u> | <u>-</u> | <u>2,640,816</u> |

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, 2021

| | In Thousand Baht | | | |
|--|-----------------------------------|---------|-------------------------------|---------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | 2021 | 2020 | 2021 | 2020 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| Profit (loss) for the period | | | | |
| Adjust items that profit (loss) is cash received (paid) | 127,069 | 66,666 | 144,613 | 70,862 |
| Adjustment on income tax expenses | 45,882 | 14,490 | 43,849 | 14,444 |
| Adjustment on financial cost | 8,730 | 17,571 | 8,400 | 17,483 |
| Adjusted with the loss from land donation | 11,399 | - | 11,399 | - |
| Adjustment on trade and other current receivables | | | | |
| (increase) decrease | (6,065) | (1,539) | (5,969) | 177 |
| Adjustment on inventory (increase) decrease | (15,418) | 13,946 | 1,662 | 13,933 |
| Adjustment on real estate project development costs | | | | |
| (increase) decrease | (66,774) | 230,356 | (82,443) | 230,356 |
| Adjustment on land held for development | | | | |
| (increase) decrease | (90,399) | - | (90,399) | - |
| Adjustment on deposit for land | 41 | - | 41 | - |
| Adjustment on other assets (increase) decrease | (1,665) | 274 | (2,623) | 233 |
| Adjusted with the loss from not claiming the withholding tax | 5,118 | - | 5,118 | - |
| Adjustment on trade and other current payables | | | | |
| (increase) decrease | 43,197 | 24,002 | 33,170 | 26,847 |
| Adjustment on other liabilities (increase) decrease | 4,971 | 2,540 | 3,680 | 2,540 |
| Depreciation depletion and amortization charge | 15,912 | 11,414 | 12,127 | 10,707 |
| Adjustment on provisions for employee benefit (reverse) | 1,964 | 1,698 | 1,870 | 1,621 |
| Adjustment on provisions for compensation for | | | | |
| housing estate juristic persons (reverse) | 2,787 | 1,751 | 2,787 | 1,751 |
| Adjustment on Loss (gain) on fair value | - | (1) | - | (1) |
| Adjustment on Loss (gain) disposal of | | | | |
| property, plant and equipment | (38) | - | (38) | - |
| Net cash provided by (used in) operating activities | 86,711 | 383,168 | 87,244 | 390,953 |
| Interest income | (82) | (75) | (510) | (74) |
| Income tax expense refund (paid) | (24,328) | (9,432) | (22,301) | (9,479) |
| Cash received interest income | 82 | 75 | 80 | 74 |

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, 2021

| | In Thousand Baht | | | |
|---|-----------------------------------|-----------|-------------------------------|-----------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | 2021 | 2020 | 2021 | 2020 |
| Retention | - | (33) | - | - |
| Provision from purchasing the real estate project | - | (234) | - | - |
| Provision for compensation for housing estate juristic persons | (846) | - | (846) | - |
| Provision for employee benefits | - | (5,613) | - | (5,613) |
| Net cash provided by (used in) operating activities | 61,537 | 367,856 | 63,667 | 375,861 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| Increase in other current financial assets | - | (1) | - | - |
| Increase in fixed deposits pledged as collateral | (3,551) | (2,001) | (3,551) | (2,001) |
| Cash paid from short-term loan to related parties | - | - | (20,500) | - |
| Cash paid for increase of capital in subsidiary | - | - | - | (7,500) |
| Cash paid for purchase of property, plant and equipment | (13,546) | (4,670) | (2,699) | (2,857) |
| Cash paid for purchase of investment property | (5,271) | (16,811) | (5,271) | (16,811) |
| Cash received from sale of equipment | 58 | - | 58 | - |
| Cash paid for purchase of intangible assets | (254) | (27) | (205) | (27) |
| Net cash provided by (used in) investing activities | (22,564) | (23,510) | (32,168) | (29,196) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | | |
| Increase (decrease) in bank overdrafts and short-term loans from the financial institutions | 121,837 | (94,098) | 121,837 | (94,098) |
| Cash paid for liabilities under lease liabilities | (3,261) | (1,752) | (2,050) | (1,752) |
| Cash received from the shares fee payment of non-controlling interests | - | 2,500 | - | - |
| Cash paid for short-term loan a related party | (179,000) | - | (179,000) | - |
| Cash paid for short-term loan from the director | (2,500) | - | - | - |
| Cash received from long-term loans | 542,601 | 178,042 | 542,601 | 178,042 |
| Cash paid for long-term loans | (400,128) | (370,378) | (400,128) | (370,378) |
| Cash paid interest | (15,476) | (28,721) | (15,256) | (28,585) |
| Dividend paid | (49,811) | - | (49,811) | - |
| Net cash provided by (used in) financing activities | 14,262 | (314,407) | 18,193 | (316,771) |

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, 2021

| | In Thousand Baht | | | |
|--|-----------------------------------|--------|-------------------------------|--------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | 2021 | 2020 | 2021 | 2020 |
| Net increase (decrease) in cash and cash equivalents | 53,235 | 29,939 | 49,692 | 29,894 |
| Cash and cash equivalents, beginning of period | 64,808 | 27,210 | 57,072 | 19,195 |
| Cash and cash equivalents, end of period | 118,043 | 57,149 | 106,764 | 49,089 |
| Supplemental disclosures of cash flows information | | | | |
| 1) Cash and cash equivalents consisted of : | | | | |
| Cash on hand | 907 | 784 | 484 | 669 |
| Cash at bank | 117,136 | 56,365 | 106,280 | 48,420 |
| Total | 118,043 | 57,149 | 106,764 | 49,089 |

- 2) In the second quarters of 2021 and 2020, the Company had transferred the cost of land development amounted Baht 1.25 million and Baht 27.91 million, respectively, as a part of land held for development.
- 3) In the second quarter of 2020, the Company had transferred the deposit as a part of investment property amounted Baht 1.36 million.
- 4) In the second quarter of 2020, the Company had purchased the office supplies by entering into the hire purchase agreement amounted Baht 0.53 million.

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, 2021

1. GENERAL INFORMATION

1.1 Corporate information

(a) Legal status and address of the Company

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

The address of its registered office is as follows:

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

Patumtanee, 12130, Thailand.

(b) Nature of the Company's business

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

(c) Parent company

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

1.2 Coronavirus disease 2019 pandemic

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

2. BASIS OF 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 which are owned directly and indirectly by the Company :-

| | Percentage of | | Nature of Business |
|--|-----------------------------|----------------------------|-----------------------------------|
| | direct and indirect holding | | |
| | As at June 30, 2021 | As at December 31, 2020 | |
| <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>Indirect subsidiary companies - held by</u> | | | |
| <u>N.C. Property Management Co., Ltd.</u> | | | |
| Siri Arun Wellness Co., Ltd. | 60.00 | 60.00 | Intermediate care and wellness |

- 2.2 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, 2020. There has been no change in the composition of its subsidiaries during the period.
- 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 INTERIM FINANCIAL STATEMENT

3.1 Basis for The Preparation of Interim Financial Statements

These interim financial statements are prepared in accordance with Thai Accounting Standard No. 34 “Interim Financial Reporting”, and the requirements of the Securities and Exchange Commission (SEC). The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events, and situations and not intended to re-emphasis on the information previously reported. The interim financial statements should therefore, be read in conjunction with the financial statements for the year ended December 31, 2020.

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 became effective in the current period

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

However, COVID-19 Related Rent Concessions beyond June 30, 2021 were adjusted in the financial reporting standard No.16 lease effective from April 1, 2021. Therefore, it is permitted for the company to adopt before the effective date. Such adjustment is a relief of practice, the lessee does not necessarily have to assess that the consent to reduce the rent is a change of lease agreement or not. The consent to reduce the rent is a direct result of the Coronavirus 2019 pandemic (COVID-19) and that falls under the condition specified (revised paragraph 46 khor.2 from formerly June 30, 2021 to June 30, 2022). The recording of the consent to reduce the rent is as if “not a change of the lease”, which during the period, the Federation of Accounting Professions has issued and published in the Government Gazette.

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

3.3 Financial reporting standards that will become effective in the future

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

The management of the Company and its subsidiaries are currently evaluating the impact of these standards to the financial statements in the year when they are adopted.

4. SIGNIFICANT ACCOUNTING POLICIES

The interim financial statements are prepared by using the same accounting policies and methods of computation as were used for the financial statements for the year ended December 31, 2020, except the changes in accounting policies as follows.

5. TRANSACTIONS WITH RELATED PARTIES AND COMPANIES

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

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

| <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 |
| Siri Arun Wellness Co.,Ltd. | Thailand | Subsidiary |
| S.C. Construction And Decoration Co., Ltd. | Thailand | Co-shareholder and director |
| Sathaporn Wattana Trading Co., Ltd. | Thailand | Co-shareholder and director |
| Sathaporn Homemart (1999) Co., Ltd. | Thailand | Co-shareholder and director |
| Sap Namchai Pattana Co., Ltd. | Thailand | Co-shareholder and director |
| Namchai Golf Management Co., Ltd. | Thailand | Co-shareholder and director |
| Namchai Property Development Co., Ltd. | Thailand | Co-shareholder and director |
| Tanyacart Management Co., Ltd. | Thailand | Co-shareholder and director |
| Sathaporn Wattana Transport Partnership | Thailand | Co-shareholder and director |
| Precast station Co., Ltd. | Thailand | Director's relative |
| Mr. Somchao Tanthathoedtham | Thailand | Director |
| Mr. Somnuek Tanthathoedtham | Thailand | Director |

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The significant transactions between the Company and its related parties and companies for the three-month and six-month periods ended June 30, 2021 and 2020, 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 | 2021 | 2020 | 2021 | 2020 |
| <u>Transaction during the period</u> | | | | | |
| <u>Subsidiaries</u> | | | | | |
| Other income - office rental | | | | | |
| N.C. Property Management Co., Ltd. | Baht 70,000 per month | - | - | 210 | - |
| Quality Living Management Co., Ltd. | Baht 5,000 per month | - | - | 15 | 15 |
| Siri Arun Wellness Co.,Ltd. | Baht 297,160 per month | - | - | 4,145 | 446 |
| Other income - utility charges | | | | | |
| Quality Living Management Co., Ltd. | Baht 1,401.87 per month | - | - | 4 | 4 |
| Siri Arun Wellness Co.,Ltd. | Electricity : Bath 5 per unit | - | - | 283 | 207 |
| | Water : Bath 17 per unit | | | | |
| Furniture rental income | | | | | |
| Siri Arun Wellness Co.,Ltd. | Baht 24,149.53 per month | - | - | 410 | 72 |
| Interest income | | | | | |
| Quality Living Management Co., Ltd. | At the rate of 4.50 % p.a. | - | - | 1 | - |
| Siri Arun Wellness Co.,Ltd. | At the rate of 4.50 % p.a. | - | - | 267 | - |
| Construction Cost | | | | | |
| N.C. Property Management Co., Ltd. | At per agreement | - | - | 39,058 | - |
| Management fee | | | | | |
| Quality Living Management Co., Ltd. | Minimum Baht 45,000 per project | - | - | 613 | 645 |
| <u>Related parties</u> | | | | | |
| Other income - office rental | | | | | |
| Precast station Co., Ltd. | Baht 20,000 per month and Baht 40,000 per month | - | 180 | - | 180 |
| Construction Cost | | | | | |
| Precast station Co., Ltd. | At per agreement | 423 | 33,925 | 246 | 33,925 |
| Purchase asset | | | | | |
| Precast station Co., Ltd. | At per agreement | 1,224 | - | - | - |
| Sathaporn Wattana Trading Co., Ltd. | At per agreement | 1,428 | - | - | - |
| Purchase construction materials | | | | | |
| Sathaporn Wattana Trading Co., Ltd. | Market price | 45,261 | 9,028 | 14,969 | 9,016 |
| S.C. Construction And Decoration Co., Ltd. | Market price | 910 | - | 195 | - |
| Land rental expense | | | | | |
| Sap Namchai Pattana Co., Ltd | Baht 55,000 per month | 165 | 165 | 165 | 165 |
| Golf club membership | | | | | |
| Namchai Golf Management Co., Ltd. | Market price | - | 60 | - | 60 |
| Interest expenses | | | | | |
| Mr. Somchao Tanthathodtham | At the rate of 5.75% p.a. | 28 | 36 | - | - |
| N.C.H. 2555 Holding Co., Ltd | At the rate of MLR less 0.50% - 0.75% p.a. (2020 : at the rate of 5.75% p.a.) | 1,503 | 2,517 | 1,447 | 2,517 |

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| | | 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 | | 2021 | 2020 | 2021 | 2020 |
| <u>Transaction during the period</u> | | | | | |
| <u>Subsidiaries</u> | | | | | |
| Other income - office rental | | | | | |
| N.C. Property Management Co., Ltd. | Baht 70,000 per month | - | - | 210 | - |
| Quality Living Management Co., Ltd. | Baht 5,000 per month | - | - | 30 | 30 |
| Siri Arun Wellness Co.,Ltd. | Baht 297,160 per month | - | - | 5,581 | 1,337 |
| Other income - utility charges | | | | | |
| Quality Living Management Co., Ltd. | Baht 1,401.87 per month | - | - | 8 | 8 |
| Siri Arun Wellness Co.,Ltd. | Electricity : Bath 5 per unit Water : Bath 17 per unit | - | - | 520 | 304 |
| Furniture rental income | | | | | |
| Siri Arun Wellness Co.,Ltd. | Baht 24,149.53 per month | - | - | 549 | 145 |
| Interest income | | | | | |
| Quality Living Management Co., Ltd. | At the rate of 4.50 % p.a. | - | - | 1 | - |
| Siri Arun Wellness Co.,Ltd. | At the rate of 4.50 % p.a. | - | - | 429 | - |
| Construction Cost | | | | | |
| N.C. Property Management Co., Ltd. | At per agreement | - | - | 74,252 | - |
| Management fee | | | | | |
| Quality Living Management Co., Ltd. | Minimum Baht 45,000 per project | - | - | 1,197 | 1,290 |
| <u>Related parties</u> | | | | | |
| Other income - office rental | | | | | |
| Precast station Co., Ltd. | Baht 20,000 per month and Baht 40,000 per month | 210 | 360 | 210 | 360 |
| Construction Cost | | | | | |
| Precast station Co., Ltd. | At per agreement | 48,045 | 55,783 | 47,868 | 55,783 |
| Purchase asset | | | | | |
| Precast station Co., Ltd. | At per agreement | 1,224 | - | - | - |
| Sathaporn Wattana Trading Co., Ltd. | At per agreement | 2,853 | - | - | - |
| Purchase construction materials | | | | | |
| Sathaporn Wattana Trading Co., Ltd. | Market price | 80,752 | 16,867 | 29,692 | 16,805 |
| S.C. Construction And Decoration Co., Ltd. | Market price | 1,750 | 88 | 195 | 88 |
| Land rental expense | | | | | |
| Sap Namchai Pattana Co., Ltd | Baht 55,000 per month | 330 | 330 | 330 | 330 |
| Golf club membership | | | | | |
| Namchai Golf Management Co., Ltd. | Market price | 10 | 90 | 10 | 90 |
| Interest expenses | | | | | |
| Mr. Somchao Tanthathodtham | At the rate of 5.75% p.a. | 56 | 72 | - | - |
| N.C.H. 2555 Holding Co., Ltd | At the rate of MLR less 0.50% - 0.75% p.a. (2020 : at the rate of 5.75% p.a.) | 2,990 | 5,656 | 2,879 | 5,656 |

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The significant outstanding balance as at June 30, 2021 and December 31, 2020, are as follows:

| | In Thousand Baht | | | |
|--|-----------------------------------|----------------------------|-------------------------------|----------------------------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | As at June 30, 2021 | As at December 31, 2020 | As at June 30, 2021 | As at December 31, 2020 |
| Short-term loan to related parties | | | | |
| - Siri Arun Wellness Co., Ltd. | | | | |
| Balance, at the beginning of the period | - | - | 10,000 | - |
| Addition during the period | - | - | 18,000 | 10,000 |
| Deduction during the period | - | - | - | - |
| Balance, at the end of the period | - | - | 28,000 | 10,000 |
| - Quality living Management Co., Ltd. | | | | |
| Balance, at the beginning of the period | - | - | - | - |
| Addition during the period | - | - | 2,500 | - |
| Deduction during the period | - | - | - | - |
| Balance, at the end of the period | - | - | 2,500 | - |
| Accrued office rental income | | | | |
| - Siri Arun Wellness Co., Ltd. | - | - | 1,317 | - |
| Accrued electricity, water and services income | | | | |
| - Siri Arun Wellness Co., Ltd. | - | - | 297 | 78 |
| Accrued interest | | | | |
| - Siri Arun Wellness Co., Ltd. | - | - | 469 | 39 |
| - Quality living Management Co., Ltd. | - | - | 1 | - |
| | - | - | 470 | 39 |
| Account payable to related parties | | | | |
| - Quality living Management Co., Ltd. | - | - | 88 | 306 |
| - N.C. Property Management Co., Ltd. | - | - | 39,656 | - |
| - Siri Arun Wellness Co., Ltd. | - | - | 433 | 323 |
| - S.C. Construction And Decoration Co., Ltd. | 997 | 35 | 22 | 35 |
| - Sathaporn Wattana Trading Co., Ltd. | 60,558 | 12,174 | 17,077 | 11,286 |
| - Precast station Co., Ltd. | 31,910 | 29,527 | 31,842 | 29,527 |
| - Namchai Golf management Co., Ltd. | - | 75 | - | 75 |
| - Sap Namchai Pattana Co., Ltd. | 330 | 660 | 330 | 660 |
| - I-care Wellness Limited Partnership | 55 | - | - | - |
| - Mr. Somchao Tanthathoedtham | - | 82 | - | 82 |
| - Mr. Somnuek Tanthathoedtham | - | 39 | - | 39 |
| - Mrs. Nonglak Tanthathoedtham | 7 | - | - | - |
| | 93,857 | 42,592 | 89,448 | 42,333 |

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| | In Thousand Baht | | | |
|---|-----------------------------------|----------------------------|-------------------------------|----------------------------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | As at June 30, 2021 | As at December 31, 2020 | As at June 30, 2021 | As at December 31, 2020 |
| Short-term loan from related parties | | | | |
| - N.C.H. 2555 Holding Co., Ltd. | | | | |
| Balance, at the beginning of the period | 184,000 | 219,000 | 179,000 | 219,000 |
| Addition during the period | - | 5,000 | - | - |
| Deduction during the period | (179,000) | (40,000) | (179,000) | (40,000) |
| Balance, at the end of the period | <u>5,000</u> | <u>184,000</u> | <u>-</u> | <u>179,000</u> |
| Short-term loan from the director | | | | |
| - Mr. Somchao Tanthathodtham | | | | |
| Balance, at the beginning of the period | 2,500 | 2,500 | - | - |
| Addition during the period | - | - | - | - |
| Deduction during the period | (2,500) | - | - | - |
| Balance, at the end of the period | <u>-</u> | <u>2,500</u> | <u>-</u> | <u>-</u> |
| Accrued interest | | | | |
| - N.C.H. 2555 Holding Co., Ltd. | <u>202</u> | <u>2,024</u> | <u>-</u> | <u>2,024</u> |

COLLATERAL WITH RELATED COMPANIES

As at June 30, 2021 and December 31, 2020, the Company had contingent liability from letters of guarantee issued by a bank on behalf of the subsidiary for electricity usage amounting to Baht 0.40 million.

MANAGEMENT BENEFIT EXPENSES

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

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Management benefit expenses for the three-month and six-month periods ended June 30, 2021 and 2020, are as follows:

| | In Thousand Baht | |
|------------------------------|--|---------------|
| | Consolidated/Separate Financial Statements | |
| | For the three-month periods ended June 30, | |
| | 2021 | 2020 |
| <u>Management</u> | | |
| Management benefit expenses | | |
| Short-term employee benefits | 11,359 | 18,007 |
| Post-employment benefits | 195 | 99 |
| Total | <u>11,554</u> | <u>18,106</u> |

| | In Thousand Baht | |
|------------------------------|--|---------------|
| | Consolidated/Separate Financial Statements | |
| | For the six-month periods ended June 30, | |
| | 2021 | 2020 |
| <u>Management</u> | | |
| Management benefit expenses | | |
| Short-term employee benefits | 24,937 | 26,803 |
| Post-employment benefits | 429 | 468 |
| Total | <u>25,366</u> | <u>27,271</u> |

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6. TRADE AND OTHER CURRENT RECEIVABLES

| | In Thousand Baht | | | |
|--|-----------------------------------|----------------------------|-------------------------------|----------------------------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | As at June 30, 2021 | As at December 31, 2020 | As at June 30, 2021 | As at December 31, 2020 |
| <u>Trade receivables</u> | - | - | - | - |
| <u>Other current receivables</u> | | | | |
| Account receivables to relate parties | 466 | 288 | - | - |
| Accrued income | 4,278 | 362 | 4,278 | 355 |
| The Revenue Department receivable | 1,008 | 1,142 | 134 | 197 |
| Prepaid expenses | 7,790 | 5,192 | 7,719 | 5,185 |
| Advance payment | 456 | 951 | 456 | 661 |
| Other receivables | 2,540 | 2,537 | 2,309 | 2,529 |
| Total other current receivables | 16,538 | 10,472 | 14,896 | 8,927 |
| <u>Less allowance for expected credit loss</u> | <u>(1,591)</u> | <u>(1,591)</u> | <u>(1,591)</u> | <u>(1,591)</u> |
| Other current receivables, net | 14,947 | 8,881 | 13,305 | 7,336 |
| Total trade and other current receivables | <u>14,947</u> | <u>8,881</u> | <u>13,305</u> | <u>7,336</u> |

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

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

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7. INVENTORIES

Inventories consist of

| | In Thousand Baht | | | |
|--------------------------------------|-----------------------------------|----------------------------|-------------------------------|----------------------------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | As at June 30, 2021 | As at December 31, 2020 | As at June 30, 2021 | As at December 31, 2020 |
| Cost of houses and condominiums | | | | |
| for sales | 130,258 | 131,920 | 130,258 | 131,920 |
| Goods for service | 191 | 139 | - | - |
| Construction Materials and equipment | 17,858 | 830 | - | - |
| Total | 148,307 | 132,889 | 130,258 | 131,920 |
| Less allowance for declining | | | | |
| value of inventories | (8,359) | (8,359) | (8,359) | (8,359) |
| Inventories, net | 139,948 | 124,530 | 121,899 | 123,561 |

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 30, 2021 (For the six-month) | As at December 31, 2020 (For the year) |
| Beginning balance | 8,359 | 8,359 |
| Increase | - | - |
| Decrease | - | - |
| Ending balance | 8,359 | 8,359 |

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

| | Consolidated/Separate Financial Statements | | | |
|---|--|-----------------|-------------------------|-----------------|
| | As at June 30, 2021 | | As at December 31, 2020 | |
| | Unit | In Million Baht | Unit | In Million Baht |
| House and condominiums for sales | 39 | 130.26 | 39 | 131.92 |
| House and condominiums for sales - under signed purchase and sale contract | - | - | (2) | (7.28) |
| House and condominium for sales - balance carry forward not under signed purchase and sale contract | 39 | 130.26 | 37 | 124.64 |

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As at June 30, 2021 and December 31, 2020, some inventories of the Company in the amount of Baht 70.81 million and Baht 67.29 million, respectively, are mortgaged as a part of collateral for long-term loans with local commercial bank, as discussed in Note 19.

8. PROPERTY DEVELOPMENT COSTS

8.1 Actual property development costs, consist of :

| | In Thousand Baht | | | |
|--------------------------------------|-----------------------------------|----------------------------|-------------------------------|----------------------------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | As at June 30, 2021 | As at December 31, 2020 | As at June 30, 2021 | As at December 31, 2020 |
| Land and land development costs | 2,736,131 | 2,456,010 | 2,736,131 | 2,456,010 |
| Utilities development costs | 940,714 | 801,809 | 940,714 | 801,809 |
| Construction in progress | 4,953,286 | 4,086,309 | 4,968,777 | 4,086,309 |
| Interest capitalization | 467,214 | 438,071 | 467,214 | 438,071 |
| Total | 9,097,345 | 7,782,199 | 9,112,836 | 7,782,199 |
| <u>Less</u> Transfer to inventory | (130,258) | (131,920) | (130,258) | (131,920) |
| Transfer to accumulated cost of sale | (7,252,192) | (6,008,265) | (7,252,192) | (6,008,265) |
| Property development costs, net | 1,714,895 | 1,642,014 | 1,730,386 | 1,642,014 |

As at June 30, 2021 and December 31, 2020, most of Company's land and construction in the projects are mortgaged as collateral against credit facilities for loans with local commercial bank, as discussed in Note 17 and Note 19.

For the three-month periods ended June 30, 2021 and 2020, the Company recorded the related interest expense amounting approximately to Baht 4.59 million and Baht 5.58 million, respectively, as part of property development costs. The capitalization rate for calculation of interest is 4.47% and 5.15%, respectively.

For the six-month periods ended June 30, 2021 and 2020, the Company recorded the related interest expense amounting approximately to Baht 7.70 million and Baht 13.94 million, respectively, as part of property development costs. The capitalization rate for calculation of interest is 4.01% and 6.16%, respectively.

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8.2 Obligation and commitment under real estate projects

| | Consolidated/Separate Financial Statements | |
|--|---|----------------|
| | As at June | As at December |
| | 30, 2021 | 31, 2020 |
| | (For the six-month) | (For the year) |
| Number of operating projects, at the beginning of the period | 20 | 19 |
| Number of newly open projects | 1 | 1 |
| Number of closing projects | (1) | - |
| Number of project, transfer to land held for development | - | - |
| Number of operating projects, at the end of the period | <u>20</u> | <u>20</u> |
| Total current projects value (In million Baht) | 13,516.36 | 12,413.56 |
| Contracted sales value (In million Baht) | 11,062.02 | 9,725.39 |
| As percentage of total current projects value | 81.84 | 78.34 |

As at June 30, 2021 and December 31, 2020, the Company has the obligation to complete the public utility development project for operating projects in the amount of Baht 97.23 million and Baht 89.22 million, respectively.

9. 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, 2021 | 31, 2020 | 30, 2021 | 31, 2020 |
| Beginning balance | 1,636,618 | 1,673,191 | 1,563,210 | 1,599,783 |
| <u>Add</u> - Increase during the period | 90,399 | 52,456 | 90,399 | 52,456 |
| - Transfer from property development costs | 1,246 | 27,906 | 1,246 | 27,906 |
| Total | 1,728,263 | 1,753,553 | 1,654,855 | 1,680,145 |
| <u>Less</u> - decrease during the period | (11,399) | - | (11,399) | - |
| - Transfer to property development costs | - | (116,935) | - | (116,935) |
| Ending balance | <u>1,716,864</u> | <u>1,636,618</u> | <u>1,643,456</u> | <u>1,563,210</u> |
| Land held for development | | | | |
| Current | 559,396 | 451,636 | 559,040 | 451,279 |
| Non-current | 1,157,468 | 1,184,982 | 1,084,417 | 1,111,931 |
| | <u>1,716,864</u> | <u>1,636,618</u> | <u>1,643,457</u> | <u>1,563,210</u> |

As at June 30, 2021 and December 31, 2020, most of the Company's land held for development are mortgaged as collateral against the credit facilities for long-term loans with local commercial banks, as discussed in Note 19.

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10. OTHER NON-CURRENT FINANCIAL ASSETS

Other non-current financial assets are fixed deposits pledged as collateral.

As at June 30, 2021 and December 31, 2020, the Company had fixed deposit amounting to Baht 14.57 million and Baht 11.02 million, respectively, which are pledged as collateral for maintenance of public utilities, customer's loan and gasoline, as discussed in Note 29.2

11. INVESTMENTS IN SUBSIDIARIES

| | Paid up shares | | Ownership | | Amount | | Dividend | |
|----------------------|---------------------------|-------------------------------|---------------------------|-------------------------------|---------------------------|-------------------------------|---|----------|
| | (In Thousand Baht) | | (%) | | (In Thousand Baht) | | (In Thousand Baht) | |
| | As at June 30, 2021 | As at December 31, 2020 | As at June 30, 2021 | As at December 31, 2020 | As at June 30, 2021 | As at December 31, 2020 | For the six-month periods ended June 30, 2021 2020 | |
| AT COST | | | | | | | | |
| SUBSIDIARIES | | | | | | | | |
| N.C. Property | | | | | | | | |
| Management Co., Ltd. | 85,000 | 85,000 | 100 | 100 | 86,864 | 86,864 | - | - |
| Quality Living | | | | | | | | |
| Management Co., Ltd. | 1,000 | 1,000 | 100 | 100 | - | - | - | - |
| | | | | | <u>86,864</u> | <u>86,864</u> | <u>-</u> | <u>-</u> |

12. INVESTMENT PROPERTY

Movements of the investment property in residential building for lease account for the six-month period ended June 30, 2021, are summarized as follows:

| | <u>In Thousand Baht</u> |
|---|------------------------------|
| | <u>Consolidated/Separate</u> |
| | <u>Financial Statements</u> |
| At cost | |
| Balance as at December 31, 2020 | 277,109 |
| Acquisitions during the period | 5,301 |
| Transfer during the period | - |
| Disposals and write-off during the period | - |
| Balance as at June 30, 2021 | <u>282,410</u> |
| Accumulated depreciation | |
| Balance as at December 31, 2020 | (55,880) |
| Depreciation for the period | (4,941) |
| Accumulated depreciation on disposals and write-off | - |
| Balance as at June 30, 2021 | <u>(60,821)</u> |
| Net book value | |
| Balance as at December 31, 2020 | <u>221,229</u> |
| Balance as at June 30, 2021 | <u>221,589</u> |

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As at June 30, 2021 and December 31, 2020, 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 19.

13. PROPERTY, PLANT AND EQUIPMENT

Movements of the property, plant and equipment account for the six-month period ended Jun 30, 2021, are summarized as follows:

| | In Thousand Baht | |
|---|---|-------------------------------------|
| | Consolidated Financial Statements | Separate Financial Statements |
| At cost | | |
| Balance as at December 31, 2020 | 304,376 | 272,100 |
| <u>Add</u> Acquisitions during the period | 13,546 | 2,699 |
| <u>Less</u> Disposals and write-off during the period | (1,551) | (1,549) |
| <u>Less</u> Transfer assets out, during the period | - | - |
| Balance as at June 30, 2021 | <u>316,371</u> | <u>273,250</u> |
| Accumulated depreciation | | |
| Balance as at December 31, 2020 | (202,160) | (193,069) |
| <u>Add</u> Depreciation for the period | (7,797) | (5,217) |
| <u>Less</u> Accumulated depreciation on disposals and write-off | 1,529 | 1,529 |
| <u>Less</u> Accumulated depreciation, transfer - out | - | - |
| Balance as at June 30, 2021 | <u>(208,428)</u> | <u>(196,757)</u> |
| Allowance for impairment | | |
| Balance as at December 31, 2020 | (2,036) | (1,755) |
| <u>Add</u> Allowance for impairment for the period | - | - |
| Balance as at June 30, 2021 | <u>(2,036)</u> | <u>(1,755)</u> |
| Net book value | | |
| Balance as at December 31, 2020 | <u>100,180</u> | <u>77,276</u> |
| Balance as at June 30, 2021 | <u>105,907</u> | <u>74,738</u> |

As at June 30, 2021 and December 31, 2020, some part of land and the clubhouse building in the total amount of Baht 100.52 million (net book value amount of Baht 31.54 million and Baht 33.53 million, respectively) are mortgaged as collateral against the overdrafts from a commercial bank in the credit limit amount of Baht 25 million, as discussed in Note 17.

14. RIGHT-OF-USE ASSETS

Movements of the right-of-use assets account during the six-month period ended June 30, 2021, are summarized below.

| | In Thousand Baht | |
|--------------------------------------|-----------------------------|-----------------------------|
| | Consolidated | Separate |
| | <u>Financial Statements</u> | <u>Financial Statements</u> |
| Cost | | |
| As at December 31, 2020 | 26,487 | 13,858 |
| Addition | - | - |
| Written-off | - | - |
| As at June 30, 2021 | <u>26,487</u> | <u>13,858</u> |
| Less Accumulated depreciation | | |
| As at December 31, 2020 | (4,764) | (3,041) |
| Depreciation for the year | (2,722) | (1,551) |
| Depreciation - written-off | - | - |
| As at June 30, 2021 | <u>(7,486)</u> | <u>(4,592)</u> |
| Net book value | | |
| As at December 31, 2020 | <u>21,723</u> | <u>10,817</u> |
| As at June 30, 2021 | <u>19,001</u> | <u>9,266</u> |

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15. INTANGIBLE ASSETS

Movements of the intangible assets account for the six-month period ended June 30, 2021, are summarized as follows:

| | In Thousand Baht | |
|---|---|-------------------------------------|
| | Consolidated Financial Statements | Separate Financial Statements |
| At cost | | |
| Balance as at December 31, 2020 | 13,056 | 12,840 |
| <u>Add</u> Acquisitions during the period | 254 | 205 |
| <u>Less</u> Disposals and write-off during the period | - | - |
| Balance as at June 30, 2021 | <u>13,310</u> | <u>13,045</u> |
| Less Accumulated amortization | | |
| Balance as at December 31, 2020 | (8,886) | (8,851) |
| <u>Add</u> Amortization for the period | (452) | (418) |
| <u>Less</u> Disposals and write-off during the period | - | - |
| Balance as at June 30, 2021 | <u>(9,338)</u> | <u>(9,269)</u> |
| Net book value | | |
| Balance as at December 31, 2020 | <u>4,170</u> | <u>3,989</u> |
| Balance as at June 30, 2021 | <u>3,972</u> | <u>3,776</u> |

16. DEFERRED TAX ASSETS AND LIABILITIES

16.1 Deferred tax assets and liabilities, consisted of

| | In Thousand Baht | | | |
|--------------------------|-----------------------------------|----------------------------|-------------------------------|----------------------------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | As at June 30, 2021 | As at December 31, 2020 | As at June 30, 2021 | As at December 31, 2020 |
| Deferred tax assets | 23,274 | 22,865 | 18,883 | 18,475 |
| Deferred tax liabilities | (6,837) | (3,934) | (4,237) | (1,335) |
| | <u>16,437</u> | <u>18,931</u> | <u>14,646</u> | <u>17,140</u> |

16.2 Changes in deferred tax assets and liabilities for the six-month period ended June 30, 2021, are summarized as follows:

| | In Thousand Baht | | | |
|--|------------------------------------|--------------------------------------|---|---------|
| | Consolidated Financial Statements | | | |
| | Balance as at December 31, 2020 | Revenue (expenses) during the period | | |
| | In profit or loss | In other comprehensive income | | |
| Deferred tax assets: | | | | |
| Allowance for expected credit loss | 196 | - | - | 196 |
| Allowance for impairment - clubhouse | 351 | - | - | 351 |
| Lease liabilities | 6,660 | (336) | - | 6,324 |
| Provisions for employee benefits obligations | 11,599 | 356 | - | 11,955 |
| Provisions for compensation for housing estate juristic persons | 4,059 | 389 | - | 4,448 |
| Total | 22,865 | 409 | - | 23,274 |
| Deferred tax liabilities: | | | | |
| Unrealized gain on remeasuring available-for-sale | | | | |
| Investments | (17) | - | - | (17) |
| Property development costs and inventories | 2,568 | (3,213) | - | (645) |
| Right-of-use assets | (6,485) | 310 | - | (6,175) |
| Total | (3,934) | (2,903) | - | (6,837) |
| Net | 18,931 | (2,494) | - | 16,437 |

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| | In Thousand Baht | | | |
|--|------------------------------------|--------------------------------------|---|---------|
| | Separate Financial Statements | | | |
| | Balance as at December 31, 2020 | Revenue (expenses) during the period | | |
| | In profit or loss | In other comprehensive income | | |
| Deferred tax assets: | | | | |
| Allowance for expected credit loss | 196 | - | - | 196 |
| Allowance for impairment - clubhouse | 351 | - | - | 351 |
| Leases liabilities | 2,273 | (336) | - | 1,937 |
| Provisions for employee benefits obligations | 11,596 | 356 | - | 11,952 |
| Provisions for compensation for housing estate juristic persons | 4,059 | 388 | - | 4,447 |
| Total | 18,475 | 408 | - | 18,883 |
| Deferred tax liabilities: | | | | |
| Unrealized gain on remeasuring available-for-sale Investments | (17) | - | - | (17) |
| Property development costs and inventories | 845 | (3,212) | - | (2,367) |
| Right-of-use assets | (2,163) | 310 | - | (1,853) |
| Total | (1,335) | (2,902) | - | (4,237) |
| Net | 17,140 | (2,494) | - | 14,646 |

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

This account consists of :

| | In Thousand Baht | |
|--|--|----------------------------|
| | Consolidated/Separate Financial Statements | |
| | As at June 30, 2021 | As at December 31, 2020 |
| Bank overdrafts from the financial institutions | 48,427 | 2,020 |
| Short-term loans from the financial institutions | 76,430 | 1,000 |
| Total | 124,857 | 3,020 |

As of June 30, 2021 and December 31, 2020, the Company has an overdraft facility of 80 million baht, losing interest at MOR and MOR less fixed rate. And has a short-term loan facility of Baht 160.43 million and Baht 120.43 million, respectively. Interest at MLR and MLR less fixed rate, guaranteed by some of the Company's land and club buildings. This includes both existing and future land and buildings on the land of the Company's projects and those of the directors' relatives.

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

18. TRADE AND OTHER CURRENT PAYABLES

| | In Thousand Baht | | | |
|--|------------------------|-----------------------|-------------------------------|-----------------------|
| | Consolidated Financial | | Separate Financial Statements | |
| | Statements | | | |
| | As at | As at | As at | As at |
| | June | December | June | December |
| | 30, 2021 | 31, 2020 | 30, 2021 | 31, 2020 |
| <u>Trade payables</u> | | | | |
| Trade payables - related parties | 93,857 | 42,592 | 89,448 | 42,333 |
| Trade payables - others | 22,286 | 14,394 | 21,275 | 11,920 |
| Subcontractor payables | 125,815 | 87,127 | 120,694 | 86,833 |
| Total trade payables | <u>241,958</u> | <u>144,113</u> | <u>231,417</u> | <u>141,086</u> |
| <u>Other current payables</u> | | | | |
| Trade note payables | 72,904 | 63,455 | 72,904 | 63,455 |
| Accrued expenses | 21,841 | 35,168 | 18,386 | 33,447 |
| Advance received | 19,134 | 86,056 | 18,723 | 85,614 |
| Retention from contractors | 93,581 | 80,287 | 92,396 | 79,683 |
| Others payables | 10,848 | 7,734 | 10,034 | 7,412 |
| Total other current payables | <u>218,308</u> | <u>272,700</u> | <u>212,443</u> | <u>269,611</u> |
| Total trade and other current payables | <u><u>460,266</u></u> | <u><u>416,813</u></u> | <u><u>443,860</u></u> | <u><u>410,697</u></u> |

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19. LONG-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

This account consists of :

| | In Thousand Baht | |
|---|--|----------------------------|
| | Consolidated/Separate Financial Statements | |
| | As at June 30, 2021 | As at December 31, 2020 |
| Long-term loans from local banks | | |
| Total | 565,786 | 423,313 |
| <u>Less</u> Current portion due within one year | <u>(454,782)</u> | <u>(259,926)</u> |
| Long-term loans from the financial institutions, net | <u>111,004</u> | <u>163,387</u> |

Movements in the long-term loans account during the six-month period ended June 30, 2021, are summarized below.

| | In Thousand Baht |
|--|---|
| | Consolidated/ Separate Financial Statements |
| Balance as at December 31, 2020 | 423,313 |
| <u>Add</u> Additional borrowings during the period | 542,601 |
| <u>Less</u> Repayment during the period | <u>(400,128)</u> |
| Balance as at June 30, 2021 | <u>565,786</u> |

As at June 30, 2021, the Company had the long-term loan amounting of Baht 2,268.10 million, carried the interest rate MLR less fixed rate.

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

As at June 30, 2021 and December 31, 2020, the Company has the credit limits that have not been withdrawn amounting of Baht 1,134.29 million and Baht 1,473.80 million, respectively.

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

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20. LEASE LIABILITIES

The carrying amounts of lease liabilities and the movement for the six-month period ended June 30, 2021, are presented below.

| | In Thousand Baht | |
|--|---|-------------------------------------|
| | Consolidated Financial Statements | Separate Financial Statements |
| As at December 31, 2020 | 24,074 | 13,037 |
| <u>Add</u> Addition | - | - |
| <u>Add</u> Accretion of interest | 501 | 358 |
| <u>Less</u> Payments | (3,261) | (2,051) |
| <u>Less</u> Decrease from rental reduction | (38) | - |
| As at June 30, 2021 | 21,276 | 11,344 |
| <u>Less</u> current portion | (6,673) | (3,602) |
| Lease liabilities net of current portion | <u>14,603</u> | <u>7,742</u> |

The following are the amounts recognized in profit or loss:

| | In Thousand Baht | |
|---------------------------------------|---|-------------------------------------|
| | For the three-month period ended June 30, 2021 | |
| | Consolidated Financial Statements | Separate Financial Statements |
| Depreciation of right-of-use assets | 1,565 | 775 |
| Interest expense on lease liabilities | 262 | 178 |
| Expense relating to short-term lease | 1,369 | 1,285 |
| Leases of low-value assets | 219 | 212 |
| Total | <u>3,415</u> | <u>2,450</u> |

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| | In Thousand Baht | |
|---------------------------------------|---|-------------------------------------|
| | For the six-month period ended June 30, 2021 | |
| | Consolidated Financial Statements | Separate Financial Statements |
| Depreciation of right-of-use assets | 2,722 | 1,551 |
| Interest expense on lease liabilities | 501 | 358 |
| Expense relating to short-term lease | 2,388 | 2,220 |
| Leases of low-value assets | 330 | 315 |
| Total | 5,941 | 4,444 |

21. PROVISION FOR EMPLOYEE BENEFIT OBLIGATIONS

Movement of employee benefit obligations for the six-month period ended June 30, 2021, 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 | 60,002 | 57,894 |
| <u>Plus</u> Current service costs and interest cost | 1,964 | 1,870 |
| <u>Less</u> Actual paid of employee benefit obligations | - | - |
| Employee benefit obligations, at the end of the period | 61,966 | 59,764 |

The statements of comprehensive income

| | In Thousand Baht | | | |
|--------------------------|---|-------|---|-------|
| | Consolidated Financial Statements | | | |
| | For the three-month periods ended June 30, | | For the six-month periods ended June 30, | |
| | 2021 | 2020 | 2021 | 2020 |
| Record in income or loss | | | | |
| Cost of service | 12 | 25 | 23 | 23 |
| Distribution expenses | 222 | 444 | 488 | 533 |
| Administrative expenses | 483 | 801 | 1,063 | 1,142 |
| Finance costs | 178 | 320 | 390 | 419 |
| Total | 895 | 1,590 | 1,964 | 2,117 |

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| | In Thousand Baht | | | |
|--------------------------|-------------------------------|-------|---------------------------|-------|
| | Separate Financial Statements | | | |
| | For the three-month periods | | For the six-month periods | |
| | ended June 30, | | ended June 30, | |
| | 2021 | 2020 | 2021 | 2020 |
| Record in income or loss | | | | |
| Cost of service | - | - | - | - |
| Distribution expenses | 221 | 444 | 488 | 533 |
| Administrative expenses | 458 | 760 | 1,010 | 1,087 |
| Finance costs | 168 | 310 | 372 | 403 |
| Total | 847 | 1,514 | 1,870 | 2,023 |

As at June 30, 2021 and December 31, 2020, the Company did not have any amount to be paid to the employees retiring in one year's time.

22. PROVISION FOR COMPENSATION FOR HOUSING ESTATE JURISTIC PERSONS

| | In Thousand Baht | |
|--|-------------------------|----------------|
| | Consolidated / Separate | |
| | Financial Statements | |
| | As at June | As at December |
| | 30, 2021 | 31, 2020 |
| | (For the six-month) | (For the year) |
| Balance as at December 31, 2020 | 20,294 | 16,526 |
| <u>Add</u> increase during the period | 2,787 | 3,768 |
| <u>Less</u> decrease during the period | (846) | - |
| Balance as at June 30, 2021 | 22,235 | 20,294 |

23. PROVISION FROM PURCHASING THE REAL ESTATE PROJECT

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

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Movements in the provision from purchasing the real estate project account during the six-month periods ended June 30, 2021, and for the year ended December 31, 2020, 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, 2021 | 31, 2020 | 30, 2021 | 31, 2020 |
| | (For the six-month) | (For the year) | (For the six-month) | (For the year) |
| Beginning balance | 36,807 | 42,741 | 33,498 | 39,198 |
| Add increase during the period | - | - | - | - |
| Less decrease during the period | - | (5,934) | - | (5,700) |
| Ending balance | 36,807 | 36,807 | 33,498 | 33,498 |

24. TAX EXPENSE (INCOME)

Major components of tax expense (income) for the six-month periods ended June 30, 2021 and 2020, consisted of:

| | In Thousand Baht | | | |
|--|-----------------------------------|---------|-------------------------------|---------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | 2021 | 2020 | 2021 | 2020 |
| Income tax expense (income) shown in profit or loss : | | | | |
| Current tax expense: | | | | |
| Income tax expense for the period | 43,388 | 16,828 | 41,355 | 16,782 |
| Deferred tax expense (income): | | | | |
| Changes in temporary differences relating to the original recognition and reversal | 2,494 | (2,338) | 2,494 | (2,338) |
| Total | 45,882 | 14,490 | 43,849 | 14,444 |

25. Dividend

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

26. EARNINGS PER SHARE

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

| | | <u>Consolidated Financial Statements</u> | | <u>Separate Financial Statements</u> | |
|--|-------------------|--|-------------|--------------------------------------|-------------|
| | | For the three-month periods | | For the three-month periods | |
| | | ended June 30, | | ended June 30, | |
| | | <u>2021</u> | <u>2020</u> | <u>2021</u> | <u>2020</u> |
| Profit (loss) for the period | (Thousand Baht) | 51,986 | 60,110 | 59,412 | 61,226 |
| 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) | 0.042 | 0.048 | 0.048 | 0.049 |

| | | <u>Consolidated Financial Statements</u> | | <u>Separate Financial Statements</u> | |
|--|-------------------|--|-------------|--------------------------------------|-------------|
| | | For the Six-month periods | | For the Six-month periods | |
| | | ended June 30, | | ended June 30, | |
| | | <u>2021</u> | <u>2020</u> | <u>2021</u> | <u>2020</u> |
| Profit (loss) for the period | (Thousand Baht) | 132,388 | 68,459 | 144,613 | 70,862 |
| 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) | 0.106 | 0.055 | 0.116 | 0.057 |

27. FAIR VALUE OF FINANCIAL INSTRUMENTS

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

Fair value hierarchy

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

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

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

As at June 30, 2021, the Company and its subsidiaries had the following assets and liabilities that were measured at fair value using different levels of inputs as follows :-

| | In Thousand Baht | | | | Total |
|--------------------------------------|--|---------|---------|---------|-------|
| | Consolidated Financial Statements/ Separate Financial Statements | | | | |
| | Net book value | Level 1 | Level 2 | Level 3 | |
| Assets measured at fair value | | | | | |
| Other current financial assets | | | | | |
| - Unit trust | 498 | - | 585 | - | 585 |
| Total | 498 | - | 585 | - | 585 |

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

Valuation techniques and inputs to level 1

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.

28. 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, 2021 and 2020 by segments are as follows:

29. COMMITMENT AND CONTINGENT LIABILITIES

29.1 Operating lease commitments

As at June 30, 2021, the Company and its subsidiaries had future minimum lease payments under these operating leases contracts were as follows.

| <u>Payable within:</u> | <u>Million Baht</u> |
|------------------------|---------------------|
| 1 year | 2.85 |

29.2 As at June 30, 2021, the Company and its subsidiaries had contingent liabilities from letters of guarantee issued by three banks to government agency and third parties, are as follows :

| | <u>In Million Baht</u> | |
|--|-----------------------------|-----------------------------|
| | <u>Consolidated</u> | <u>Separate</u> |
| | <u>Financial Statements</u> | <u>Financial Statements</u> |
| - Guarantee for electricity, water and others | 5.37 | 5.77 |
| - Guarantee fund for maintenance of public utilities | 381.86 | 381.86 |

29.3 As at June 30, 2021, the Company had contingent liabilities to a bank from the guarantee on the customer’s loan amounting to Baht 0.65 million and gasoline amounting to Baht 0.20 million (See Note 10).

29.4 As at June 30, 2021, the Company had the obligations to pay from entering into six land purchase and sale agreements amounting to Baht 33.60 million.

29.5 As at June 30, 2021, the Company has lawsuit as follows:

29.5.1 As at June 30, 2021, the Company had a lawsuit on the civil case of Pattaya court black court case No.Por.564/2017 with the juristic person of Bayview Resort “plaintiff”. The plaintiff sued the Company on the servitude charges related to the road passage and utilities to the land of the plaintiff.

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

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

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

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

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

29.5.2 As at June 30, 2021, the Company had a lawsuit on the civil case of Pattaya court black case No. Por.411/2018 with a juristic person Bayview Resort “defendant”. The Company sued the defendant on expulsion charges claiming damages with the cost Baht 0.61 million.

On February 15, 2019, the court scheduled the witness investigation between the Company and defendant. The defendant's lawyer announced that defendant has discussed about it and agreed that defendant will end the use and benefit in the 2 plots of the disputed land including removing assets and dependents from the 2 plots of the disputed land. From June 8, 2018, the defendant agreed to follow the judgment of the final court in the civil case red case No. 1435/2018. The defendant agreed to revoke such appeal case and asked the court to order to dismiss the case temporarily to wait for the ultimate decision of such lawsuit.

Later, as the defendant did not dismiss the appeal, the Company also did not intend to dismiss the lawsuit. The court has considered and thinks that the main excuse of the charges in extending the case of the defendant in this case is the same excuse with the one filed to sue the Company by the defendant in the red case No. 1435/2018. In considering whether the defendant in this case has breached or not, the hearing of the fact has to be finalized if the defendant has the right to legally use the plaintiff's land. This case is related to the civil case red case No.1435/2018. In this case, the court views that the case should be dismissed temporarily to hear the ultimate outcome. When the case is final, the plaintiff will announce to reconsider the case in the next step.

29.5.3 As at Jun 30, 2021, the Company had 2 lawsuits for breach of agreement claiming damages with total suing capital in black case No. Por Bor 959/2020 amounted Baht 24.63 million. And black case No. Por Bor 1118/2020 amounted Baht 30.00 million, totaled Baht 54.83 million. The court had ordered to combine the two cases together to ease of witness investigation as they were the suing case regarding infrastructure, central property of the villages. The case is currently under the witness investigation of plaintiff and the Company on June 23 and 24, 2021.

On June 23, 2021, It was the first day of the plaintiff's witness examination. The plaintiff had withdrawn several lawsuits. As a result, the amount of capital that the plaintiff sued in the amount of Baht 54.83 million had the remaining amount Baht 19.00 million, and the court ordered Pathum Thani Provincial Land Office, Thanyaburi Branch to conduct a survey, map the dispute area. The court had postponed the case to examine the dispute map area and determine the issue of the dispute on September 1, 2021.

30. RECLASSIFICATION

The reclassification in the statements of financial position as at December 31, 2020 and the statements of comprehensive income for the three-month and six-month period ended June 30, 2020, have been classified differently to conform to the financial statement for the three-month and six-month period ended June 30, 2021, presentation and classification, with no effect on previously reported net income (loss) and earnings per share or shareholder' equity.

| | In Thousand Baht | | In Thousand Baht | |
|--|-----------------------------------|------------------------|-------------------------------|------------------------|
| | Consolidated Financial Statements | | Separate Financial Statements | |
| | As reclassified | As previously reported | As reclassified | As previously reported |
| <u>The statements of financial position as at</u> | | | | |
| <u>December 31, 2020</u> | | | | |
| Deposits for land | 8,441 | - | 8,441 | - |
| Other current assets | 2,750 | 11,191 | 2,836 | 11,277 |
| <u>The statement of comprehensive income for the</u> | | | | |
| <u>three-month period ended June 30, 2020</u> | | | | |
| Cost of sales | 342,722 | 333,355 | 342,722 | 333,355 |
| Distribution costs | 41,334 | 50,701 | 41,334 | 50,701 |
| <u>The statement of comprehensive income for the</u> | | | | |
| <u>six-month period ended June 30, 2020</u> | | | | |
| Cost of sales | 571,259 | 554,025 | 571,259 | 554,025 |
| Distribution costs | 75,639 | 92,873 | 75,639 | 92,873 |

“UNAUDITED”

“REVIEWED”

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31. EVENTS AFTER THE REPORTING PERIOD

As at April 23, 2021, the Annual General Shareholders' Meeting for the year 2021, it had a resolution to approve the issue and offer the bond not more than Baht 1,000 million. Therefore, on July 20, 2021, the Company had issued the bond in type of bearer bond, senior bond, unsecured bond and non-holder bond representative amounted Baht 150 million, with 3-year period, interest rate 4.85% per annum.

32. AUTHORIZATION FOR ISSUE OF INTERIM FINANCIAL STATEMENTS

These interim financial statements were authorized for issue by the Company's directors on August 13 2021.