

INTERIM FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT
ON REVIEW OF INTERIM FINANCIAL INFORMATION
BUILDERSMART PUBLIC COMPANY LIMITED
AND ITS SUBSIDIARIES
FOR THE THREE-MONTH AND SIX-MONTH PERIODS ENDED JUNE 30, 2020

Independent Auditor's Report on Review of Interim Financial Information

To the Board of Directors and the Shareholders of BuilderSmart Public Company Limited:

I have reviewed the accompanying consolidated and separate statements of financial position of BuilderSmart Public Company Limited and its subsidiaries, and of BuilderSmart Public Company Limited, respectively as at June 30, 2020, the related consolidated and separate statements of profit or loss and other comprehensive income for the three-month and six-month periods ended June 30, 2020, and the related consolidated and separate statements of changes in shareholders' equity and statements of cash flows for the six-month period ended June 30, 2020, and the condensed notes to interim financial statements ("interim financial information"). 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".

Panita Chotesaengmaneeekul

Certified Public Accountant

Registration Number 9575

ANS Audit Co., Ltd.

Bangkok, August 13, 2020

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2020

		Unit: Baht				
		Consolidated financial statements		Separate financial statements		
		June 30, 2020	December 31, 2019	June 30, 2020	December 31, 2019	
		"Unaudited"	"Audited"	"Unaudited"	"Audited"	
Notes		"Reviewed"		"Reviewed"		
Assets						
Current assets						
	Cash and cash equivalents	5	57,278,269.13	39,137,825.67	37,897,949.24	22,310,722.84
	Trade and other current receivables - net	4.2, 6	99,051,736.05	125,887,078.55	80,594,086.57	100,605,175.80
	Current portion of financial lease receivable		1,239,246.76	-	-	-
	Short-term loans to and interest receivables from related parties - net	4.2, 4.3	-	-	20,106,438.37	502,480,703.84
	Current portion of long-term loans to and interest receivables					
	from related parties	4.2, 4.4	-	-	61,000,000.00	-
	Inventories - net	7	90,337,489.36	97,842,169.28	54,577,700.65	65,373,114.79
	Real estate development costs	8	807,690,281.63	758,086,103.01	-	-
	Other current assets	4.2	57,433,349.71	53,837,812.08	975,163.44	1,998,269.50
	Total current assets		1,113,030,372.64	1,074,790,988.59	255,151,338.27	692,767,986.77
Non-current assets						
	Deposits at bank pledged as collateral	9	51,429,000.00	51,429,000.00	48,429,000.00	48,429,000.00
	Long-term loans to and interest receivables from related parties - net	4.2, 4.4	-	-	422,198,371.19	-
	Investment in debt securities held to maturity - net	10	10,839,007.35	10,910,787.28	10,839,007.35	10,910,787.28
	Investment in subsidiaries company - net	11	-	-	396,279,843.88	367,769,296.81
	Financial lease receivable - net		2,055,684.58	-	-	-
	Senior living project under development	12	354,217,279.28	446,421,883.35	-	-
	Investment properties - net	13	233,244,200.00	233,244,200.00	-	-
	Building and equipment - net	14	88,872,770.41	49,550,702.65	10,557,055.31	18,908,585.77
	Right-of-use assets - net	3.2, 15	70,206,443.18	-	42,193,673.13	-
	Intangible assets - net	16	19,722,255.65	18,679,866.83	13,251,363.56	13,668,494.29
	Deferred tax assets - net		12,480,613.91	11,315,632.83	4,068,771.92	3,962,459.92
	Other non-current assets		6,218,705.06	5,727,538.39	279,090.89	279,090.89
	Total non-current assets		849,285,959.42	827,279,611.33	948,096,177.23	463,927,714.96
	Total assets		1,962,316,332.06	1,902,070,599.92	1,203,247,515.50	1,156,695,701.73

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2020

		Unit: Baht				
		Consolidated financial statements		Separate financial statements		
		June 30, 2020	December 31, 2019	June 30, 2020	December 31, 2019	
		"Unaudited"	"Audited"	"Unaudited"	"Audited"	
Notes		"Reviewed"		"Reviewed"		
Liabilities and shareholders' equity						
Current liabilities						
	Bank overdrafts and short-term loans from financial institutions	17	407,477,727.99	345,781,932.98	274,979,616.28	209,356,140.57
	Trade and other current payables	4.2, 18	128,008,660.10	167,593,394.64	65,643,448.08	85,785,374.99
	Current portion of land payable		23,324,367.02	22,664,895.40	-	-
	Current contract liabilities	19	90,544,066.45	100,549,213.16	6,464,740.48	3,393,193.08
	Current deferred rental revenue		1,089,938.64	-	-	-
	Current liability for guarantee refund to lessee	4.2, 20	64,197,219.49	43,368,000.00	-	-
	Current portion of long-term loans from financial institutions	21	189,339,252.13	60,000,000.00	-	-
	Current portion of lease liabilities	22	14,427,727.53	2,034,062.12	4,144,375.33	1,482,989.02
	Short-term loans from related parties - net	4.2, 4.5	29,140,865.42	10,000,000.00	31,135,865.42	11,995,000.00
	Short-term loans from other parties - net	23	58,462,645.77	139,756,299.57	58,462,645.77	139,756,299.57
	Income tax payable		10,581,548.36	5,831,270.50	10,581,548.36	5,831,270.50
	Retentions	4.2	25,925,186.87	21,945,861.85	-	-
	Other current liabilities		3,357,349.96	3,177,168.13	2,295,296.84	2,255,429.34
	Total current liabilities		1,045,876,555.73	922,702,098.35	453,707,536.56	459,855,697.07
Non-current liabilities						
	Long-term loans from financial institutions - net	21	185,220,051.05	272,762,101.67	-	-
	Long-term loans from other party - net		2,000,000.00	-	-	-
	Lease liabilities - net	22	65,737,330.19	4,114,256.12	36,222,763.83	2,774,485.83
	Land payable - net		8,076,884.68	19,906,300.23	-	-
	Non-current deferred rental revenue		19,210,381.57	-	-	-
	Non-current liability for guarantee refund to lessee	20	2,052,631.91	22,024,000.00	-	-
	Non-current provisions for employee benefit		8,754,055.44	8,108,004.98	6,905,214.98	6,373,655.00
	Other non-current liabilities		2,281,930.29	-	-	-
	Total non-current liabilities		293,333,265.13	326,914,663.00	43,127,978.81	9,148,140.83
	Total liabilities		1,339,209,820.86	1,249,616,761.35	496,835,515.37	469,003,837.90
Shareholders' equity						
Share capital						
	Authorised share capital					
	2,185,143,140 ordinary shares, Baht 0.10 par value		218,514,314.00	218,514,314.00	218,514,314.00	218,514,314.00
	Issued and paid-up share capital					
	2,130,506,193 ordinary shares, Baht 0.10 par value		213,050,619.30	213,050,619.30	213,050,619.30	213,050,619.30
	Premium on share capital		343,503,712.05	343,503,712.05	343,503,712.05	343,503,712.05
	Retained earnings					
	Appropriated to legal reserve	25	13,571,059.60	12,635,052.79	13,571,059.60	12,635,052.79
	Unappropriated		50,779,547.56	81,061,856.35	136,286,609.18	118,502,479.69
	Other component of shareholders' equity		2,204,390.56	2,204,390.56	-	-
	Total shareholders' equity of the Company		623,109,329.07	652,455,631.05	706,412,000.13	687,691,863.83
	Non-controlling interests		(2,817.87)	(1,792.48)	-	-
	Total shareholders' equity		623,106,511.20	652,453,838.57	706,412,000.13	687,691,863.83
	Total liabilities and shareholders' equity		1,962,316,332.06	1,902,070,599.92	1,203,247,515.50	1,156,695,701.73

The accompanying notes are an integral part of the financial statements.

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2020

"Unaudited"
"Reviewed"

Unit: Baht					
	Notes	Consolidated financial statements		Separate financial statements	
		2020	2019	2020	2019
	4, 26				
Revenue from sales and services		160,964,504.99	132,654,291.93	85,936,689.28	117,658,767.54
Cost of sales and services		(121,557,709.91)	(94,146,404.03)	(56,663,135.90)	(79,216,703.16)
Gross profit		39,406,795.08	38,507,887.90	29,273,553.38	38,442,064.38
Interest income		250,319.75	736,576.19	7,666,859.34	4,991,224.58
Other income		191,211.21	1,744,807.95	112,806.35	161,047.74
Loss on foreign exchange - net		(215,959.66)	(221,655.58)	(215,994.77)	(337,653.18)
Gain on fair value adjustment of investment properties		-	4,754,481.35	-	-
Distribution costs		(20,278,004.91)	(18,697,539.32)	(7,504,239.65)	(9,401,614.11)
Administrative expenses		(23,731,480.40)	(24,959,705.55)	(13,141,103.44)	(18,998,900.90)
Profit (loss) from operating activities		(4,377,118.93)	1,864,852.94	16,191,881.21	14,856,168.51
Finance costs		(6,803,958.97)	(1,168,166.14)	(4,927,479.96)	(2,013,515.90)
Profit (loss) before income tax expenses		(11,181,077.90)	696,686.80	11,264,401.25	12,842,652.61
Tax expenses	24	(1,644,616.83)	(1,357,589.34)	(2,265,738.63)	(2,623,022.09)
Profit (loss) for the period		(12,825,694.73)	(660,902.54)	8,998,662.62	10,219,630.52
Other comprehensive income (loss)					
<i>Items that will not be reclassified to profit or loss</i>					
Actuarial gain on defined employee benefit plans - net income tax		-	1,916,617.60	-	1,231,716.80
<i>Items that may be reclassified subsequently to profit or loss</i>					
Exchange differences on translating financial statements of foreign operation		-	64,081.34	-	-
Other comprehensive income for the period		-	1,980,698.94	-	1,231,716.80
Total comprehensive income (loss) for the period		(12,825,694.73)	1,319,796.40	8,998,662.62	11,451,347.32
Profit (loss) attributable to:					
Equity holders of the Company		(12,825,231.22)	(657,401.36)	8,998,662.62	10,219,630.52
Non-controlling interests		(463.51)	(3,501.18)	-	-
		(12,825,694.73)	(660,902.54)	8,998,662.62	10,219,630.52
Total comprehensive income (loss) attributable to:					
Equity holders of the Company		(12,825,231.22)	1,323,297.58	8,998,662.62	11,451,347.32
Non-controlling interests		(463.51)	(3,501.18)	-	-
		(12,825,694.73)	1,319,796.40	8,998,662.62	11,451,347.32
Earnings per share					
Basic earnings per share (Baht/share)		(0.006)	-	0.004	0.005
Weighted average number of ordinary shares (basic) (Thousand shares)		2,130,506	2,130,506	2,130,506	2,130,506

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2020

"Unaudited"

"Reviewed"

		Unit: Baht			
		Consolidated financial statements		Separate financial statements	
Notes		2020	2019	2020	2019
	4, 26				
	Revenue from sales and services	343,883,628.96	263,716,567.54	190,274,496.99	230,809,883.81
	Cost of sales and services	(265,059,291.66)	(186,716,339.90)	(128,738,382.48)	(155,519,380.28)
	Gross profit	78,824,337.30	77,000,227.64	61,536,114.51	75,290,503.53
	Interest income	377,654.10	1,036,718.43	15,130,187.08	8,881,975.75
	Other income	393,074.96	2,112,880.15	322,047.92	428,232.86
	Gain (loss) on foreign exchange - net	1,085,538.24	(53,035.13)	827,833.89	(519,322.78)
	Gain on fair value adjustment of investment properties	-	10,528,510.10	-	-
	Distribution costs	(42,392,495.47)	(36,434,644.50)	(15,866,641.18)	(19,705,438.81)
	Administrative expenses	(51,187,964.64)	(48,067,382.90)	(28,382,868.53)	(34,931,754.52)
	Profit (loss) from operating activities	(12,899,855.51)	6,123,273.79	33,566,673.69	29,444,196.03
	Finance costs	(12,743,982.69)	(2,543,577.99)	(10,084,379.14)	(3,864,288.59)
	Profit (loss) before income tax expenses	(25,643,838.20)	3,579,695.80	23,482,294.55	25,579,907.44
	Tax expenses	(3,703,489.17)	(3,091,441.64)	(4,762,158.25)	(5,207,371.96)
	Profit (loss) for the period	(29,347,327.37)	488,254.16	18,720,136.30	20,372,535.48
	Other comprehensive income				
	<i>Items that will not be reclassified to profit or loss</i>				
	Actuarial gain on defined employee benefit plans - net income tax	-	1,916,617.60	-	1,231,716.80
	<i>Items that may be reclassified subsequently to profit or loss</i>				
	Exchange differences on translating financial statements of foreign operation	-	105,573.69	-	-
	Other comprehensive income for the period	-	2,022,191.29	-	1,231,716.80
	Total comprehensive income (loss) for the period	(29,347,327.37)	2,510,445.45	18,720,136.30	21,604,252.28
	Profit (loss) attributable to:				
	Equity holders of the Company	(29,346,301.98)	494,762.63	18,720,136.30	20,372,535.48
	Non-controlling interests	(1,025.39)	(6,508.47)	-	-
		(29,347,327.37)	488,254.16	18,720,136.30	20,372,535.48
	Total comprehensive income (loss) attributable to:				
	Equity holders of the Company	(29,346,301.98)	2,516,953.92	18,720,136.30	21,604,252.28
	Non-controlling interests	(1,025.39)	(6,508.47)	-	-
		(29,347,327.37)	2,510,445.45	18,720,136.30	21,604,252.28
	Earnings (loss) per share				
	Basic earnings (loss) per share (Baht/share)	(0.014)	-	0.009	0.010
	Weighted average number of ordinary shares (basic) (Thousand shares)	2,130,506	2,130,506	2,130,506	2,130,506

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2020

"Unaudited"

"Reviewed"

Unit: Baht										
Consolidated financial statements										
Equity attributable to shareholders' equity of the Company										
Notes	Issued and paid-up share capital	Premium on share capital	Retained earnings		Other comprehensive income		Total other components of shareholder's equity	Total	Non-controlling interests	Total shareholders' equity
			Appropriated to legal reserve	Unappropriated	Actuarial gain - net from tax	Translating financial statements				
Opening balance as at January 1, 2020	213,050,619.30	343,503,712.05	12,635,052.79	81,061,856.35	-	2,204,390.56	2,204,390.56	652,455,631.05	(1,792.48)	652,453,838.57
Changes in equity for the period :										
Total comprehensive loss for the period	-	-	-	(29,346,301.98)	-	-	-	(29,346,301.98)	(1,025.39)	(29,347,327.37)
Appropriated to legal reserve	25	-	936,006.81	(936,006.81)	-	-	-	-	-	-
Balance as at June 30, 2020	213,050,619.30	343,503,712.05	13,571,059.60	50,779,547.56	-	2,204,390.56	2,204,390.56	623,109,329.07	(2,817.87)	623,106,511.20
Balance as at January 1, 2019	213,050,619.30	343,503,712.05	10,512,689.47	88,296,343.16	-	2,002,923.61	2,002,923.61	657,366,287.59	10,553.73	657,376,841.32
Changes in equity for the period :										
Dividend payment	-	-	-	(31,957,581.04)	-	-	-	(31,957,581.04)	-	(31,957,581.04)
Total comprehensive income for the period	-	-	-	494,762.63	1,916,617.60	105,573.69	2,022,191.29	2,516,953.92	(6,508.47)	2,510,445.45
Transferred to retained earnings	-	-	-	1,916,617.6000	(1,916,617.60)	-	(1,916,617.60)	-	-	-
Appropriated to legal reserve	25	-	1,003,230.30	(1,003,230.30)	-	-	-	-	-	-
Balance as at June 30, 2019	213,050,619.30	343,503,712.05	11,515,919.77	57,746,912.05	-	2,108,497.30	2,108,497.30	627,925,660.47	4,045.26	627,929,705.73

The accompanying notes are an integral part of the financial statements.

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2020

"Unaudited"

"Reviewed"

Unit: Baht

Separate financial statements							
Notes	Issued and paid-up share capital	Premium on share capital	Retained earnings		Other component of shareholders' equity		Total shareholders' equity
			Appropriated to legal reserve	Unappropriated	Other comprehensive income - Actuarial gain - net from tax	Total other components of shareholder's equity	
Opening balance as at January 1, 2020	213,050,619.30	343,503,712.05	12,635,052.79	118,502,479.69	-	-	687,691,863.83
Changes in equity for the period :							
Total comprehensive income for the period	-	-	-	18,720,136.30	-	-	18,720,136.30
Appropriated to legal reserve	25	-	936,006.81	(936,006.81)	-	-	-
Balance as at June 30, 2020	213,050,619.30	343,503,712.05	13,571,059.60	136,286,609.18	-	-	706,412,000.13
Balance as at January 1, 2019	213,050,619.30	343,503,712.05	10,512,689.47	108,903,440.68	-	-	675,970,461.50
Changes in equity for the period :							
Dividend payment	-	-	-	(31,957,581.04)	-	-	(31,957,581.04)
Total comprehensive income for the period	-	-	-	20,372,535.48	1,231,716.80	1,231,716.80	21,604,252.28
Transferred to retained earnings	-	-	-	1,231,716.80	(1,231,716.80)	(1,231,716.80)	-
Appropriated to legal reserve	25	-	1,003,230.30	(1,003,230.30)	-	-	-
Balance as at June 30, 2019	213,050,619.30	343,503,712.05	11,515,919.77	97,546,881.62	-	-	665,617,132.74

The accompanying notes are an integral part of the financial statements.

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2020

"Unaudited"

"Reviewed"

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Cash flows from operating activities:				
Profit (loss) for the period	(29,347,327.37)	488,254.16	18,720,136.30	20,372,535.48
Adjustment to reconcile profit to net cash by (used in) operating activities				
Tax expenses	3,703,489.17	3,091,441.64	4,762,158.25	5,207,371.96
Realisation of deferred rental revenue of Senior Living Project	(2,687,934.52)	-	-	-
Cost of sales of Senior Living Project	67,071,135.13	-	-	-
Allowance for doubtful accounts - net	18,000.00	354,959.87	-	154,959.87
Loss (gain) on disposal of assets	756,254.27	(838.77)	108,423.49	(838.77)
Depreciation and amortization	13,266,824.89	6,291,725.20	5,942,538.58	2,828,589.57
Gain on fair value adjustment of investment properties	-	(10,528,510.10)	-	-
Unrealized (gain) loss on exchange rate - net	342,040.02	(185,218.93)	(360,014.54)	(199,580.77)
Employee benefit expenses	646,050.46	1,384,126.50	531,559.98	941,766.00
Interest income	(377,654.10)	(5,774,252.67)	(15,130,187.08)	(8,881,975.75)
Finance costs	12,743,982.69	2,545,755.01	10,084,379.14	3,866,465.61
Loss (gain) from operations before changes in operating assets and liabilities	66,134,860.64	(2,332,558.09)	24,658,994.12	24,289,293.20
Operating assets (increase) decrease				
Trade and other current receivables	25,583,471.29	9,321,763.33	20,113,516.91	(10,773,684.57)
Financial lease receivable	(3,294,931.34)	-	-	-
Inventories	7,431,435.67	2,041,000.86	10,724,149.51	3,070,646.43
Real estate development costs	(35,972,899.95)	(180,294,043.40)	-	-
Revenue of Senior Living Project recognized as right-of-use assets from sale and leased back	16,779,815.82	-	-	-
Other current assets	(3,595,537.63)	(3,911,537.70)	1,023,106.06	(23,570.87)
Other non-current assets	(491,166.67)	(472,583.34)	-	-
Operating liabilities increase (decrease)				
Trade and other current payables	(23,579,268.36)	(16,597,016.68)	(14,500,385.02)	(5,232,292.03)
Land payable	(12,285,000.00)	-	-	-
Contract liabilities	(10,005,146.71)	19,473,712.81	3,071,547.40	(2,060,798.33)
Retentions	3,979,325.02	6,601,892.18	-	-
Other current liabilities	180,181.83	602,710.96	39,867.50	416,027.40
Other non-current liabilities	2,281,930.29	-	-	-
Cash receipt (used) from operating activities	33,147,069.90	(165,566,659.07)	45,130,796.48	9,685,621.23
Cash receipt from income tax return	2,087,188.52	-	-	-
Cash payment for corporate income tax	(854,920.54)	(8,229,180.75)	(118,192.39)	(8,140,808.62)
Net cash flows provided by (used in) operating activities	34,379,337.88	(173,795,839.82)	45,012,604.09	1,544,812.61

The accompanying notes are an integral part of the financial statements.

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2020

"Unaudited"

"Reviewed"

Unit: Baht

	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Cash flows from investing activities				
Increase restricted deposits with financial institutions	-	(3,750,000.00)	-	(3,750,000.00)
Cash payment for short-term loan to related parties	-	-	(20,000,000.00)	(136,700,000.00)
Cash receipt from short-term loan to related parties	-	-	5,500,000.00	-
Cash payment for senior living project under development	(44,787,902.90)	(94,614,399.22)	-	-
Cash payment for purchase of fixed assets	(2,119,642.71)	(5,022,412.40)	(503,385.27)	(978,735.32)
Cash receipt from sales of fixed assets	819,626.17	7,383.18	738,317.76	7,383.18
Cash payment for purchase of intangible assets	(4,569,510.55)	(234,521.03)	(3,344,693.33)	-
Cash receipt from interest income	449,434.03	5,549,033.05	367,314.22	760,029.53
Net cash flows used in investing activities	(50,207,995.96)	(98,064,916.42)	(17,242,446.62)	(140,661,322.61)
Cash flows from financing activities				
Increase (decrease) in short-term loans from financial institutions	61,695,795.01	51,444,183.04	65,623,475.71	51,265,706.01
Increase in short-term loans from related parties - net	20,000,000.00	-	20,000,000.00	-
Increase in short-term loans from other parties - net	(82,762,128.41)	(13,779,289.96)	(82,762,128.41)	(13,779,289.96)
Repayment of long-term lease liabilities	(6,054,403.52)	(1,218,863.00)	(3,928,203.40)	(1,031,223.77)
Cash receipt from liability for guarantee refund to lessee	21,486,625.00	-	-	-
Cash receipt from long-term loans from financial institutions	57,560,806.40	116,548,727.50	-	-
Repayment of long-term loans from financial institutions	(15,763,604.89)	(217,051.43)	-	-
Cash receipt from long-term loans from other parties	2,000,000.00	-	-	-
Dividend payment	-	(31,923,654.00)	-	(31,923,654.00)
Cash payment for finance costs	(24,193,988.05)	(1,941,698.52)	(11,116,074.97)	(1,364,523.48)
Net cash flows provided by (used in) financing activities	33,969,101.54	118,912,353.63	(12,182,931.07)	3,167,014.80
Net increase (decrease) in cash and cash equivalent	18,140,443.46	(152,948,402.61)	15,587,226.40	(135,949,495.20)
Exchange differences on translating financial statements of foreign operation	-	105,573.69	-	-
Cash and cash equivalents at ending of period	39,137,825.67	191,561,128.82	22,310,722.84	159,853,682.14
Cash and cash equivalents at ending of period	57,278,269.13	38,718,299.90	37,897,949.24	23,904,186.94
Supplemental cash flows information				
Non-cash transactions				
Increase (decrease) in payables for purchase of fixed assets and intangible assets	3,078,422.91	2,080,750.92	(2,843,392.14)	1,898,010.62
Increase in fixed assets transfer from inventory	73,244.25	1,588,953.09	71,264.63	477,834.02
Increase in assets under finance lease agreements	8,925,000.00	2,298,598.13	-	-
Right-of-use assets/lease liabilities	52,705,643.95	-	39,138,340.68	-
Decrease in payables for purchases of senior living project under development	(16,723,762.78)	(1,858,406.84)	-	-
Capitalised borrowing costs relating to the acquisition of senior living project under development	1,366,558.12	883,156.24	-	-
Capitalised borrowing costs relating to the acquisition of real estate development costs	13,631,278.67	1,022,106.95	-	-
Convert other receivables to short-term loan from related party	-	13,290,507.93	-	-

The accompanying notes are an integral part of the financial statements.

BUILDERSMART PUBLIC COMPANY LIMITED AND SUBSIDIARIES

NOTES TO INTERIM FINANCIAL STATEMENTS

FOR THE THREE-MONTH AND SIX-MONTH PERIODS ENDED JUNE 30, 2020 (UNAUDITED) (REVIEWED)

1. GENERAL INFORMATION

BuilderSmart Public Company Limited (“the Company”) has its registered address at 905/7, Rama III Soi 51, Rama III Rd., Bang Pong Pang, Yan Nawa, Bangkok. The Company has a branch located at 636/11-12 Moo 3, Puttharaksa Rd, Praksa, Muang, Samutprakarn.

The Company principally engages in the retail sale of construction materials, tools and equipment for construction and interior design. The Company was listed on the Stock Exchange of Thailand on February 14, 2008. The Company’s shares are traded on the mai (Market for Alternative Investment).

2. BASIS FOR PRESENTATION OF THE INTERIM FINANCIAL STATEMENTS

The interim financial statements have been prepared in accordance with Thai Accounting Standard No. 34 (Revised 2019), Interim Financial Reporting.

The interim financial statements consist of primary financial information (i.e. statement of financial position, statement of profit or loss and other comprehensive income, statement of changes in shareholders’ equity, and statement of cash flows). The Company has chosen to present the interim financial statements in a format consistent with the annual financial statements, in compliance with Thai Accounting Standard No. 1, Presentation of Financial Statements. The notes to the interim financial statements are prepared in a condensed format. Additional notes are presented as required by the Securities and Exchange Commission under the Securities and Exchange Act.

The interim financial statements have been prepared in the Thai language and expressed in Thai Baht. Such interim financial statements have been prepared for domestic reporting purposes. For convenience only, for the readers not conversant with the Thai language, an English version of the interim financial statements has been provided by translating from the Thai version of the interim financial statements.

The interim financial statements have been prepared to provide information in addition to that included in the financial statements for the year ended December 31, 2019. They focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements for the year ended December 31, 2019.

The preparation of the interim financial statements in conformity with Thai Financial Reporting Standards requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying amounts of assets and liabilities that are not readily apparent from other sources. Subsequent actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, and in the period of the revision and future periods, if the revision affects both current and future periods.

Coronavirus disease 2019 pandemic

The Coronavirus disease 2019 pandemic is continuing to evolve, resulting in an economic slowdown and adversely impacting most businesses and industries. This situation may bring uncertainties and have an impact on the environment in which the group operates. The Group's management has continuously monitored ongoing developments and assessed the financial impact in respect of the valuation of assets, provisions and contingent liabilities, and has used estimates and judgement in respect of various issues as the situation has evolved.

Basis for preparation of the consolidated interim financial statements

The consolidated interim financial statements related to the Company and its subsidiaries (together referred to as the "the Group") are prepared using the same basis as were used for the consolidated financial statements for the year ended December 31, 2019.

There is no change in the structure of the Group during the current period.

New financial reporting standards

Financial reporting standards that became effective in the current period

During the period, the Group has adopted the revised (revised 2019) and new financial reporting standards and interpretations which are effective for fiscal periods beginning on or after January 1, 2020. 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 Group's financial statements, except the adoption of the financial reporting standards related to financial instruments and TFRS 16 Leases which are summarised changes of key principles and impacts in Note to Financial Statements No. 3.

3. SIGNIFICANT ACCOUNTING POLICIES

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended December 31, 2019, except the adoption of new financial reporting standards which are effective on January 1, 2020 as follows:

3.1 Financial reporting standards related to financial instruments

The set of TFRSs related to financial instruments consists of five accounting standards and interpretations, as follows:

Financial reporting standards:

TFRS 7	Financial Instruments: Disclosures
TFRS 9	Financial Instruments

Accounting standard:

TAS 32 Financial Instruments: Presentation

Financial Reporting Standard Interpretations:

TFRIC 16 Hedges of a Net Investment in a Foreign Operation

TFRIC 19 Extinguishing Financial Liabilities with Equity Instruments

These TFRSs related to financial instruments make stipulations relating to the classification of financial instruments and their measurement at fair value or amortised cost (taking into account the type of instrument, the characteristics of the contractual cash flows and the Company's business model), calculation of impairment using the expected credit loss method, and hedge accounting. These include stipulations regarding the presentation and disclosure of financial instruments.

Classification and measurement:

- The classification and measurement of debt instrument financial assets has three classification categories, which are amortised cost, fair value through profit or loss ("FVPL") and fair value through other comprehensive income ("FVOCI"). Classification of debt assets will be driven by the entity's business model for managing the financial assets and contractual cash flows characteristics of the financial assets.
- Equity instrument financial assets shall be measured at fair value through profit or loss. The Group can make an irrevocable election to recognise the fair value change in other comprehensive income without subsequent recycling to profit or loss.
- Financial liabilities are classified and measured at amortised cost.

On January 1, 2020 (the date of initial application), Group management has assessed which business models applied to the financial assets and liabilities. Group management has classified and measured all financial assets and liabilities at amortised cost.

The impairment requirements

The accounting for expected credit losses on its financial assets measured at amortised cost, investments in debt instruments measured at fair value through other comprehensive income and loan commitments and financial guarantee contracts. It is no longer necessary for a credit event to have occurred before credit losses are recognised. The Group applies general approach for credit-impaired consideration, except for trade receivables, which they are permitted to measure by simplified approach for credit-impaired consideration.

The Group has trade receivables that are subject to the expected credit loss model. The Company has trade receivables and long-term loans to related parties that are subject to the expected credit loss model.

Trade receivables

The Group measures expected credit losses according to the simplified approach, which uses a lifetime expected loss allowance for all trade receivables.

To use the simplified approach to measure expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. Expected loss rates are based on historical payment profiles, corresponding historical credit losses experienced, and the impact of potential factors on the expected loss rates. The Group has elected to apply not to consider forward-looking information to measure the expected credit losses. However, on such basis, loss allowance for trade receivables as at January 1, 2020, are immaterially different from that previously presented in the financial statement as at December 31, 2019.

3.2 TFRS 16 Leases

Where the Group is the lessee

TFRS 16 supersedes TAS 17 Leases together with related Interpretations. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases, and requires a lessee to recognise assets and liabilities for all leases with a term of more than one year, unless the underlying asset is low value.

Leases are recognised as a right-of-use asset and a corresponding liability at the commencement date. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to the statement of income over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is measured at cost, which is initially measured at the present value of the lease payments. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

The lease liability is initially measured at the present value of the lease payments. The lease payments are discounted using the interest rate implicit in the lease, if that can be readily determined. If that rate cannot be readily determined, the Group uses the Group's incremental borrowing rate.

Payments associated with short-term leases and leases of low-value assets are recognised on a straight-line basis as expense over the lease term in the statement of income.

On recognising revenue from sales of real estate leased under a long-term financial lease agreement and subsequently leased it back, such revenue will be recognised at the different amount of fair value of the real estate and the present value of the operating lease payment. Cost of the real estate will be allocated at the proportion of the present value of the operating lease payment and fair value of the real estate to be presented as "Right-of use assets" and the remaining amount will be recognized as "Cost of sales of real estate".

On adoption of TFRS 16, the Group recognised lease liabilities in relation to leases, which had previously been classified as operating leases under the principles of TAS 17 Leases. The Group has elected not to recognise right-of-use assets and lease liabilities to leases for which the lease term ends within one year of the date of initial application. The right-of-use assets were measured at an amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments relating to that lease recognised in the statement of financial position immediately before the date of initial application. These liabilities were measured at the present value of the remaining lease payments, discounted using the Group's incremental borrowing rates. The Group and the Company's incremental borrowing rates applied to the lease liabilities as at January 1, 2020 were ranged between 4.85% to 7.49% and 4.79%, respectively.

For leases previously classified as finance leases applying TAS 17, the Group recognised the carrying amount of the lease assets and lease liabilities immediately before adoption of TFRS 16 as the carrying amount of the right-of-use assets and the lease liabilities at the date of initial application.

	Unit: Baht	
	Consolidated	Separate
	financial statements	financial statements
Present value of the remaining lease payments	64,714,424.59	49,136,400.00
<u>Less:</u> Deferred interest expenses	(12,630,807.10)	(9,998,059.32)
Additional lease liabilities from TFRS 16 adoption	52,083,617.49	39,138,340.68
Finance lease liabilities as at December 31, 2019	6,148,318.24	4,257,474.85
Lease liabilities recognised as at January 1, 2020 (Unaudited)	<u>58,231,935.73</u>	<u>43,395,815.53</u>
Of which are:		
Current lease liabilities	<u>7,036,756.40</u>	<u>4,752,976.19</u>
Non-current lease liabilities	<u>51,195,179.33</u>	<u>38,642,839.34</u>

The recognised right-of-use assets - net relate to the following types of assets:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	(Unaudited)		(Unaudited)	
	As at	As at	As at	As at
	June 30, 2020	January 1, 2020	June 30, 2020	January 1, 2020
Building	62,947,281.38	52,083,617.49	37,181,423.64	39,138,340.68
Vehicles	7,259,161.80	9,437,231.42	5,012,249.49	6,883,540.92
Net	<u>70,206,443.18</u>	<u>61,520,848.91</u>	<u>42,193,673.13</u>	<u>46,021,881.60</u>

Where the Group is the lessor

The first adoption of Thai Financial Reporting Standard No. 16 has not changed significantly for the accounting records of the lessor under the Thai Financial Reporting Standard No. 16, the lessor still classifies the lease contracts as a financial lease or operating lease and records the lease for both types separately.

However, according to the previous accounting policy for operating leases arising from long-term lease agreements of Senior Living Project for the guaranteed refund, the lease fee has received which is equal to the refund amount to a lessee are recognised in “Liability for guarantee refund to lessee”. The effect of adopting financial reporting standards related to financial instruments is required to measure such liability for guarantee refund to lessee at the present value of the refund amount to a lessee. The difference between the lease fee received and the present value of the refund amount to a lessee will be recorded as “Deferred rental revenue” and will be recognised as “Rental revenue” on a straight-line method over the lease period.

3.3 Accounting Treatment Guidance on “Temporary relief measures on accounting alternatives in response to the impact of the COVID-19 situation”

The Federation of Accounting Professions announced Accounting Treatment Guidance on “Temporary relief measures on accounting alternatives in response to the impact of the COVID-19 situation”.

On April 22, 2020, the Accounting Treatment Guidance was announced in the Royal Gazette and it is effective for the financial statements prepared for reporting periods ending between January 1, 2020 and December 31, 2020.

The Group has elected to apply the following temporary relief measures on accounting alternatives:

- Not to consider forward- looking information to measure the expected credit losses.
- Not to consider the COVID-19 situation as an indication that an asset may be impaired in accordance with TAS 36, Impairment of Assets.

3.4 Impacts on the financial information

The Group has adopted these two group of reporting standards from January 1, 2020 under the modified retrospective approach and the comparative figures have not been restated. The reclassifications and the adjustments arising from the changes in accounting policies are therefore recognised in the statement of financial position as at January 1, 2020.

The impact of first-time adoption of new accounting standards on the consolidated and separate statement of financial position as at January 1, 2020 are as follows:

	Unit: Million Baht							
	Consolidated financial statements (Unaudited)				Separate financial statements (Unaudited)			
	Financial reporting		Financial reporting		Financial reporting		Financial reporting	
	As at	standards related to	As at	As at	standards related to	standards related to	As at	As at
December	financial	January	December	financial	financial	TFRS 16	January	
31, 2019	instruments	1, 2020	31, 2019	instruments	TFRS 16	TFRS 16	1, 2020	
Statement of financial position								
Current assets								
Short-term loans to and interest receivables								
from related parties - net	-	-	-	502.48	(502.48)	-	-	
Current portion of long-term loans to and								
interest receivables from related parties	-	-	-	-	44.50	-	44.50	
Non-current assets								
Long-term loans to and interest receivables								
from related parties - net	-	-	-	-	429.47	-	429.47	

Unit: Million Baht

	Consolidated financial statements (Unaudited)				Separate financial statements (Unaudited)			
	Financial reporting				Financial reporting			
	As at	standards related to		As at	As at	standards related to		As at
	December	financial	TFRS 16	January	December	financial	TFRS 16	January
31, 2019	instruments		1, 2020	31, 2019	instruments		1, 2020	
Statement of financial position								
Investment in subsidiaries company - net	-	-	-	-	367.77	28.51	-	396.28
Building and equipment - net	49.55	-	(9.44)	40.11	18.91	-	(6.88)	12.03
Right-of-use assets - net	-	-	61.52	61.52	-	-	46.02	46.02
Current liabilities								
Current deferred rental revenue	-	-	(3.48)	(3.48)	-	-	-	-
Current liability for guarantee refund to lessee	(43.37)	1.96	-	(41.41)	-	-	-	-
Current portion of lease liabilities	(2.03)	-	(5.00)	(7.03)	(1.48)	-	(3.27)	(4.75)
Non-current liabilities								
Lease liabilities - net	(4.11)	-	(47.08)	(51.19)	(2.77)	-	(35.87)	(38.64)
Non-current liability for guarantee refund to lessee	(22.02)	1.52	-	(20.50)	-	-	-	-

4. RELATED PARTY TRANSACTIONS AND BALANCES

4.1 Significant transactions with related parties for the three-month period ended June 30, 2020 and 2019 are as follows:

	Unit: Baht				Transfer pricing policy
	Consolidated		Separate		
	financial statements		financial statements		
	2020	2019	2020	2019	
Subsidiaries					
Revenues from sales and services	-	-	775,725.91	333,165.30	Cost plus margin
Cost of sales and services			172,545.20	18,826.00	Cost plus margin / carrying amount
Interest income	-	-	7,145,302.63	4,654,786.46	Interest rate of 4.25% - 7.7% per annum according to the loan agreement
Rental income	-	-	76,200.00	76,200.00	Carried out on commercial terms and conditions
Other Income	-	-	266,897.26	2,550,796.69	Cost
Finance costs	-	-	13,926.73	13,926.73	Interest rate of 2.8% per annum according to the loan agreement

	Unit: Baht				Transfer pricing policy
	Consolidated		Separate		
	financial statements		financial statements		
	2020	2019	2020	2019	
Related parties					
Revenues from sales and services					
Ruamchokchai Engineering Company Limited	1,223,684.25	3,339,703.41	1,223,684.25	3,232,716.41	Cost plus margin
Related person - Director	14,356,986.00	-	-	-	Contract price
Cost of real estate development project					
Ruamchokchai Engineering Company Limited	17,548,014.61	43,174,684.20	-	-	Contract price
Cost of a Senior Living Project					
Ruamchokchai Engineering Company Limited	2,502,849.67	28,726,632.24	-	-	Contract price
Interest income					
LKH Development Company Limited	-	348,668.79	-	-	Interest rate of 6.0% per annum according to the loan agreement
Rental expenses					
LKH Trading Company Limited	48,150.00	48,150.00	-	-	Contract price
Sobreuk (Group of persons)	754,995.00	904,995.00	754,995.00	904,995.00	Contract price
Related person - Director	723,609.53	723,609.49	-	-	Contract price
Finance costs					
Related person - Director	457,200.28	-	457,200.28	-	Interest rate of 6.4% per annum

Significant transactions with related parties for the six-month periods ended June 30, 2020 and 2019 are as follows:

	Unit: Baht				Transfer pricing policy
	Consolidated financial		Separate financial		
	statements		statements		
	2020	2019	2020	2019	
Subsidiaries					
Revenues from sales and services	-	-	1,133,473.23	893,436.95	Cost plus margin
Cost of sales and services	-	-	172,545.20	25,070.00	Cost plus margin / carrying amount

	Unit: Baht				Transfer pricing policy
	Consolidated financial		Separate financial		
	statements		statements		
	2020	2019	2020	2019	
Interest Income	-	-	14,285,038.12	8,245,395.39	Interest rate 4.25% - 7.7% per annum according to the loan agreement
Rental income	-	-	152,400.00	228,900.00	Carried out on commercial terms and conditions
Other income	-	-	733,486.08	5,109,046.79	Cost
Finance costs	-	-	27,853.46	27,700.42	Interest rate of 2.8% per annum according to the loan agreement
Related parties					
Revenues from sales and services					
Ruamchokchai Engineering Company Limited	2,130,665.45	5,443,650.92	2,130,665.45	4,654,609.92	Cost plus margin
Related person - Director	14,356,986.00	-	-	-	Contract price
Cost of real estate development project					
Ruamchokchai Engineering Company Limited	60,911,252.77	64,997,501.76	-	-	Contract price
Cost of a Senior Living Project					
Ruamchokchai Engineering Company Limited	7,622,719.38	52,858,514.79	-	-	Contract price
Interest income					
LKH Development Company Limited	-	348,668.79	-	-	Interest rate of 6.0% per annum according to the loan agreement
Rental expenses					
LKH Trading Company Limited	96,300.00	96,300.00	-	-	Contract price
Sobreuk (Group of persons)	1,659,990.00	1,809,990.00	1,659,990.00	1,809,990.00	Contract price
Related person - Director	1,447,218.96	1,447,218.96	-	-	Contract price
Finance costs					
Related person - Director	646,907.00	-	646,907.00		Interest rate of 6.4% per annum

4.2 Significant balances between the Company and those related companies as at June 30, 2020 and December 31, 2019 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Trade and other current receivables				
Trade receivables				
Subsidiaries	-	-	4,310,525.64	6,026,031.36
Related company				
Ruamchokchai Engineering Company Limited	16,793,261.42	20,181,726.71	16,793,261.42	20,181,726.71
Total trade receivables	16,793,261.42	20,181,726.71	21,103,787.06	26,207,758.07
Other current receivables				
Other receivable				
Subsidiaries	-	-	17,349,386.09	15,464,129.07
Related company				
Ruamchokchai Engineering Company Limited	11,733,883.73	58,177.05	-	-
LKH Development Company Limited	1,414,415.60	1,489,790.60	-	-
Related person - Director	600,000.00	-	-	-
Total	13,748,299.33	1,547,967.65	17,349,386.09	15,464,129.07
Advances to related parties - net				
Subsidiaries	-	-	4,336,537.27	4,127,444.92
<u>Less Allowance for doubtful accounts</u>	-	-	(3,442,258.93)	(3,442,258.93)
Total	-	-	894,278.34	685,185.99
Interest receivable				
Related company				
LKH Development Company Limited	92,061.27	92,061.27	-	-
Total	92,061.27	92,061.27	-	-
Total other current receivables	13,840,360.60	1,640,028.92	18,243,664.43	16,149,315.06
Total trade and other current receivables	30,633,622.02	21,821,755.63	39,347,451.49	42,357,073.13
Short-term loans and accrued interest income - net				
Subsidiaries	-	-	20,106,438.37	502,541,444.43
<u>Less Allowance for doubtful accounts</u>	-	-	-	(60,740.59)
Net	-	-	20,106,438.37	502,480,703.84
Other current assets				
Related company				
Retentions receivable				
Ruamchokchai Engineering Company Limited	272,820.63	220,123.82	272,820.63	220,123.82

Unit: Baht

	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Deposit for construction cost				
Ruamchokchai Engineering Company Limited	15,121,451.81	23,181,817.85	-	-
Total other current assets	15,394,272.44	23,401,941.67	272,820.63	220,123.82
Long-term loans to and interest receivable from				
Subsidiaries	-	-	483,198,371.19	-
<u>Less</u> Current portion of long-term loans and accrued interest income	-	-	(61,000,000.00)	-
Net	-	-	422,198,371.19	-
Trade and other current payables				
Trade payables				
Related company				
Ruamchokchai Engineering Company Limited	2,654,335.88	8,332,175.77	134,063.59	-
Total trade payable	2,654,335.88	8,332,175.77	134,063.59	-
Other current payables				
Advances from related parties				
Related persons - Directors	69,208.90	213,354.39	-	15,000.00
Total	69,208.90	213,354.39	-	15,000.00
Other payable				
Related company				
LKH Development Company Limited	-	56,670.00	-	-
Total	-	56,670.00	-	-
Accrued interest expenses				
Subsidiary	-	-	32,597.76	4,744.27
Related persons - Directors	-	305,095.89	-	305,095.89
Total	-	305,095.89	32,597.76	309,840.16
Total other current payables	69,208.90	575,120.28	32,597.76	324,840.16
Total trade and other current payables	2,723,544.78	8,907,296.05	166,661.35	324,840.16
Short-term loans from related parties - net				
Subsidiary	-	-	1,995,000.00	1,995,000.00
Related person - Director	29,140,865.42	10,000,000.00	29,140,865.42	10,000,000.00
Net	29,140,865.42	10,000,000.00	31,135,865.42	11,995,000.00

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Retention payable				
Related company				
Ruamchokchai Engineering Company Limited	19,708,187.34	16,271,813.64	-	-
Total retention payable	19,708,187.34	16,271,813.64	-	-
Current liability for guarantee refund to lessee				
Related persons - Directors	32,240,000.00	32,240,000.00	-	-
Total current liability for guarantee refund to lessee	32,240,000.00	32,240,000.00	-	-

During the year 2019, the related party, who is a close relative of the director, entered into two lease agreements - guaranteed refund for two residential villas (a lease agreement is jointly made with a third party), in the amount of Baht 32.24 million. This amount is presented as the “Current liability for guarantee refund to lessee” account in the statement of financial position.

- 4.3 During the six-month period ended June 30, 2020, movements of short-term loans and accrued interest income to related parties were as follows:

	Unit: Baht					
	Separate financial statements					
	As at December 31, 2019	Financial reporting standards related to financial instruments	As at January, 1 2020	Movement during the period		As at June 30, 2020
			Increase	Decrease		
Short-term loans to and interest receivables from related parties - net						
Short-term loans						
Sansara Development Limited	337.50	(337.50)	-	15.00	-	15.00
Building Bling Limited	0.06	(0.06)	-	-	-	-
Teak Development Limited	141.00	(141.00)	-	-	-	-
D&W (Asia) Limited	-	-	-	5.00	-	5.00
Interest receivables	23.98	(23.98)	-	0.11	-	0.11
Total	502.54	(502.54)	-	20.11	-	20.11
Less Allowance for doubtful account	(0.06)	0.06	-	-	-	-
Net	502.48	(502.48)	-	20.11	-	20.11

As at June 30, 2020, a short-term loan to its subsidiary company, D&W (Asia) Limited, in term of loan agreement for the purpose to support operations of D&W (Asia) Limited, bears interest at the rate of 5% per annum and is due at call.

As at June 30, 2020, a short-term loan to its subsidiary company, Sansara Development Limited, in term of loan agreement for the purpose to support operations of Sansara Development Limited, bears interest at the rate of 4.75% per annum and is due at call.

The Company considered that the above loans are repayable on demand within one year, subject to the liquidity of the subsidiaries, therefore expected credit losses are considered to be immaterial.

4.4 During the six-month period ended June 30, 2020, movements of long-term loans and accrued interest income to related parties were as follows:

Unit: Baht						
Separate financial statements						
Financial reporting						
As at	standards related to	As at	Movement during		As at	
December 31,	financial	January, 1	the period		June 30,	
2019	instruments	2020	Increase	Decrease	2020	
<u>Long-term loans to and interest receivables from related parties - net</u>						
Long-term loans						
Sansara Development Limited	-	337.50	337.50	-	(5.50)	332.00
Building Bling Limited	-	0.06	0.06	-	-	0.06
Teak Development Limited	-	141.00	141.00	-	-	141.00
Interest receivables	-	23.98	23.98	14.18	-	38.16
<u>Less</u> Deferred interest income	-	(28.51)	(28.51)	-	0.55	(27.96)
<u>Less</u> Allowance for doubtful account	-	(0.06)	(0.06)	-	-	(0.06)
Total	-	473.97	473.97	14.18	(4.95)	483.20
<u>Less</u> Current portion	-	-	(44.50)			(61.00)
Net	-	473.97	429.47			422.20

As at June 30, 2020, loans to its subsidiary company, Sansara Development Limited, in term of loan agreement for the purpose of development and construction of a Senior Living Project, bear interest at the rate of 4.25% - 7.7% per annum and is due at call.

As at June 30, 2020, a loan to its subsidiary company, Building Bling Limited, in term of loan agreement for the purpose for development of louvre system with Louvre Systems Ltd, bears interest at the rate of 6.25% per annum and is due at call.

As at June 30, 2020, a loan to its subsidiary company, Teak Development Limited, in term of loan agreement for the purpose for support operations of Teak Development Limited, bears interest at the rate of 4.5% - 7.7% per annum and is due at call.

4.5 During the six-month period ended June 30, 2020, movements of short-term loan from related parties were as follows:

Unit: Million Baht							
Consolidated financial statements				Separate financial statements			
As at	Movement during		As at	As at	Movement during		As at
January 1,	the period		June 30,	January 1,	the period		June 30,
2020	Increase	Decrease	2020	2020	Increase	Decrease	2020
<u>Short-term loans from related parties - net</u>							
Install Direct Company Limited	-	-	-	2.00	-	-	2.00
Related person - Director	10.00	30.00	(10.00)	30.00	10.00	30.00	(10.00)
Total	10.00		30.00	12.00			32.00

	Unit: Million Baht							
	Consolidated financial statements			Separate financial statements				
	As at	Movement during		As at	As at	Movement during		As at
	January 1,	the period		June 30,	January 1,	the period		June 30,
2020	Increase	Decrease	2020	2020	Increase	Decrease	2020	
Less Deferred interest expenses	-			(0.86)	-			(0.86)
Net	10.00			29.14	12.00			31.14

As at June 30, 2020, a short-term loan from Install Direct Company Limited, in term of loan agreement for the purpose for its working capital bears interest at the rate of 2.8% per annum and is due at call.

As at June 30, 2020, a short-term loan from directors, in the Bills of Exchange in the amount of Baht 30.00 million with a maturity period of 268 days for the purpose for its working capital of the Company bears interest at the rate of 6.4% per annum and is due on December 18, 2020.

As at December 31, 2019, a short-term loan from director, in term of short-term debentures with debenture holders' representatives in the amount of Baht 10.00 million that are name-registered certificates, unsecured, unsecured and due on a bullet payment. The entire maturity date of such debentures is March 31, 2020.

4.6 Key management personnel compensation

Key management personnel compensation for the three-month periods ended June 30, 2020 and 2019 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Short-term benefits	7,888,500.50	11,524,617.87	5,072,420.50	8,747,090.87
Post-employment benefits	410,353.01	546,868.94	332,793.08	394,787.73
Total key management personnel compensation	8,298,853.51	12,071,486.81	5,405,213.58	9,141,878.60

Key management personnel compensation for the six-month periods ended June 30, 2020 and 2019 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Short-term benefits	17,603,696.61	20,971,798.87	12,021,536.61	15,697,509.87
Post-employment benefits	882,049.01	1,083,257.97	699,148.81	786,603.51
Total key management personnel compensation	18,485,745.62	22,055,056.84	12,720,685.42	16,484,113.38

Compensation paid to the Management of a subsidiary, Sansara Development Limited by the Company for the six-month periods ended June 30, 2020 and 2019 are Baht 3.44 million and Baht 3.67 million, respectively. The Company agreed not to charge them back to such subsidiary.

4.7 Commitments and contingent liabilities

Commitments under leases for which the lease term end within one year of the date of on adoption of TFRS 16

As at June 30, 2020, the Group entered into the long-term lease of land, buildings and vehicles with related parties for periods of 1 year to 5 years. The Group has commitments under these contracts within a year totaling amount of Baht 0.46 million.

As at June 30, 2020, the subsidiary entered into lease agreements with a related party to lease back villas for use as project model-showroom units for periods of 1 year to 3 years. The Group has commitments under these contracts within a year totaling amount of Baht 0.77 million. (Note 13)

Capital expenditure

As at June 30, 2020, the Group has construction contract with a related party. The Group has commitments under these contracts totaling amount of Baht 38.16 million.

5. CASH AND CASH EQUIVALENTS

The cash and cash equivalents as at June 30, 2020 and December 31, 2019 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Cash on hand	299,997.00	297,000.00	79,622.00	77,000.00
Cash at banks - saving accounts	46,014,829.22	26,789,184.24	37,006,592.06	16,746,541.34
Cash at banks - current accounts	9,463,442.91	10,551,641.43	811,735.18	5,487,181.50
High liquidity short-term investments	1,500,000.00	1,500,000.00	-	-
Total	57,278,269.13	39,137,825.67	37,897,949.24	22,310,722.84

6. TRADE AND OTHER CURRENT RECEIVABLES - NET

Trade and other current receivables - net as at June 30, 2020 and December 31, 2019 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Trade receivables				
Trade receivables - other parties	63,293,904.48	93,494,312.85	50,138,746.25	66,727,336.28
Trade receivables - related parties	16,793,261.42	20,181,726.71	21,103,787.06	26,207,758.07
<u>Less</u> Allowance for doubtful accounts	(14,471,479.42)	(14,489,479.42)	(10,044,968.14)	(10,044,968.14)
Total trade receivables - net	65,615,686.48	99,186,560.14	61,197,565.17	82,890,126.21
Other receivables				
Other receivables - related parties	13,748,299.33	1,547,967.65	17,349,386.09	15,464,129.07
Advances to related parties	-	-	4,336,537.27	4,127,444.92
Interest receivables - related parties	92,061.27	92,061.27	-	-

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Contract assets	370,502.16	123,121.50	-	-
Prepaid commission expenses	10,100,987.51	11,801,894.16	-	-
Prepaid expenses	1,797,243.44	3,544,015.67	836,890.31	926,953.79
Revenue Department receivable	7,078,666.63	8,582,450.53	123,383.34	356,697.40
Others	248,289.23	1,009,007.63	192,583.32	282,083.34
<u>Less</u> Allowance for doubtful accounts - advances to related parties	-	-	(3,442,258.93)	(3,442,258.93)
Total other receivables - net	33,436,049.57	26,700,518.41	19,396,521.40	17,715,049.59
Total trade and other receivables - net	99,051,736.05	125,887,078.55	80,594,086.57	100,605,175.80

As at June 30, 2020 and December 31, 2019, aging of trade receivables were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Trade receivables - other parties				
Within credit term	28,159,751.60	48,069,721.58	28,159,751.61	43,011,735.56
Over credit term				
Up to 3 months	13,746,463.12	17,474,243.56	12,045,049.35	12,795,298.75
3 - 6 months	4,446,790.39	6,952,225.46	330,523.18	337,130.69
6 - 12 months	2,839,922.75	128,975.63	294,959.96	-
Over 12 months	14,100,976.62	20,869,146.62	9,308,462.15	10,583,171.28
Total trade receivables - other parties	63,293,904.48	93,494,312.85	50,138,746.25	66,727,336.28
<u>Less</u> Allowance for doubtful accounts	(14,471,479.42)	(14,489,479.42)	(10,044,968.14)	(10,044,968.14)
Total trade receivables - other parties - net	48,822,425.06	79,004,833.43	40,093,778.11	56,682,368.14
Trade receivables - related parties				
Within credit term	-	10,483,144.50	-	14,285,088.01
Over credit term				
Up to 3 months	2,115,854.24	9,698,582.21	3,947,277.60	9,931,983.74
3 - 6 months	10,218,657.52	-	12,415,296.70	986,336.42
6 - 12 months	4,458,749.66	-	4,741,212.76	994,195.59
Over 12 months	-	-	-	10,154.31
Total trade receivables - related parties	16,793,261.42	20,181,726.71	21,103,787.06	26,207,758.07
Total trade receivables - net	65,615,686.48	99,186,560.14	61,197,565.17	82,890,126.21

7. INVENTORIES - NET

Inventories - net as at June 30, 2020 and December 31, 2019 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Finished goods	55,837,108.20	63,992,015.78	55,837,108.20	63,992,015.78
Raw materials	27,894,825.78	28,440,045.99	-	-
Supplies	43,803.40	-	-	-
Work-in-progress	11,813,927.51	7,347,968.27	1,869,306.66	1,195,498.45
Goods in transit	264,962.16	3,579,276.93	264,962.16	3,579,276.93
<u>Less</u> Allowance for obsolete inventory	(5,517,137.69)	(5,517,137.69)	(3,393,676.37)	(3,393,676.37)
Net	90,337,489.36	97,842,169.28	54,577,700.65	65,373,114.79

8. COST OF REAL ESTATE DEVELOPMENT PROJECT

Movements of cost of real estate development project during the six-month period ended June 30, 2020 are summarized below:

	Unit: Baht
	Consolidated financial statements
Cost of real estate development project as at January 1, 2020	758,086,103.01
Acquisitions during the period - at cost	89,190,907.37
Total	847,277,010.38
Transfer to cost of real estate	(39,586,728.75)
Cost of real estate development project as at June 30, 2020	807,690,281.63

As at June 30, 2020, five projects, "The Teak Sathorn - Lumpini" project, "The Teak Ratchada" project, "The Teak Ari" project, "The Teak Sathorn - Nanglinchee" project and "Grandis Kingkeaw" project, are in the process of construction.

For the six-month period ended June 30, 2020, interest expenses of loans for the construction of the Projects, in the amount of Baht 13.63 million, have been capitalised as part of the cost of real estate development project

As at June 30, 2020, the subsidiary mortgaged the land and any structures thereon of the five projects at their book value of Baht 771.94 million with two bank as collateral for financial support credit facilities, for the operation of the projects (Note 17 and 21).

9. DEPOSITS AT BANK PLEDGED AS COLLATERAL

As at June 30, 2020, the Group held time deposits and saving with two commercial banks in the total amount of Baht 51.43 million (December 31, 2019: Baht 51.43 million). The deposits were pledged as collateral short-term trade financing facilities (Note 28.3).

10. OTHER NON-CURRENT FINANCIAL ASSETS - NET

Movements of the other non-current financial assets - net account during the six-month period ended June 30, 2020 are summarized below:

	Unit: Baht
	Consolidated and separate financial statement
Net book value as at January 1, 2020	10,910,787.28
Deferred interest income	(71,779.93)
Net book value as at June 30, 2020	10,839,007.35

Such other non - current financial assets is investment in government bond with par value of Baht 10.00 million. The maturity date is on December 12, 2025 and interest will be received by twice per year at an interest rate of 3.85%.

As at June 30, 2020, the government bond were pledged as collateral short-term trade financing facilities (Note 28.3).

11. INVESTMENTS IN SUBSIDIARIES COMPANY - NET

The details of investments in subsidiaries company - net presented in the separate financial statements as at June 30, 2020 and December 31, 2019 consisted of:

Company	Issued and paid-up capital		Shareholding proportion (%)		Unit: Thousand Baht	
	Unit: Thousands Baht	Unit: Thousands Rupee	2020	2019	At cost	
					2020	2019
Install Direct Company Limited	10,000.00	-	100.00	100.00	9,999.70	9,999.70
BuilderSmart Construction Systems Private Limited	-	1,000.00	99.70	99.70	683.80	683.80
D&W (Asia) Limited	60,000.00	-	100.00	100.00	59,999.70	59,999.70
Building Bling Limited	500.00	-	50.99	50.99	254.95	254.95
Sansara Development Company Limited	150,000.00	-	100.00	100.00	177,666.62*	149,999.98
Sansara Lifestyle Service Company Limited	500.00	-	100.00	100.00	499.98	499.98
Teak Development Limited	150,000.00	-	100.00	100.00	150,843.40*	149,999.50
Total					399,948.15	371,437.61
<u>Less Allowance for impairment loss of investments</u>					(3,668.31)	(3,668.31)
Net					396,279.84	367,769.30

*Investments in two subsidiaries decreased resulting from the change in the accounting policy due to the adoption of financial reporting standards related to financial instruments as stipulated in Note 3.4 and 4.3.

12. SENIOR LIVING PROJECT UNDER DEVELOPMENT

Movement of the senior living project under development account during the six-month period ended June 30, 2020 are summarized below:

	Unit: Baht
	Consolidated financial statement
Costs of project as at January 1, 2020	446,421,883.35
Acquisitions during the period - at cost	29,430,698.24
Total	475,852,581.59
Transfer to building and equipment	(39,769,274.27)
Transfer to right-of-use assets	(14,794,892.92)
Transfer to cost of real estate	(67,071,135.12)
Costs of project costs as at June 30, 2020	354,217,279.28

13. INVESTMENT PROPERTIES - NET

During the second quarter of the year 2020, there are no transfer of investment properties from Senior Living Project under development and no change in fair values from previously presented in the financial statements for the year ended December 31, 2019.

As at June 30, 2020, the subsidiary entered into a lease agreement with a third party, and into another a lease agreement with a related party, who is a close relative of the director, both of which are for residential villas (Note 4.7). However, the subsidiary has entered into lease agreements to lease back those villas from the lessees for a 3-year period for use as project model showroom-units. The quarterly lease back fee is Baht 786,800.

As at June 30, 2020, the subsidiary mortgaged land upon which four villas and all their associated structures are situated, within the Senior Living Project, with a bank as collateral for credit facilities in the amount of Baht 82.71 million used for project operations (Note 21).

14. BUILDING AND EQUIPMENT - NET

Movements of the building and equipment - net account during the six-month period ended June 30, 2020, are summarized below:

	Unit: Baht	
	Consolidated financial statement	Separate financial statement
Net book value as at December 31, 2019	49,550,702.65	18,908,585.77
Adjustments of right-of-use assets due to TFRS 16 first adoption	(9,437,231.42)	(6,883,540.92)
Net book value as at January 1, 2020	40,113,471.23	12,025,044.85
Acquisitions during the period - at cost	16,511,666.80	567,951.69
Transfer from senior living project under development	39,769,274.27	-

	Unit: Baht	
	Consolidated	Separate
	financial statement	financial statement
Disposal during the period - net book value at the date of disposal	(729,140.20)	(1.00)
Depreciation for the period	(6,792,501.69)	(2,035,940.23)
Net book value as at June 30, 2020	88,872,770.41	10,557,055.31

15. RIGHT-OF-USE ASSETS - NET

Movements of the right of use assets - net account during the six-month period ended June 30, 2020, are summarized below:

	Unit: Baht	
	Consolidated	Separate
	financial statement	financial statement
Net book value as at December 31, 2019	-	-
Adjustments of right-of-use assets due to TFRS 16 first adoption	61,520,848.91	46,021,881.60
Net book value as at January 1, 2020	61,520,848.91	46,021,881.60
Transfer from senior living project under development	14,794,892.92	-
Disposal during the period - net book value at the date of disposal	(846,740.25)	(846,740.25)
Depreciation for the period	(5,262,558.40)	(2,981,468.22)
Net book value as at June 30, 2020	70,206,443.18	42,193,673.13

16. INTANGIBLE ASSETS - NET

Movements of the intangible assets - net account during the six-month period ended June 30, 2020 are summarized below:

	Unit: Baht	
	Consolidated	Separate
	financial statement	financial statement
Net book value as at January 1, 2020	18,679,866.83	13,668,494.29
Acquisitions during the period - at cost	2,254,153.62	507,999.40
Amortization for the period	(1,211,764.80)	(925,130.13)
Net book value as at June 30, 2020	19,722,255.65	13,251,363.56

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

Bank overdrafts and short-term loans from financial institutions as at June 30, 2020 and December 31, 2019 comprised:

	Consolidated financial statements			
	Interest rate (%)		Unit: Baht	
	2020	2019	2020	2019
Bank overdrafts	MOR, MOR-3.18, MMR-1.25, F/D Rate+2	MMR-1.25, F/D Rate+2	22,112,064.38	7,968,990.09
Trust receipt	MLR-1, 2	2	7,607,227.12	4,693,969.21
Domestic trust receipt	3.48 - 5	4.25, 5	81,368,880.62	72,166,126.34
Promissory notes	MLR, MLR-(1.25, 2), 3.47 - 4.35	MLR-(1.25, 2), 4 - 4.75	172,585,438.32	137,148,729.79
Short-term loans				
- Credit limit of Baht 61.00 million - The Teak Sathorn - Nanglinchee	MLR-1.40	MLR-1.40	60,804,117.55	60,804,117.55
- Credit limit of Baht 63.00 million - Grandis Kingkeaw	MLR-1.40	MLR-1.40	63,000,000.00	63,000,000.00
Total			407,477,727.99	345,781,932.98

	Separate financial statements			
	Interest rate (%)		Unit: Baht	
	2020	2019	2020	2019
Bank overdrafts	MOR-3.18	MMR-1.25	14,942,367.61	3,379,815.23
Trust receipt	2	2	6,082,929.73	4,693,969.21
Domestic trust receipt	3.48 - 5	4.25, 5	81,368,880.62	72,166,126.34
Promissory notes	MLR, MLR-2, 3.47-4.35	MLR-2, 4 - 4.75	172,585,438.32	129,116,229.79
Total			274,979,616.28	209,356,140.57

As at June 30, 2020, the Group has short-term loans facilities of a subsidiary, Teak Development Limited, entered into the financial support credit facility agreements with a local financial institution to receive financial support for “The Teak Sathorn - Nanglinchee” project and “Grandis Kingkeaw” project. Significant conditions under such agreements are disclosed in the financial statements for the year ended December 31, 2019.

18. TRADE AND OTHER CURRENT PAYABLES

Trade and other current payables as at June 30, 2020 and December 31, 2019 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Trade payables				
Trade payables - other parties	63,205,410.96	74,260,756.38	43,406,739.40	48,324,113.48
Trade payables - related parties	2,654,335.88	8,332,175.77	134,063.59	-
Total trade payables	65,859,746.84	82,592,932.15	43,540,802.99	48,324,113.48
Other payables				
Advances from related parties	69,208.90	213,354.39	-	15,000.00
Other payables	12,702,042.65	16,086,410.74	4,029,656.88	11,055,191.81
Other payables - related party	-	56,670.00	-	-
Commission payables	5,688,216.99	10,105,839.85	4,839,700.08	8,840,388.51
Accrued expenses	8,689,984.43	12,513,432.41	4,392,758.46	6,724,778.95
Accrued senior living project under development cost	24,677,397.92	33,049,460.78	-	-
Accrued bonus expenses	6,268,499.99	6,268,499.99	6,268,499.99	6,268,499.99
Interest payables	1,986,596.58	3,878,229.72	1,290,046.24	3,553,366.70
Interest payables - related parties	-	305,095.89	32,597.73	309,840.16
Revenue Department payable	167,043.08	168,220.65	-	-
Withholding tax	1,757,296.64	2,209,758.94	1,249,385.71	694,195.39
Other	142,626.08	145,489.13	-	-
Total other payables	62,148,913.26	85,000,462.49	22,102,645.09	37,461,261.51
Total trade and other current payables	128,008,660.10	167,593,394.64	65,643,448.08	85,785,374.99

19. CURRENT CONTRACT LIABILITIES

Current contract liabilities as at June 30, 2020 and December 31, 2019 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Contract liabilities				
Reservation fee for lease	70,696,495.37	85,953,725.31	-	-
Customer deposit for purchases of inventory	19,847,571.08	14,595,487.85	6,464,740.48	3,393,193.08
Total	90,544,066.45	100,549,213.16	6,464,740.48	3,393,193.08

20. LIABILITY FOR GUARANTEE REFUND TO LESSEE

Liability for guarantee refund to lessee as at June 30, 2020 and December 31, 2019 consisted of:

	Unit: Baht			
	Consolidated financial statements			
	Current		Non-current	
	2020	2019	2020	2019
Liability for guarantee refund to lessee	65,392,000.00	43,368,000.00	21,486,625.00	22,024,000.00
<u>Less</u> Deferred interest expenses	(1,194,780.51)	-	(19,433,993.09)	-
Total	64,197,219.49	43,368,000.00	2,052,631.91	22,024,000.00

21. LONG-TERM LOANS FROM FINANCIAL INSTITUTIONS

Movements of long-term loans from financial institutions during the six-month period ended June 30, 2020 are summarized below:

	Unit: Baht			
	Consolidated financial statements			
	As at	Movement during the period		As at
	January 1, 2020	Increase	Decrease	June 30, 2020
Long-term loans from financial institutions				
Credit limit of Baht 154.47 million - The Teak Sathorn - Lumpini	114,165,650.62	30,937,206.40	-	145,102,857.02
Credit limit of Baht 161.25 million - The Teak Ari	78,596,451.05	-	-	78,596,451.05
Credit limit of Baht 160.00 million - The Teak Ratchadapiset	80,000,000.00	16,623,600.00	-	96,623,600.00
Credit limit of Baht 60.00 million - Senior Living Project	60,000,000.00	-	(15,763,604.89)	44,236,395.11
Credit limit of Baht 10.00 million - Alleviation of the impact of COVID -19	-	10,000,000.00	-	10,000,000.00
Total	332,762,101.67	57,560,806.40	(15,763,604.89)	374,559,303.18
<u>Less</u> Current portion of long-term loans from financial institutions	<u>(60,000,000.00)</u>			<u>(189,339,252.13)</u>
Net	<u>272,762,101.67</u>			<u>185,220,051.05</u>

As at June 30, 2020, significant conditions under such agreements are disclosed in the financial statements for the year ended December 31, 2019, and under the new loan agreement entered during the second quarter of 2020 a summarized as follows:

Credit limit

Unit:	Repayment			
Million Baht	periods	Interest rate (%)	Payment conditions	Guaranteed by
10.00	60 months from May 5, 2020	Each month 1-24 at MLR-1.6 per annum Each month 25-60 at MLR per annum	The borrower agreed to repay the loan and interest in monthly installments each Baht 305,000 per month. The first installment is on the last business day of April 2022, and shall fully repay the remaining loan balance within the period of the loan.	BuilderSmart Public Company Limited and Thai Credit Guarantee Corporation.

22. LEASE LIABILITIES

Lease liabilities as at June 30, 2020 and December 31, 2019 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Lease liabilities				
- Within 1 year	18,495,612.75	2,325,427.68	6,014,869.74	1,682,967.96
- Over 1 year but not over 5 years	76,586,964.88	4,464,581.08	43,913,261.17	3,036,966.34
<u>Less</u> Deferred interest expenses	(14,917,519.91)	(641,690.52)	(9,560,991.75)	(462,459.45)
Present value of leases liabilities	80,165,057.72	6,148,318.24	40,367,139.16	4,257,474.85
<u>Less</u> Current portion of leases liabilities	(14,427,727.53)	(2,034,062.12)	(4,144,375.33)	(1,482,989.02)
Net	65,737,330.19	4,114,256.12	36,222,763.83	2,774,485.83

23. SHORT-TERM LOANS FROM OTHER PARTIES - NET

Short-term loans from other parties - net as at June 30, 2020 and December 31, 2019 comprised:

	Interest rate (%)		Unit: Baht	
	Consolidated and separate		Consolidated and separate	
	financial statements		financial statements	
	2020	2019	2020	2019
Bills of Exchange	6.2 - 7	6.20	60,000,000.00	50,000,000.00
Short-term debentures	-	6.40	-	90,000,000.00
Total			60,000,000.00	140,000,000.00
<u>Less</u> Deferred interest expenses - Bills of exchange			(1,537,354.23)	(243,700.43)
Net			58,462,645.77	139,756,299.57

As at June 30, 2020, the Company issue the Bills of Exchange in the amount of not exceeding Baht 214.52 million with a maturity period of 270 days and due within December 25, 2020, to the investors for support the operation of two subsidiaries, Teak Development Company Limited and Sansara Development Limited and/or for the Company's working capital.

As at December 31, 2019, the Company has short-term debentures with debenture holders' representatives in the amount of Baht 90.00 million that are name-registered certificates, unsubordinated, unsecured and due on a bullet payment. Such debentures are matured and redeemed on March 31, 2020.

24. INCOME TAX

Income tax for the six-month periods ended June 30, 2020 and 2019 were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Current tax expense				
Current period	4,868,470.25	5,342,572.90	4,868,470.25	5,342,572.90
Deferred tax expense				
Relating to origination and reversal of				
temporary differences	(1,164,981.08)	(2,251,131.26)	(106,312.00)	(135,200.94)
Tax expenses	3,703,489.17	3,091,441.64	4,762,158.25	5,207,371.96

25. LEGAL RESERVE

Pursuant to the Public Limited Companies Act B.E. 2535, the Company must appropriate annual net profit as a reserve fund of not less than 5% of the annual net profit deducted by the total deficit brought forward (if any) until reserve reaches an amount no less than 10% of the registered capital. This legal reserve is not available for dividend distribution.

26. FINANCIAL INFORMATION BY SEGMENT

Segment information is presented with respect to the Group's business segment which based on the Group's Management and internal reporting structure.

Segment results and assets include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise corporate assets, other income, selling expenses, administrative expenses and finance costs.

The Group's business segment information and reconciliation of reportable segment profit or loss for the three-month periods ended June 30, 2020 and 2019 were as follows:

	Unit: Thousand Baht													
	Sales of				Real estate				Elimination of				Consolidated	
	construction materials		Selling and installing		Senior Living Project		development project		Central		inter-segment revenue		financial statements	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
Revenue from sales and services	80,294.87	114,168.49	15,053.30	18,485.80	37,810.57	-	27,805.76	-	-	-	-	-	160,964.50	132,654.29
Inter-segment revenue	377.76	333.17	732.39	3,942.08	-	-	-	-	-	-	(1,110.15)	(4,275.25)	-	-
Cost of sales and services	(53,413.55)	(78,740.23)	(15,235.60)	(16,845.36)	(30,964.56)	-	(22,646.36)	-	-	-	702.36	1,439.19	(121,557.71)	(94,146.40)
Segment gross profit	27,259.08	35,761.43	550.09	5,582.52	6,846.01	-	5,159.40	-	-	-	(407.79)	(2,836.06)	39,406.79	38,507.89
Interest revenue					44.67	7.97	3.82	352.80	7,696.25	5,058.29	(7,494.42)	(4,682.49)	250.32	736.57
Other income					0.56	12.02	20.60	35.00	612.01	4,462.66	(441.96)	(2,764.87)	191.21	1,744.81
Loss on foreign exchange - net					(0.84)	-	-	-	(215.12)	(221.66)	-	-	(215.96)	(221.66)
Gain on fair value adjustment of investment properties					-	4,754.48	-	-	-	-	-	-	-	4,754.48
Distribution costs					(5,026.62)	(4,502.01)	(5,750.59)	(1,622.05)	(9,500.79)	(12,573.48)	-	-	(20,278.00)	(18,697.54)
Administrative expenses					(6,527.40)	(2,148.44)	(2,437.50)	(3,006.33)	(14,903.98)	(19,831.46)	137.40	26.53	(23,731.48)	(24,959.70)
Profit (loss) from operating activities					(4,663.62)	(1,875.98)	(3,004.27)	(4,240.58)	(16,311.63)	(23,105.65)	(8,206.77)	(10,256.89)	(4,377.12)	1,864.85
Finance costs					(5,416.82)	(38.35)	(748.80)	(206.39)	(5,552.67)	(2,203.38)	4,914.33	1,279.96	(6,803.96)	(1,168.16)
Profit (loss) before income tax expenses					(10,080.44)	(1,914.33)	(3,753.07)	(4,446.97)	(21,864.30)	(25,309.03)	(3,292.44)	(8,976.93)	(11,181.08)	696.69
Tax (expenses) income					37.01	374.90	1.03	889.40	(2,261.40)	(2,621.89)	578.75	-	(1,644.61)	(1,357.59)
Loss for the period					(10,043.43)	(1,539.43)	(3,752.04)	(3,557.57)	(24,125.70)	(27,930.92)	(2,713.69)	(8,976.93)	(12,825.69)	(660.90)

The Group's business segment information and reconciliation of reportable segment profit or loss for the six-month periods ended June 30, 2020 and 2019 were as follows:

	Unit: Thousand Baht													
	Sales of				Real estate				Elimination of				Consolidated	
	construction materials		Selling and installing		Senior Living Project		development project		Central		inter-segment revenue		financial statements	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
Revenue from sales and services	180,191.79	227,444.16	30,183.21	36,272.41	84,277.06	-	49,231.57	-	-	-	-	-	343,883.63	263,716.57
Inter-segment revenue	389.39	615.48	1,558.34	6,053.03	-	-	-	-	-	-	(1,947.73)	(6,668.51)	-	-
Cost of sales and services	(122,764.69)	(157,425.56)	(35,723.66)	(32,978.48)	(68,005.77)	-	(39,586.73)	-	-	-	1,021.56	3,687.70	(265,059.29)	(186,716.34)
Segment gross profit (loss)	57,816.49	70,634.08	(3,982.11)	9,346.96	16,271.29	-	9,644.84	-	-	-	(926.17)	(2,980.81)	78,824.34	77,000.23
Interest revenue					60.10	7.97	6.56	352.80	15,173.50	8,949.05	(14,862.51)	(8,273.10)	377.65	1,036.72
Other income					65.36	12.02	21.01	85.02	1,314.51	4,933.41	(1,007.81)	(2,917.57)	393.07	2,112.88
Gain (loss) on foreign exchange - net					(0.84)	-	-	-	1,086.38	(53.04)	-	-	1,085.54	(53.04)
Gain on fair value adjustment of investment properties					-	10,528.51	-	-	-	-	-	-	-	10,528.51
Distribution costs					(11,248.73)	(7,384.97)	(10,137.07)	(2,695.57)	(21,006.70)	(26,354.11)	-	-	(42,392.50)	(36,434.65)
Administrative expenses					(10,690.72)	(5,426.98)	(6,587.82)	(5,448.78)	(34,072.43)	(37,193.98)	163.01	2.36	(51,187.96)	(48,067.38)
Profit (loss) from operating activities					(5,543.54)	(2,263.45)	(7,052.48)	(7,706.53)	(37,504.74)	(49,718.67)	(16,633.48)	(14,169.12)	(12,899.86)	6,123.27
Finance costs					(10,594.62)	(67.13)	(1,445.10)	(328.77)	(11,068.58)	(4,091.56)	10,364.32	1,943.88	(12,743.98)	(2,543.58)
Profit (loss) before income tax expenses					(16,138.16)	(2,330.58)	(8,497.58)	(8,035.30)	(48,573.32)	(53,810.23)	(6,269.16)	(12,225.24)	(25,643.84)	3,579.69
Tax (expenses) income					(3.41)	450.26	2.06	1,607.06	(4,753.49)	(5,148.76)	1,051.35	-	(3,703.49)	(3,091.44)
Profit (loss) for the period					(16,141.57)	(1,880.32)	(8,495.52)	(6,428.24)	(53,326.81)	(58,958.99)	(5,217.81)	(12,225.24)	(29,347.33)	488.25

The reconciliations of each segment total assets to the Group's assets and other material items as at June 30, 2020 and December 31, 2019 were as follows:

	Unit: Thousand Baht											
	Sale of construction				Real estate development				Elimination of		Consolidated financial	
	materials		Selling and installing		Senior Living Project		project		inter-segment revenue		statements	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
Non-current assets												
Restricted deposits with financial institutions	48,429.00	48,429.00	3,000.00	3,000.00	-	-	-	-	-	-	51,429.00	51,429.00
Senior living project under development	-	-	-	-	378,968.30	467,720.06	-	-	(24,751.02)	(21,298.18)	354,217.28	446,421.88
Investment properties - net	-	-	-	-	233,244.20	233,244.20	-	-	-	-	233,244.20	233,244.20
Building and equipment - net	10,557.05	18,908.59	18,197.78	18,508.80	58,659.19	10,444.75	1,458.75	1,688.56	-	-	88,872.77	49,550.70
Right-of-use assets - net	42,193.67	-	10,826.08	-	19,631.90	-	-	-	(2,445.20)	-	70,206.44	-
Intangible assets - net	13,251.37	13,668.49	3,534.60	3,709.93	1,554.13	1,301.45	1,382.16	-	-	-	19,722.26	18,679.87
Other	16,486.33	16,451.79	2,142.73	2,047.06	4,314.50	1,858.08	2,294.94	2,292.88	6,355.50	5,304.15	31,594.01	27,953.96
Total non-current assets	130,917.42	97,457.87	37,701.19	27,265.79	696,372.22	714,568.54	5,135.85	3,981.44	(20,840.72)	(15,994.03)	849,285.96	827,279.61

For the six-month period ended June 30, 2019, the Group has a major customer accounting for sales of construction material in the amounts of Baht 36.46 million.

Geographical segments information

In presenting information on the basis of geographical segment, segment revenue is based on the geographical location of customers. In addition, the Group has insignificant assets located in foreign countries.

The Group's geographical segments information for the three-month and six-month periods ended June 30, 2020 and 2019 was as follows:

	Unit: Thousand Baht							
	Thailand		Foreign countries		Elimination of inter-segment revenue		Consolidated financial statements	
	2020	2019	2020	2019	2020	2019	2020	2019
For the three-month periods ended June 30								
Revenue from sales and services	157,879.18	107,074.05	4,195.47	30,127.21	(1,110.15)	(4,546.97)	160,964.50	132,654.29
For the six-month periods ended June 30								
Revenue from sales and services	323,733.38	226,097.16	22,097.98	44,565.88	(1,947.73)	(6,946.47)	343,883.63	263,716.57

27. FINANCIAL INSTRUMENTS

Foreign currency risk

The Group exposed to foreign currency related primarily to its accounts payables and anticipated purchases denominated in foreign currencies. During the six-month periods ended June 30, 2020 and 2019, the Group unhedged the foreign currency on accounts payable and part of its anticipated purchases.

However, the unhedged balances of financial assets and liabilities denominated in foreign currencies as at June 30, 2020 and December 31, 2019, are summarised below.

Foreign currency	Unit: Baht				Exchange rate as at	
	As at June 30, 2020				June 30, 2020	
	Consolidated financial statements		Separate financial statements		(Baht per foreign currency unit)	
	Financial assets	Financial liabilities	Financial assets	Financial liabilities	Buying rate	Selling rate
US Dollars	6,993,585.01	5,193,237.34	6,488,985.37	5,187,354.41	30.72	31.07
New Zealand Dollars	-	2,663,085.60	-	-	19.52	20.11
Australian Dollars	-	576,212.70	-	-	20.83	21.61
Euro	-	6,082,929.73	-	6,082,929.73	34.33	35.07

Foreign currency	Unit: Baht				Exchange rate as at	
	As at December 31, 2019				December 31, 2019	
	Consolidated financial statements		Separate financial statements		(Baht per foreign currency unit)	
	Financial assets	Financial liabilities	Financial assets	Financial liabilities	Buying rate	Selling rate
US Dollars	21,806,193.65	10,856,729.51	21,337,150.02	10,850,985.67	29.98	30.33
New Zealand Dollars	-	9,560,169.54	-	-	19.92	20.52
Australian Dollars	-	398,009.13	-	-	20.68	21.42
Euro	-	5,911,825.60	-	5,911,825.60	33.38	34.08

28. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

28.1 Commitments under leases for which the lease term end within one year of the date of on adoption of TFRS 16, the underlying asset is low value and service agreements.

As at June 30, 2020, the Group entered into long-term rental agreements with third parties for land, building, vehicles and services for periods of 1 year to 5 years. The commitment to repay leases and service fees, according to agreements, are summarized as follows:

Year	Unit: Baht
Within 1 year	5,449,599.54
Over 1 year but not over 5 years	2,558,000.00

28.2 Capital expenditure commitment

As at June 30, 2020, a subsidiary company has several construction contracts. The subsidiary company has commitment under these contracts totaling amount of Baht 28.84 million. (December 31, 2019: Baht 54.24 million).

28.3 Bank guarantee issued by financial institutions

As at June 30, 2020 the Group has outstanding commitments and contingent liabilities with financial institutions as follows:

	Consolidated financial statement		
	Unit: Million Baht		
	Credit limit	Used	Unused
1) Bank overdrafts	37.42	(21.91)	15.51
2) Short-term loan - trust receipts, letters of credit and promissory notes	351.00	(262.01)	88.99
3) Forward contract	68.04	-	68.04
4) Letter of guarantee	120.50	(35.97)	84.53
5) Long-term loan	475.72	(322.09)	153.63
	1,052.68	(642.18)	410.50

As at June 30, 2020, the Group had letters of guarantee issued by financial institutions for payment of goods to certain suppliers amounting to Baht 35.97 million.

Fixed deposits of the Company and subsidiary and the investment in government bond of the Company were pledged as collateral for above trade financing facilities (Note 9 and 10).

29. CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to ensure that it has an appropriate financial structure and to maintain the ability of the Group to continue its business as a going concern.

According to the statement of financial position as at June 30, 2020, the Group and the Company's debt-to-equity ratio were 2.15: 1 and 0.70: 1 respectively (as at December 31, 2019: 1.92: 1 and 0.68: 1)

30. RECLASSIFICATION

The Group has reclassified certain consolidated financial statement accounts in the statement of financial position as at December 31, 2019, and the statement of profit or loss and other comprehensive income for the three-month and six-month period ended June 30, 2019, to conform to the current period's classification but with no effect to previously reported net income or shareholders' equity. The reclassifications are as follows:

Account	Unit: Baht		
	Consolidated financial statements		
	As previously reported	Reclassified amount	As reclassified
Statement of financial position			
Trade and other current payables	211,971,700.56	(44,378,305.92)	167,593,394.64
Current portion of land payable	-	22,664,895.40	22,664,895.40
Land payable - net	-	19,906,300.23	19,906,300.23
Deposits and advances received for purchase of condominium units	14,595,487.85	(14,595,487.85)	-
Current contract liabilities	45,229,295.11	55,319,918.05	100,549,213.16
Current liability for guarantee refund to lessee	-	43,368,000.00	43,368,000.00
Non-current liability for guarantee refund to lessee	104,309,319.91	(82,285,319.91)	22,024,000.00
Statement of profit or loss and other comprehensive income			
<u>For the three-month period ended June 30, 2019</u>			
Interest income	-	736,576.19	736,576.19
Other income	2,458,076.25	(713,268.30)	1,744,807.95
Gain on foreign exchange - net	-	(221,655.58)	(221,655.58)
Administrative expenses	(25,158,053.24)	198,347.69	(24,959,705.55)
<u>For the six-month period ended June 30, 2019</u>			
Interest income	-	1,036,718.43	1,036,718.43
Other income	2,965,603.46	(852,723.31)	2,112,880.15
Gain on foreign exchange - net	-	(53,035.13)	(53,035.13)
Administrative expenses	(47,936,422.91)	(130,959.99)	(48,067,382.90)
Account	Unit: Baht		
	Separate financial statements		
	As previously reported	Reclassified amount	As reclassified
Statement of financial position			
Trade and other current receivables - net	124,585,879.64	(23,980,703.84)	100,605,175.80
Short-term loans to and interest receivables from related parties - net	478,500,000.00	23,980,703.84	502,480,703.84

<u>Account</u>	<u>Unit: Baht</u>		
	<u>Separate financial statements</u>		
	<u>As previously reported</u>	<u>Reclassified amount</u>	<u>As reclassified</u>
<u>Statement of profit or loss and other comprehensive income</u>			
<u>For the three-month period ended March 31, 2019</u>			
Interest income	-	4,991,224.58	4,991,224.58
Other income	5,012,966.83	(4,851,919.09)	161,047.74
Gain on foreign exchange - net	-	(337,653.18)	(337,653.18)
Administrative expenses	(19,197,248.59)	198,347.69	(18,998,900.90)
<u>For the six-month period ended June 30, 2019</u>			
Interest income	-	8,881,975.75	8,881,975.75
Other income	8,659,925.84	(8,231,692.98)	428,232.86
Gain on foreign exchange - net	-	(519,322.78)	(519,322.78)
Administrative expenses	(34,800,794.53)	(130,959.99)	(34,931,754.52)

31. APPROVAL OF INTERIM FINANCIAL STATEMENTS

These interim financial statements were authorized for issue by the Company's Board of Directors on August 13, 2020.