

**AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

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**REVIEW REPORT AND INTERIM FINANCIAL INFORMATION  
FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2022**

## **AUDITOR’S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION**

To The Shareholders and Board of Directors of  
Areeya Property Public Company Limited

I have reviewed the accompanying consolidated statement of financial position of Areeya Property Public Company Limited and its subsidiaries as at March 31, 2022, and the related consolidated statements of comprehensive income changes in shareholders’ equity and cash flows for the three-month period then ended and selected explanatory notes, and I have also reviewed the statements of financial position of Areeya Property Public Company Limited as at March 31, 2022 and the related statement of comprehensive income changes in shareholders’ equity and cash flows for the three-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”.

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

Dharmniti Auditing Company Limited  
Bangkok, Thailand  
May 17, 2022

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AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT MARCH 31, 2022

ASSETS

		In Thousand Baht				
		Consolidated		Separate		
		Financial Statements		Financial Statements		
		As at March	As at December	As at March	As at December	
Notes		31, 2022	31, 2021	31, 2022	31, 2021	
<b>CURRENT ASSETS</b>						
	Cash and cash equivalents	6	375,064	503,425	226,420	302,341
	Trade and other current receivables	7	160,545	176,585	1,187,327	1,154,363
	Unbilled revenue from construction service		70,855	58,826	-	-
	Real estate projects under development	8	6,692,806	6,523,486	4,673,590	4,828,560
	Deposits for land	20	107,000	126,590	107,000	126,590
	Short-term loans to related parties	5	-	-	1,384,382	1,056,164
	Current tax assets		7,075	34,886	3,833	15,762
	Other current financial assets		86	86	86	86
	Other current assets		4,518	5,256	-	-
	Total current assets		7,417,949	7,429,140	7,582,638	7,483,866
<b>NON-CURRENT ASSETS</b>						
	Deposits at banks used as collateral	9	430,489	454,020	430,489	454,020
	Investments in subsidiaries		-	-	364,995	364,995
	Land held for development	8	1,738,221	1,737,497	865,082	865,082
	Investment properties		382,564	382,564	343,764	343,764
	Property, plant and equipment	10	630,422	636,202	624,045	628,468
	Right-of-use assets	11	444,968	448,225	437,787	444,622
	Leasehold rights	12	1,724,781	1,687,004	1,724,781	1,687,004
	Intangible assets		7,142	7,703	5,972	6,397
	Deferred tax assets		42,471	43,811	28,171	28,636
	Retention receivables from construction		39,846	36,351	-	-
	Other non-current assets		55,134	20,426	27,180	11,238
	Total non-current assets		5,496,038	5,453,803	4,852,266	4,834,226
	<b>TOTAL ASSETS</b>		<b>12,913,987</b>	<b>12,882,943</b>	<b>12,434,904</b>	<b>12,318,092</b>

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

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AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION (CONT.)

AS AT MARCH 31, 2022

LIABILITIES AND SHAREHOLDER' EQUITY

		In Thousand Baht			
		Consolidated		Separate	
		Financial Statements		Financial Statements	
Notes		As at March 31, 2022	As at December 31, 2021	As at March 31, 2022	As at December 31, 2021
<b>CURRENT LIABILITIES</b>					
	Bank overdrafts and short-term loans				
	from financial institutions	13.1	181,957	180,000	181,957
	Trade and other current payables		420,091	480,289	651,139
	Short-term loans from other persons	13.2	15,000	25,000	15,000
	Current portion of long-term loans				
	from financial institutions	13.4	402,783	461,778	252,386
	Current portion of long-term loans				
	from other company	13.6	340,000	340,000	340,000
	Current portion of debentures	14	2,218,156	2,092,937	2,218,156
	Current portion of lease liabilities	13.7	9,308	11,330	7,109
	Short-term loans from related parties	5	-	-	290,483
	Construction retentions		208,759	209,701	148,167
	Unearned revenue from construction		8,602	4,344	-
	Unrecognised income on installments due		116,398	110,015	103,780
	Income tax payable		17,119	5,759	-
	Other current provisions		-	49,416	-
	Other current liabilities		100,090	95,308	47,168
	Total current liabilities		4,038,263	4,065,877	4,255,345
<b>NON-CURRENT LIABILITIES</b>					
	Long-term loans from other person	13.3	610,000	610,000	500,000
	Long-term loans from financial institutions	13.4	466,993	564,785	240,357
	Long-term loans from related party	5	-	-	9,700
	Debentures	14	3,985,018	3,864,601	3,985,018
	Lease liabilities	13.7	463,443	461,486	458,423
	Utilities guarantees		899	875	899
	Provisions for employee benefit		120,349	117,853	108,796
	Other non-current provisions		15,000	15,000	15,000
	Other non-current liabilities		75,915	73,828	42,793
	Total non-current liabilities		5,737,617	5,708,428	5,360,986
	<b>TOTAL LIABILITIES</b>		9,775,880	9,774,305	9,616,331

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

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AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION (CONT.)

AS AT MARCH 31, 2022

LIABILITIES AND SHAREHOLDER' EQUITY (CONT.)

		In Thousand Baht			
		Consolidated		Separate	
		Financial Statements		Financial Statements	
		As at March	As at December	As at March	As at December
Notes		31, 2022	31, 2021	31, 2022	31, 2021
SHAREHOLDERS' EQUITY					
Authorised share capital					
	1,200,000,000 ordinary shares of Baht 1 each	1,200,000	1,200,000	1,200,000	1,200,000
Issued and paid-up share capital					
	980,000,000 ordinary shares of Baht 1 each	980,000	980,000	980,000	980,000
PREMIUM ON ORDINARY SHARES					
		669,210	669,210	669,210	669,210
RETAINED EARNINGS					
Appropriated					
	Legal reserve	97,593	97,593	97,593	97,593
	Unappropriated	1,111,547	1,082,078	792,013	868,687
	Subordinated perpetual debentures	220,000	220,000	220,000	220,000
	Other components of shareholders' equity	59,757	59,757	59,757	59,757
TOTAL SHAREHOLDERS' EQUITY					
		3,138,107	3,108,638	2,818,573	2,895,247
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY					
		12,913,987	12,882,943	12,434,904	12,318,092

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

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AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF COMPREHENSIVE INCOME

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2022

		In Thousand Baht			
		Consolidated		Separate	
		Financial Statements		Financial Statements	
Notes		2022	2021	2022	2021
	INCOME	5			
	Revenue from sale of real estate	843,193	742,635	359,952	401,174
	Revenue from construction service	112,842	171,632	-	-
	Other income	9,470	15,557	52,391	41,077
	Total income	965,505	929,824	412,343	442,251
	EXPENSES	5			
	Cost of sale of real estate	583,851	566,283	270,165	318,046
	Cost of construction service	67,691	157,336	-	-
	Distribution costs	73,043	59,175	46,009	42,628
	Administrative expenses	92,890	88,929	79,450	83,816
	Total expenses	817,475	871,723	395,624	444,490
	Profit (loss) from operating activities	148,030	58,101	16,719	(2,239)
	Finance income	5	-	21,805	19,267
	Finance costs	98,625	85,193	111,478	83,110
	Profit (loss) before income tax expense	49,405	(27,092)	(72,954)	(66,082)
	Income tax (income) expense	16,681	8,335	465	(1,222)
	PROFIT (LOSS) FOR THE PERIOD	32,724	(35,427)	(73,419)	(64,860)
	Other comprehensive income (loss) for the period	-	-	-	-
	TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE PERIOD	32,724	(35,427)	(73,419)	(64,860)

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

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AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF COMPREHENSIVE INCOME (CONT.)

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2022

		In Thousand Baht				
		Consolidated		Separate		
		Financial Statements		Financial Statements		
Notes		2022	2021	2022	2021	
Profit (loss) attributable to						
	Parent company	32,724	(35,427)	(73,419)	(64,860)	
	Non-controlling interests	-	-	-	-	
		<u>32,724</u>	<u>(35,427)</u>	<u>(73,419)</u>	<u>(64,860)</u>	
Total comprehensive income (loss) attributable to						
	Parent company	32,724	(35,427)	(73,419)	(64,860)	
	Non-controlling interests	-	-	-	-	
		<u>32,724</u>	<u>(35,427)</u>	<u>(73,419)</u>	<u>(64,860)</u>	
Basic earning (loss) per share						
	Earnings (loss) per share (Baht per share)	17	0.0301	(0.0407)	(0.0782)	(0.0707)

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

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AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2022

	In Thousand Baht						Total Shareholders' Equity
	Consolidated Financial Statements						
Notes	Issued and Paid-up Share Capital	Premium on Ordinary Shares	Subordinated perpetual debentures	Retained Earnings Legal Reserve	Unappropriated	Other Components of shareholders' equity Surplus from asset revaluation-land, net	
Beginning balance as at January 1, 2022	980,000	669,210	220,000	97,593	1,082,078	59,757	3,108,638
Comprehensive income for the period							
Profit (loss) for the period	-	-	-	-	32,724	-	32,724
Other comprehensive income (loss) for the period	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	32,724	-	32,724
Interest payment on subordinated perpetual debentures	-	-	-	-	(3,255)	-	(3,255)
Balance as at March 31, 2022	<u>980,000</u>	<u>669,210</u>	<u>220,000</u>	<u>97,593</u>	<u>1,111,547</u>	<u>59,757</u>	<u>3,138,107</u>
Beginning balance as at January 1, 2021	980,000	669,210	300,000	97,593	1,467,992	59,117	3,573,912
Comprehensive income for the period							
Profit (loss) for the period	-	-	-	-	(35,427)	-	(35,427)
Other comprehensive income (loss) for the period	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	(35,427)	-	(35,427)
Interest payment on subordinated perpetual debentures	-	-	-	-	(4,438)	-	(4,438)
Balance as at March 31, 2021	<u>980,000</u>	<u>669,210</u>	<u>300,000</u>	<u>97,593</u>	<u>1,428,127</u>	<u>59,117</u>	<u>3,534,047</u>

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



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AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY (CONT.)

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2022

	In Thousand Baht						
	Separate Financial Statements						
	Issued and Paid-up Share Capital	Premium on Ordinary Shares	Subordinated perpetual debentures	Retained Earnings		Other Components of shareholders' equity Surplus from asset revaluation-land, net	Total Shareholders' Equity
				Legal Reserve	Unappropriated		
Notes							
Beginning balance as at January 1, 2022	980,000	669,210	220,000	97,593	868,687	59,757	2,895,247
Comprehensive income for the period							
Profit (loss) for the period	-	-	-	-	(73,419)	-	(73,419)
Other comprehensive income (loss) for the period	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	(73,419)	-	(73,419)
Interest payment on subordinated perpetual debentures	-	-	-	-	(3,255)	-	(3,255)
Balance as at March 31, 2022	980,000	669,210	220,000	97,593	792,013	59,757	2,818,573
Beginning balance as at January 1, 2021	980,000	669,210	300,000	97,593	1,227,240	59,117	3,333,160
Comprehensive income for the period							
Profit (loss) for the period	-	-	-	-	(64,860)	-	(64,860)
Other comprehensive income (loss) for the period	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	(64,860)	-	(64,860)
Interest payment on subordinated perpetual debentures	-	-	-	-	(4,438)	-	(4,438)
Balance as at March 31, 2021	980,000	669,210	300,000	97,593	1,157,942	59,117	3,263,862

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

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## AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

## STATEMENT OF CASH FLOWS

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2022

	In Thousand Baht			
	Consolidated		Separate	
	Financial Statements		Financial Statements	
	2022	2021	2022	2021
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Profit (loss) for the period	32,724	(35,427)	(73,419)	(64,860)
Adjustment to reconcile profit (loss) to be net cash received (paid)				
Adjusted income tax (income) expenses	16,681	8,335	465	(1,222)
Depreciation and amortization	7,123	11,258	6,066	9,225
Adjusted expected credit loss (reverse)	498	(71)	5,584	9,987
Adjusted loss from decline in value of real estate projects under development (reverse)	(2,709)	(1,804)	(2,709)	(1,804)
Adjusted on provisions for compensation for housing estate juristic persons (reverse)	2,339	2,138	851	921
Adjusted provisions for employee benefit obligations (reverse)	2,496	(482)	2,111	(945)
Adjusted provisions for current liabilities obligations (reverse)	(49,416)	-	-	-
Adjusted finance costs	98,625	85,193	111,478	83,110
Adjusted loss (gain) on disposal of equipment	(138)	-	(138)	-
Adjusted loss from discount on rental expenses	(18)	-	(18)	-
Adjusted trade and other current receivables (increase) decrease	8,423	704	(49,982)	(35,514)
Adjusted real estate projects under development (increase) decrease	(89,625)	344,123	196,203	173,761
Adjusted deposits for land (increase) decrease	(1,000)	24,000	(1,000)	24,000
Adjusted other current assets (increase) decrease	738	148	-	-
Adjusted other non-current assets (increase) decrease	(177)	(11,623)	(180)	(232)
Adjusted unbilled revenue from construction service increase (decrease)	(12,029)	-	-	-
Adjusted retention receivables from constructions increase (decrease)	(3,495)	3,262	-	-
Adjusted trade and other current payables increase (decrease)	(68,136)	(194,985)	(16,491)	(123,797)
Adjusted construction retentions increase (decrease)	(942)	7,355	(7,038)	1,851
Adjusted unearned revenue from construction increase (decrease)	4,258	31,570	-	-
Adjusted unrecognised income on installments due increase (decrease)	6,383	(87,722)	3,468	(79,575)
Adjusted other current liabilities increase (decrease)	3,768	(1,188)	4,490	1,158
Adjusted utilities guarantee increase (decrease)	24	(995)	24	(995)
Adjusted other non-current liabilities increase (decrease)	761	(1,876)	(2,811)	(2,971)

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

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AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS (CONT.)

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2022

	In Thousand Baht			
	Consolidated		Separate	
	Financial Statements	Financial Statements	Financial Statements	Financial Statements
	2022	2021	2022	2021
Adjusted loss of written off income tax paid	354	-	-	-
Net cash provided by (used in) operating activities	(42,490)	181,913	176,954	(7,902)
Interest income	(73)	(97)	(21,878)	(19,364)
Income tax paid	(11,056)	(14,125)	(3,832)	(4,260)
Net cash provided by (used in) operating activities	(53,619)	167,691	151,244	(31,526)
CASH FLOWS FROM INVESTING ACTIVITIES				
Cash received from disposal of equipment	293	-	293	-
Cash paid for purchase of equipment	(148)	(72)	(148)	(66)
Cash paid for purchase of Investment properties	(74)	-	(74)	-
Proceed from short-term loans to related parties	-	-	(312,500)	(260,600)
Repayment of short-term loans from related parties	-	-	1,450	236,078
Interest received	73	97	29,796	97
(Increase) decrease in deposits at banks used as collateral	23,531	98,980	23,531	87,423
Increase in leasehold rights	(9,783)	(3,241)	(9,783)	(3,241)
Net cash provided by (used in) investing activities	13,892	95,764	(267,435)	59,691
CASH FLOWS FROM FINANCING ACTIVITIES				
Cash received from proceeds from debentures	2,000,000	1,550,000	2,000,000	1,550,000
Cash paid for repayment of debentures	(1,728,934)	(221,642)	(1,728,934)	(221,642)
Cash paid for transaction cost from issue of debenture	(41,888)	(28,928)	(41,888)	(28,928)
Cash received from short-term loans from related parties	-	-	65,535	-
Cash paid for repayment of short-term loans from related parties	-	-	-	(9,650)
Cash received from long-term loans from financial institutions	173,892	30,040	20,806	6,487
Cash paid for repayment of long-term loans from financial institutions	(330,679)	(419,117)	(124,025)	(264,112)
Cash received from long-term loans from other company	-	100,000	-	100,000
Cash received from short-term loans from other persons	10,000	-	10,000	-
Cash paid from short-term loans from other persons	(20,000)	-	(20,000)	-

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

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AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS (CONT.)

FOR THE TREE-MONTH PERIOD ENDED MARCH 31, 2022

	In Thousand Baht			
	Consolidated		Separate	
	Financial Statements		Financial Statements	
	2022	2021	2022	2021
Increase (decrease) in bank overdrafts and short-term loans				
from financial institutions	1,957	(111,684)	1,957	(111,684)
Cash paid for repayment of lease liabilities	(3,841)	(16,826)	(3,076)	(12,467)
Finance costs paid	(145,886)	(162,964)	(136,850)	(158,625)
Interest paid of subordinated perpetual debentures	(3,255)	(4,438)	(3,255)	(4,438)
Net cash provided by (used in) financing activities	(88,634)	714,441	40,270	844,941
Net increase (decrease) in cash and cash equivalents	(128,361)	977,896	(75,921)	873,106
Cash and cash equivalents as at January 1,	503,425	77,450	302,341	48,656
Cash and cash equivalents as at March 31,	375,064	1,055,346	226,420	921,762
 <u>Non-cash transactions</u>				
Acquisition of right-of-use assets under the lease agreement	4,161	-	-	-
Transfer deposits for land to real estate under development	20,590	-	-	-
Transfer deposits for land to short-term loans to related party	-	-	20,590	-
Depreciation expense which include real estate				
project under development	1,172	1,295	159	201
Amortization of right-of-use assets included in cost of				
property development	339	188	135	143
Borrowing cost which is included as a part of real estate				
under development cost during the period	53,311	50,132	37,390	49,472
Expenses under contracts which is included as a part of				
leasehold rights	4,532	4,598	4,532	4,598
Borrowing cost which is included a part of construction in process				
of leasehold rights	23,462	22,407	23,462	22,407

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

**AREEYA PROPERTY PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**AS AT MARCH 31, 2022**

**1. THE OPERATIONS AND OTHER INFORMATION OF THE COMPANY**

Areeya Property Public Company Limited, the “Company”, is incorporated in Thailand and has its registered office at 999 Praditmanutham Road, Kwaeng Saphansong, Khet Wangthonglang, Bangkok.

The Company was listed on the Stock Exchange of Thailand in April 2004.

The Company’s major shareholders during the financial period were Laohapoonrungee (47.13%) and Porncharoenchaisilp (19.58%) family shareholdings.

The principal business of the Company is the development of real estate projects and construction services. Details of the Company’s subsidiaries as at March 31, 2022 and December 31, 2021, are given in notes 5.

**2. BASIS FOR PREPARATION OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

2.1 The accompanying consolidated interim financial statements include the interim financial statements of Areeya Property Public Company Limited and the following subsidiaries which are owned directly and indirectly by the Company.

Name	Business type	Country of registration	Percentage of shareholdings (%)	
			As at March 31, 2022	As at December 31, 2021
<b>Subsidiaries</b>				
Areeya Service Co., Ltd.	After sales services for property	Thailand	99.99	99.99
One Up Co., Ltd.	Construction service	Thailand	99.99	99.99
Areeya Management Co., Ltd.	Development of real estate projects and property management	Thailand	99.99	99.99
Cool Space Co., Ltd.	Development of real estate projects	Thailand	99.99	99.99
White Living Co., Ltd.	Development of real estate projects	Thailand	99.99	99.99
Chill Space Co., Ltd.	Development of real estate projects	Thailand	99.99	99.99
Areeya Hospitality Co., Ltd.	Restaurant	Thailand	99.99	99.99
Soontareeya Residence Co., Ltd.	Development of real estate projects	Thailand	99.97	99.97
Soontareeya Leisure Co., Ltd.	Hotel	Thailand	99.97	99.97
Envi property development Co., Ltd.	Development of real estate projects	Thailand	99.99	99.97
Morrow 1 Co., Ltd.	Development of real estate projects	Thailand	99.97	99.97
Damri Residence Co., Ltd	Development of residence	Thailand	99.70	99.70
	And other services			

- 2.2 These consolidated interim financial statements included the financial statements of Areeya Property 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, 2021, without the change in structure related to its subsidiaries during the period.
- 2.3 Outstanding balances between the Company and the subsidiaries, significant intercompany transactions, investment balance in the Company’s books and share capital of the subsidiaries are eliminated from the consolidated interim financial statements.
- 2.4 Subsidiaries are fully consolidated in the consolidated interim financial statement as from the date of acquisition, being the date on which the Company obtains control in the subsidiary until the end of such control.
- 2.5 The accounting policies of the subsidiaries for similar accounting transactions are the same as the Company.
- 2.6 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 from the shareholders’ equity of the parent company.

### **3. BASIS FOR PREPARATION OF FINANCIAL STATEMENTS**

#### **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, 2021.

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 Group has adopted the revised financial reporting standards and interpretations which are effective for fiscal years beginning on or after January 1, 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 providing accounting guidance for users of the standards.

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

**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, 2021.

**5. RELATED PARTY TRANSACTIONS**

For the purposes of these interim financial statements, parties are considered to be related to the Company if the Company has the ability, directly or indirectly, to control or joint control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group is subject to common control or common significant influence. Related parties may be individuals or other entities.

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

Relationships with related parties were as follows:

Name of entities	Country of incorporation/ nationality	Nature of relationships
Cool Space Co., Ltd.	Thailand	Subsidiary
Chill Space Co., Ltd.	Thailand	Subsidiary
Areeya Management Co., Ltd.	Thailand	Subsidiary
One Up Co., Ltd.	Thailand	Subsidiary
White Living Co., Ltd.	Thailand	Subsidiary
Areeya Service Co., Ltd.	Thailand	Subsidiary
Areeya Hospitality Co., Ltd.	Thailand	Subsidiary
Soontareeya Residence Co., Ltd.	Thailand	Subsidiary
Soontareeya Leisure Co., Ltd.	Thailand	Subsidiary
Envi property development Co., Ltd.	Thailand	Subsidiary
Morrow 1 Co., Ltd.	Thailand	Subsidiary
Damri Residence Co., Ltd	Thailand	Subsidiary
Key management personnel	Thailand	Persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly including any director (whether executive or otherwise) of the Group.

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The pricing policies for particular types of transactions are explained further below:

<u>Transactions</u>	<u>Pricing policies</u>
Management income / Management fee	Agreed price
Interest received	Agreed rates
Amortized cost	Agreed price
Finance costs	Agreed rates

Significant transactions for the three-month and ended March 31, 2022 and 2021 with related parties were as follows :

	In Thousand Baht			
	<u>Consolidated Financial Statements</u>		<u>Separate Financial Statements</u>	
	For the three-month period ended March 31,			
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
<b>Subsidiaries:</b>				
Interest income	-	-	21,805	19,267
Management income	-	-	47,623	34,216
Distribution Cost	-	-	-	72
Finance costs	-	-	2,610	209
<b>Other related parties :</b>				
Depreciation of right-of-use assets	-	249	-	249
Interest expenses from lease liabilities	-	130	-	130
<b>Key management personnel compensation:</b>				
Short-term benefits	16,775	16,774	16,775	16,774
Post-employment benefits	581	571	581	571
Total	<u>17,356</u>	<u>17,345</u>	<u>17,356</u>	<u>17,345</u>

From time to time directors of the Group, or their related entities, purchase real estate from the Group. These purchases are on the same terms and conditions as those entered into by other Group employees or customers.



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The significant outstanding balances with related parties as at March 31, 2022 and December 31, 2021, are as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at March 31, 2022	As at December 31, 2021	As at March 31, 2022	As at December 31, 2021
Trade and other current receivables				
- related parties				
Subsidiaries	-	-	659,600	596,125
Accrued interest receivable - related parties (included in trade and other current receivables)				
Subsidiaries	-	-	445,923	453,840
Borrowing costs - related parties (included in real estate projects under development)				
Subsidiaries	-	-	3,404	3,404
Trade and other current payables				
- related parties				
Subsidiaries	-	-	362,370	363,381
Key management	7,854	7,838	7,854	7,838
	<u>7,854</u>	<u>7,838</u>	<u>370,224</u>	<u>371,219</u>
Accrued interest payable - related parties (included in trade and other current payables)				
Subsidiaries	-	-	27,284	22,806
Unrecognised income on installments due				
Subsidiaries	-	-	70	70
Construction retentions - related parties				
Subsidiaries	-	-	5,012	5,012
Short-term loans to related parties				
Subsidiaries				
Chill Space Co., Ltd.	-	-	327,139	327,139
One Up Co., Ltd.	-	-	200,431	169,431
Cool Space Co., Ltd.	-	-	558,306	550,755
Areeya Hospitality Co., Ltd.	-	-	20,152	19,853
Morrow 1 Co., Ltd.	-	-	290,590	-
Damri Residence Co., Ltd	-	-	2,200	-
Total	-	-	1,398,818	1,067,178
Less The expected credit loss allowance	-	-	(14,436)	(11,014)
Net	-	-	<u>1,384,382</u>	<u>1,056,164</u>

Short-term loans to related parties are due at call.

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Movements during for the three-month period ended March 31, 2022 of short-term loans to related parties were as follows:

	In Thousand Baht	
	Consolidated	Separate
	Financial Statements	Financial Statements
	As at March 31, 2022 (For the three-month)	As at March 31, 2022 (For the three-month)
Short-term loans to related parties		
Subsidiaries		
Beginning balance	-	1,067,178
Increase	-	333,090
Decrease	-	(1,450)
Ending balance	-	1,398,818

Short-term loans to related parties were as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at March 31, 2022	As at December 31, 2021	As at March 31, 2022	As at December 31, 2021
Short-term loans to related parties				
Subsidiaries				
Areeya Management Co., Ltd.	-	-	46,872	16,123
White Living Co., Ltd.	-	-	169,792	135,006
Areeya Service Co., Ltd.	-	-	25,827	25,827
Envi property development Co., Ltd.	-	-	47,992	47,992
Total	-	-	290,483	224,948

Short-term loans from related parties are due at call.

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Movements during the three-month period ended March 31, 2022 of short-term loans from related parties were as follows:

	In Thousand Baht	
	Consolidated	Separate
	Financial Statements	Financial Statements
	As at March 31, 2022 (For the three-month)	As at March 31, 2022 (For the three-month)
Short-term loans from related parties		
Subsidiaries		
Beginning balance	-	224,948
Increase	-	65,535
Decrease	-	-
Ending balance	-	290,483

	In Thousand Baht					
	Interest rate		Consolidated		Separate	
	(% per annum)		Financial Statements		Financial Statements	
	As at March 31, 2022	As at December 31, 2021	As at March 31, 2022	As at December 31, 2021	As at March 31, 2022	As at December 31, 2021
Long-term loans from related parties						
Subsidiaries						
Areeya Service Co., Ltd.	4.75	4.75	-	-	9,700	9,700

Long-term loans from related parties are due at call. However, the subsidiary will not recall loan within 12 months since March 31, 2022.

Due to the requirements of the Land Development Act B.E. 2000, during 2003 to 2012 the Company transferred the title on certain parcels of land used for entrance ways, road and utilities with a cumulative value at March 31, 2022 of Baht 57.4 million (December 31, 2021 : Baht 57.4 million) to a director and its subsidiaries for nil consideration so that the director and its subsidiaries could hold the title of the land on behalf of the Company as a representative for the purposes of entering into any contract in relation to the land. As specified in the agreement, the director and its subsidiaries may not perform any activities on the land. In addition, the director and its subsidiaries have registered the land subject to servitudes and restrictions to the projects of the Company for construction of utilities for the projects without any compensation and with no time limit.

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In 2009, a subsidiary also transferred the title of certain parcels of land used as site entrance roads of development projects with a cumulative value at March 31, 2022 of Baht 0.4 million (December 31, 2021 : Baht 0.4 million) to a subsidiary, without any compensation for the subsidiary to hold title to such land on behalf of the subsidiary as a representative for the purposes of entering into any contract in relation to the land. In addition, the subsidiary has registered the land subject to servitudes and restrictions to the projects of the subsidiary for construction of the utilities of the projects without any compensation and with no time limit.

**Other**

1. The Company has guaranteed liabilities of subsidiaries with local banks and the subsidiaries have guaranteed liabilities of the Company and subsidiaries with local banks.
2. The Company has made an agreement with several subsidiaries to provide general management service. The service period and service fee are stated in the agreements.

**6. CASH AND CASH EQUIVALENTS**

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at March	As at December	As at March	As at December
	31, 2022	31, 2021	31, 2022	31, 2021
Cash on hand	680	449	680	441
Cash at banks - current accounts	64,569	18,568	447	1,185
Cash at banks - saving accounts	260,909	483,285	210,081	299,592
Highly liquid short-term investments	91	91	91	91
Cheque in transit	48,815	1,032	15,121	1,032
Total	<u>375,064</u>	<u>503,425</u>	<u>226,420</u>	<u>302,341</u>

Cash and cash equivalents of the Group as at March 31, 2022 and December 31, 2021 were denominated entirely in Thai Baht.

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## 7. TRADE AND OTHER CURRENT RECEIVABLES

In Thousand Baht					
		Consolidated Financial Statements		Separate Financial Statements	
		As at March	As at December	As at March	As at December
Note		31, 2022	31, 2021	31, 2022	31, 2021
<u>Trade receivable</u>					
	Other parties	8,647	8,426	7,274	7,518
	Construction work receivable - other companies				
	- Receivable for construction work	16,127	15,159	-	-
	- Contractor receivable	2,351	2,371	-	-
		18,478	17,530	-	-
	Total	27,125	25,956	7,274	7,518
	<u>Less</u> The expected credit loss allowance	(7,899)	(7,313)	(6,322)	(6,415)
	Net	19,226	18,643	952	1,103
<u>Other current receivables</u>					
	Related parties	5	-	1,105,523	1,049,965
	<u>Less</u> The expected credit loss allowance				
	- Related parties	-	-	(10,645)	(7,614)
	Net	-	-	1,094,878	1,042,351
	Short-term other receivables	71,660	106,237	65,621	100,488
	Advance payment for goods	3,182	2,978	1,737	1,899
	Advance payment to contractors	32,738	8,964	23,758	-
	Cost to obtain contract	10,193	9,453	5,077	4,986
	Other prepaid expenses	17,343	25,900	15,911	24,324
	Other	45,095	43,390	13,298	13,893
	Total	180,211	196,922	125,402	145,590
	<u>Less</u> The expected credit loss allowance				
	- short-term other receivables	(38,892)	(38,980)	(33,905)	(34,681)
	Net	141,319	157,942	91,497	110,909
	Total other current receivables	141,319	157,942	1,186,375	1,153,260
	Total trade and other current receivables, net	160,545	176,585	1,187,327	1,154,363

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Changes in the expected credit loss allowance trade and other current receivables as follows:

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
Balance as at January 1, 2022	46,293	48,710
<u>Add</u> Increase during the period	1,382	3,031
<u>Less</u> Reversal during the period	(884)	(869)
Balance as at March 31, 2022	<u>46,791</u>	<u>50,872</u>

Aging analyses for trade accounts receivable were as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at March 31, 2022	As at December 31, 2021	As at March 31, 2022	As at December 31, 2021
<u>Trade receivable</u>				
Other parties:				
Within credit term	16,811	15,817	235	195
Overdue:				
Less than 3 months	1,370	1,701	736	938
3 - 6 months	622	1,487	20	13
6 - 12 months	1,669	371	-	140
Over 12 months	6,653	6,580	6,283	6,232
	<u>27,125</u>	<u>25,956</u>	<u>7,274</u>	<u>7,518</u>
<u>Less</u> the expected credit loss allowance	<u>(7,899)</u>	<u>(7,313)</u>	<u>(6,322)</u>	<u>(6,415)</u>
Trade receivable - net	<u>19,226</u>	<u>18,643</u>	<u>952</u>	<u>1,103</u>
Other current receivables - net	<u>141,319</u>	<u>157,942</u>	<u>1,186,375</u>	<u>1,153,260</u>
Total trade and other current receivables - net	<u>160,545</u>	<u>176,585</u>	<u>1,187,327</u>	<u>1,154,363</u>

The normal credit term granted by the Group ranges 30 days.

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## 8. REAL ESTATE PROJECTS UNDER DEVELOPMENT

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at March	As at December	As at March	As at December
	31, 2022	31, 2021	31, 2022	31, 2021
Cost of projects under development	40,594,608	39,452,396	30,607,595	30,118,291
Land held for development	1,738,221	1,737,497	865,082	865,082
Sample houses	141,350	196,687	81,857	125,536
House and condominium for sale	2,116,684	2,481,124	1,906,945	2,253,871
Construction materials	303	119	133	-
Total	44,591,166	43,867,823	33,461,612	33,362,780
<u>Less</u> Portion transferred to cost of sales	(36,096,553)	(35,540,545)	(27,869,977)	(27,613,466)
Portion transferred to property, plant and equipment	(34,104)	(34,104)	(34,104)	(34,104)
	8,460,509	8,293,174	5,557,531	5,715,210
<u>Less</u> Allowance for decline in value of house and condominium for sale	(29,482)	(32,191)	(18,859)	(21,568)
Net	8,431,027	8,260,983	5,538,672	5,693,642
<u>Less</u> Land held for development-non current	(1,738,221)	(1,737,497)	(865,082)	(865,082)
Total	6,692,806	6,523,486	4,673,590	4,828,560

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	For the three-month period ended March 31,			
	2022	2021	2022	2021
Finance costs capitalized during the period	53,311	50,132	37,390	49,472

Land and construction thereon of the Group’s projects have been mortgaged as collateral for loans, debenture and credit facilities from financial institutions.

In quarter 1, 2022, the Group has made are reversal entry for the allowance for decline in value of house and condominium for sale in the amount of Baht 2.71 million (the Company : Baht 2.71 million).

## 9. ASSETS USED AS COLLATERAL

As at March 31, 2022, the Group had guaranteed the saving deposits and fixed deposits in the amount of Baht 430.49 million (the Company only : Baht 430.49 million) to secure for the letter of guarantee from bank and security for debenture. That was in accordance with the terms and conditions regarding the rights and duties of debenture issuers and debenture holders. The Company as the guaranteed debenture issuer, had mortgaged the land and buildings and some parts of the Company’s empty land as the guarantee agreement for the issuance of debenture. It was under the condition that the Company can redeem or release the mortgage of such land and buildings and the empty land. If the value of the property that was insured under the guarantee agreement was lower than specified, the debenture issuer had to change the guarantee or seek for replacement assets to guarantee the repayment of additional debentures within the specified period in order to maintain the guarantee value under conditions regarding the rights and duties of debenture issuers and debenture holders.

## 10. PROPERTY, PLANT AND EQUIPMENT

Movements in property, plant and equipment for the three-month period ended March 31, 2022 are as follow:

	In Thousand Baht	
	Consolidated	Separate
	<u>Financial Statements</u>	<u>Financial Statements</u>
<b><u>Cost</u></b>		
As at December 31, 2021	1,080,976	1,008,088
Additions	148	148
Disposals	(879)	(879)
Transfer in (out)	-	-
As at March 31, 2022	<u>1,080,245</u>	<u>1,007,357</u>
<b><u>Less Accumulated depreciation</u></b>		
As at December 31, 2021	(444,774)	(379,620)
Depreciation for the period	(5,773)	(4,416)
Disposals	724	724
As at March 31, 2022	<u>(449,823)</u>	<u>(383,312)</u>
<b><u>Net book value</u></b>		
As at December 31, 2021	<u>636,202</u>	<u>628,468</u>
As at March 31, 2022	<u>630,422</u>	<u>624,045</u>

Certain portions of land and construction were guaranteed the credit facility from the financial institution.



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## 11. RIGHT-OF-USE ASSETS

Movements of the right-of-use assets account during the three-month period ended March 31, 2022 are summarized below.

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
<b>Cost</b>		
As at January 1, 2022	533,104	527,041
Increase during for the period	4,161	-
Amortization for the period	(1,179)	(1,179)
As at March 31, 2022	536,086	525,862
<b>Accumulated depreciation</b>		
As at January 1, 2022	(84,879)	(82,419)
Depreciation for the period	(6,681)	(6,098)
Amortization for the period	442	442
As at March 31, 2022	(91,118)	(88,075)
<b>Net book value</b>		
As at January 1, 2022	448,225	444,622
As at March 31, 2022	444,968	437,787

## 12. LEASEHOLD RIGHTS

Leasehold rights arise from the Company entered into the lease agreements with third parties for developing and constructing projects of residential.

Movements of the leasehold rights during the three-month period ended March 31, 2022 were as follows :

	In Thousand Baht
	Consolidated / Separate Financial Statements
	As at March 31, 2022
Net book value, beginning	1,687,004
<u>Add</u> Increase	37,777
<u>Less</u> Decrease	-
Net book value, ending	1,724,781

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	In Thousand Baht	
	Consolidated / Separate Financial Statements	
	As at March	As at December
	31, 2022	31, 2021
Leasehold rights consist of :		
Expense under contracts	492,540	488,013
Construction in process	1,232,241	1,198,991
Total	<u>1,724,781</u>	<u>1,687,004</u>

	In Thousand Baht	
	Consolidated / Separate Financial Statements	
	For the three-month period ended March 31,	
	2022	2021
Depreciation and interest expense capitalized		
expense under contracts	4,532	4,598
Finance costs capitalized construction in process	23,462	22,407

### 13. INTEREST-BEARING LIABILITIES

#### 13.1 Bank overdrafts and short-term loans from financial institutions

	Credit Facilities (Million Baht)				In Thousand Baht					
	Consolidated		Separate							
	Financial Statements		Financial Statements							
	As at	As at	As at	As at	Interest rate (% per annum)		Consolidated		Separate	
March	December	March	December	As at March	As at December	As at	As at	As at	As at	
31, 2022	31, 2021	31, 2022	31, 2021	31, 2022	31, 2021	March	December	March	December	
Bank overdrafts	39	39	39	39	MOR, saving	MOR, saving	1,957	-	1,957	-
					bank account+	bank account+				
					fixed number	fixed number				
Promissory notes	290	290	290	290	MLR-fixed	MLR-fixed	180,000	180,000	180,000	180,000
					number	number				
Total	<u>329</u>	<u>329</u>	<u>329</u>	<u>329</u>			<u>181,957</u>	<u>180,000</u>	<u>181,957</u>	<u>180,000</u>

Bank overdrafts and short-term loans from financial institutions have been secured by certain directors and the mortgage of land of projects of the Group.

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### 13.2 Short-term loans from other persons

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at March	As at December	As at March	As at December
	31, 2022	31, 2021	31, 2022	31, 2021
Short-term loans from other persons	15,000	25,000	15,000	25,000

Movements of short-term loans from other persons during the three-month period ended March 31, 2022, were as follows :

	In Thousand Baht
	Consolidated/Separate
	Financial Statements
	As at March
	31, 2022
	(For the three-month)
Beginning balance	25,000
Increase	10,000
Decrease	(20,000)
Ending balance	15,000

Short-term loans from other persons carries interest at the fixed rate and the principal has to be fully repaid within 2022.

### 13.3 Long-term loans from other persons

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at March	As at December	As at March	As at December
	31, 2022	31, 2021	31, 2022	31, 2021
Long-term loans from other persons	610,000	610,000	500,000	500,000

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Movements of long-term loans from other persons during the three-month period ended March 31, 2022, were as follows :

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
	As at March 31, 2022	As at March 31, 2022
	(For the three-month)	(For the three-month)
Beginning balance	610,000	500,000
Increase	-	-
Decrease	-	-
Ending balance	610,000	500,000

Long-term loans from other parties carry interest at a fixed interest rate each year, which depends on the terms of the lender in each contract, and all principal due to repaid by 2026.

Long-term loans from other persons is by the mortgage of the Group’s land with construction that combined existing and future land construction and guaranteed by the shares of a director.

#### 13.4 Long-term loans from financial institutions

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at March 31, 2022	As at December 31, 2021	As at March 31, 2022	As at December 31, 2021
Current				
Current portion	402,783	461,778	252,386	413,062
Non-current				
Long-term loans from financial institutions	466,993	564,785	240,357	182,900
Total	869,776	1,026,563	492,743	595,962

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Movements of long-term loans from financial institutions during the three-month period ended March 31, 2022, were as follows :

	In Thousand Baht	
	Consolidated	Separate
	Financial Statements	Financial Statements
	As at March 31, 2022 (For the three-month)	As at March 31, 2022 (For the three-month)
Beginning balance	1,026,563	595,962
Increase	173,892	20,806
Decrease	(330,679)	(124,025)
Ending balance	<u>869,776</u>	<u>492,743</u>

Long-term loans from financial institutions of the Group carry interest at the rate of MLR minus fixed number per annum. The loan agreements also stipulated that loan repayments are to be made proportionately when properties are sold and transferred the right to customers and full payment is to be made within 2028.

The loan agreements contain covenants pertaining to matters including the maintenance of certain financial ratios, such as debt-to-equity.

Long-term loans from financial institutions are secured by the mortgage of land and buildings in each project, land and office building. Some loans from financial institutions are also guaranteed by the subsidiaries.

### 13.5 Available credit facilities

As at March 31, 2022, the credit facilities of the Group and the Company which have not yet been drawn down amounted to Baht 1,177.42 million and Baht 175.84 million, respectively (December 31, 2021 : Baht 1,389.69 million and Baht 310.91 million, respectively).

### 13.6 Long-term loans from other company

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at March	As at December	As at March	As at December
	31, 2022	31, 2021	31, 2022	31, 2021
Current				
Current portion	340,000	340,000	340,000	340,000
Non - current				
Long-term loans from other company	-	-	-	-
Total	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>

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Movements of long-term loans from other company during the three-month period ended March 31, 2022, were as follows :

	In Thousand Baht
	<u>Consolidated/Separate</u>
	<u>Financial Statements</u>
	As at March
	31, 2022
	<u>(For the three-month)</u>
Beginning balance	340,000
Increase	-
Decrease	-
Ending balance	<u>340,000</u>

Long-term loans from other company carries interest at the fixed rate and the principal has to be fully repaid within 2022.

Long-term loans from other company is by the mortgage of land with construction that combined existing and future land construction.

### 13.7 Lease liabilities

The carrying amounts of lease liabilities and the movement for the three-month period ended March 31, 2022, are presented below.

	In Thousand Baht	
	<u>Consolidated</u>	<u>Separate</u>
	<u>Financial Statements</u>	<u>Financial Statements</u>
As at January 1, 2022	472,816	469,094
<u>Add</u> Increase during for the period	4,161	-
Accretion of interest	370	269
<u>Less</u> Payments	(3,841)	(3,076)
Decrease from lease agreement termination	(755)	(755)
As at March 31, 2022	472,751	465,532
<u>Less</u> Current portion	(9,308)	(7,109)
Lease liabilities net of current portion	<u>463,443</u>	<u>458,423</u>

#### 14. DEBENTURES

Movements in the debentures account during the three-month period ended March 31, 2022 are summarized below.

	<u>In Thousand Baht</u>
	<u>Consolidated / Separate</u>
	<u>Financial Statements</u>
Balance as at 1 January 2022	5,957,538
Add: Debenture issued during the period	2,000,000
Less: Deferred debenture issuing costs	(41,888)
Add: Amortisation of debentures issuing costs	16,458
Less: Repayment during the period	(1,728,934)
Balance as at March 31, 2022	6,203,174
Less: Portion due within one year	(2,218,156)
Debenture, net of current portion	<u>3,985,018</u>

As at January 19, 2022, the Company had issued the bond No. 1/2022 in type of bearer bond, unsubordinated, secured bond and holder, interest is payable quarterly, with the face value of Baht 1,000 per unit, in the amount of Baht 2,000 million bond as follows;

- Series 1, amounted Baht 971.20 million, interest rate 6.35% per annum, with 1 year period, maturity date is January 19, 2023, or early redemption.
- Series 2, amounted Baht 433.60 million, with 2 year period, interest rate 6.85% per annum, with 2 year period, maturity date is January 19, 2024, or early redemption.
- Series 3, amounted Baht 595.20 million, interest rate 6.85% - 9.00% per annum, with 1 - 5 year period, maturity date is January 19, 2027, or early redemption.

Such debenture had been guaranteed by the Company as the debenture issuer had mortgaged the land and buildings and some parts of the Company’s empty land. In addition, the Company had the right to sell the land and buildings and the empty land that was a mortgage property under the guarantee agreement and be able to redeem or release the mortgage of such land and buildings and the empty land. If the value of the property that was insured under the guarantee agreement was lower than specified, the debenture issuer had to change the guarantee or seek for replacement assets to guarantee the repayment of additional debentures within the specified period.

Under the debenture conditions, the Company has to maintain the net debt to equity ratio at not over 3 : 1 in accordance with the definition under the requirements of the rights and duties of the debenture issuer and debenture holders by calculating such ratio from the consolidated financial statements as at the end of the quarter or at the end of the accounting year. The Company also has to comply with the requirements relating to the rights and duties of the debenture issuer and debenture holders set forth.

## 15. 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 Group is principally engaged in development of real estate projects and construction service. Their operations are carried on only in Thailand. Segment performance is measured based on operating profit or loss, on a basis consistent with that used to measure operating profit or loss in the financial statements. As a result, all of the revenues, operating profits and assets as reflected in these financial statements pertain exclusively to the aforementioned reportable operating segment and geographical area.

The following tables present revenue and profit information regarding Group’s operating segments for the three-month period ended March 31, 2022 and 2021, respectively.

	In Thousand Baht									
	Consolidated Financial Statements									
	For the three-month period ended March 31,									
	Sale of real estate		Construction Service		Total		Eliminations		Consolidated	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
Revenues	843,193	750,964	112,842	171,632	956,035	922,596	-	(8,329)	956,035	914,267
Cost	(588,414)	(575,147)	(67,691)	(157,336)	(656,105)	(732,483)	4,563	8,864	(651,542)	(723,619)
Segment profit (loss)	<u>254,779</u>	<u>175,817</u>	<u>45,151</u>	<u>14,296</u>	<u>299,930</u>	<u>190,113</u>	<u>4,563</u>	<u>535</u>	<u>304,493</u>	<u>190,648</u>
Other income									9,470	15,557
Distribution costs									(73,043)	(59,175)
Administrative expenses									(92,890)	(88,929)
Finance costs									(98,625)	(85,193)
Tax expense (income)									(16,681)	(8,335)
Profit (loss) for the period									<u>32,724</u>	<u>(35,427)</u>

## 16. REVENUE FROM CONTRACTS WITH CUSTOMERS

### Revenue recognised in relation to contract balances

In quarter 1, 2022, the Group recognised the items that were included in Unrecognised income on installments due at the beginning of the year of Baht 0.63 million as the revenue in the statement of comprehensive income, Separate financial statements Baht 0.22 million.

In quarter 1, 2022, the subsidiary recognised the items that were included in unearned revenue from construction at the beginning of the year of Baht 4.34 million as the revenue in the statement of comprehensive income.



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## 17. BASIC EARNINGS PER SHARE

The calculations of basic earnings per share for the three-month periods ended March 31, 2022 and 2021 were based on the profit for the periods attributable to ordinary shareholders of the Company and the number of ordinary shares outstanding during the periods as follows :

	Consolidated Financial Statements		Separate Financial Statements	
	For the three-month period ended		For the three-month period ended	
	March 31,		March 31,	
	2022	2021	2022	2021
Profit (loss) attributable to ordinary shareholders of the Company (In thousand Baht)	32,724	(35,427)	(73,419)	(64,860)
<u>Less</u> Interest expenses for subordinated capital debentures (In thousand Baht)	(3,255)	(4,438)	(3,255)	(4,438)
Profit (loss) used to determine basic earnings per share (In thousand Baht)	29,469	(39,865)	(76,674)	(69,298)
Number of ordinary shares outstanding (Thousand shares)	980,000	980,000	980,000	980,000
Earnings (loss) per share (Baht per share)	0.0301	(0.0407)	(0.0782)	(0.0707)

## 18. FINANCIAL INSTRUMENTS

### Financial instruments carried at fair value

#### Fair value hierarchy

The fair value measurements are categorised into different levels in the fair value hierarchy based on the inputs to valuation techniques used. The different levels are defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: unobservable inputs for the asset or liability.

For disclosure purpose, the Group determines Level 2 fair values for traded debentures have been determined based on quoted selling prices from the Thai Bond Market Association that were not difference with fair value at the year end.

For disclosure purposes, the Group determines Level 3 fair values for fair values of investment property is carried based on valuations by independent values. Fair value is measured by discounted cash flow projections which reflects rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects any cash outflows that could be expected in respect of the property. The discount rate reflects current market assessments of the time value of money and risk adjusted.

The fair value of accounts receivable, trade accounts receivable and other current accounts receivable and accounts payable is taken to approximate to the carrying value.

The fair value of loans to related parties is taken to approximate the carrying value because most of these financial instruments bear interest at market rates.

The fair value of long-term borrowings and lease liabilities are taken to approximate the carrying value because most of these financial instruments bear interest at market rates.

## **19. REVENUE FROM CONTRACTS WITH CUSTOMERS**

Expected revenue to be recognized for unfinished obligations

As at March 31, 2022, the Group expects to have future income for the performance obligation of the real estate development business with the customer in the amount of Baht 778.13 million. The obligation is expected to be complete within 3 years.

As at March 31, 2022, a subsidiary expects to have income recognised in the future for the performance obligation of the construction agreement with the customer for Baht 749.82 million. It is expected to complete the obligation of such agreement within 3 year.

As at March 31, 2022, a subsidiary expects to have income recognised in the future for performance obligation of the property management service agreement with the customer for Baht 5.60 million. It is expected to complete the obligation of such agreement within 1 year.

As at March 31, 2022, the Group expects to have income recognised in the future for the performance obligation of the rental space agreement in the amount of Baht 15.46 million. It is expected to complete the obligation of such agreement within 4 years.

## **20. COMMITMENTS WITH NON-RELATED PARTIES**

As at March 31, 2022, the Group had commitments as follows:

- 20.1 As at March 31, 2022, the Group has commitments relating to project development contracts and construction service amounting to Baht 1,311.84 million (As at December 31, 2021 : Baht 599.47 million).
- 20.2 In January 2016, the Company entered into a sale and purchase agreement of land amounting to Baht 228.00 million for a property development project. As at March 31, 2022, the Company had paid Baht 105.00 million for deposit. (As at December 31, 2021 : Baht 104.00 million). Certain portion of land ownership was transferred in to amount of Baht 60 million in March 2021.
- 20.3 In December 2019, the Company entered into a sale and purchase agreement of land amounting to Baht 10.00 million for a property development project. As at March 31, 2022 the Company had Baht 2.00 million for deposit. (As at December 31, 2021 : Baht 2.00 million)
- 20.4 As at March 31, 2022, the Group and the Company have outstanding bank guarantees of Baht 619.40 million and Baht 327.05 million, respectively. (As at December 31, 2021, amount of Baht 608.68 million and Baht 334.32 million, respectively).

## **21. CONTINGENT LIABILITIES FROM LAWSUIT**

As at March 31, 2022 the Company has contingent liabilities from the lawsuit from the charges filed by other company and individuals total 27 cases from breach of agreement, damages claim and other. The suing capital and may be claimed is Baht 381.75 million. Currently, the case is under court consideration. There were 2 cases that the Appeal Court ordered the Company and company group to pay in the total amount Baht 10.92 million. The Company is under judgment appeal process.

However, the management of the Company expects that significant damages will not arise. Therefore, the Company and the Group had not recorded a provision for damages that may arise from such case in the financial statements.

## **22. CORONAVIRUS DISEASE 2019 PANDEMIC**

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

## **23. APPROVAL OF INTERIM FINANCIAL STATEMENTS**

These interim financial statements were authorized for issue by the Company’s Directors on May 17, 2022.