

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 PERIOD ENDED MARCH 31, 2019

## **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 March 31, 2019, the related consolidated and separate statements of profit or loss and other comprehensive income, statements of changes in shareholders' equity and statements of cash flows for the three-month period ended March 31, 2019, 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".

**Other Matter**

The consolidated and separate statements of financial position of BuilderSmart Public Company Limited and its subsidiaries, and of BuilderSmart Public Company Limited, respectively, as at December 31, 2018, which have been presented herewith for comparative information were audited by another auditor of our firm, whose report dated February 21, 2019, expressed an unqualified opinion. The consolidated and separate statements of profit or loss and other comprehensive income, changes in shareholders' equity and cash flows for the three-month period ended March 31, 2018, which have been presented herewith for comparative information, were also reviewed by aforementioned auditor, who concluded, under his report dated May 9, 2019, that nothing had come to his attention that caused him to believe that the accompanying interim financial information was not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting".

Panita Chotesaengmaneekul

Certified Public Accountant

Registration Number 9575

ANS Audit Co., Ltd.

Bangkok, May 13, 2019

**BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**STATEMENT OF FINANCIAL POSITION**

**AS AT MARCH 31, 2019**

		Unit: Baht			
		Consolidated financial statements		Separate financial statements	
		March 31, 2019	December 31, 2018	March 31, 2019	December 31, 2018
		"Unaudited"	"Audited"	"Unaudited"	"Audited"
Notes		"Reviewed"		"Reviewed"	
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents	5	98,319,193.24	191,561,128.82	70,897,167.78	159,853,682.14
Trade and other current receivables - net	4.2, 6	119,529,900.00	139,707,816.27	79,248,995.13	85,777,779.29
Short-term loan to related parties - net	4.3	-	-	264,800,000.00	208,600,000.00
Inventories - net	7	95,430,021.17	93,420,021.46	66,190,831.36	63,618,443.32
Real estate development costs	8	614,512,053.24	576,110,404.11	-	-
Other current assets	4.2	55,281,659.14	36,988,886.98	3,662,389.98	3,352,072.62
<b>Total current assets</b>		<b>983,072,826.79</b>	<b>1,037,788,257.64</b>	<b>484,799,384.25</b>	<b>521,201,977.37</b>
<b>Non-current assets</b>					
Restricted deposits with financial institutions	9	36,500,000.00	36,500,000.00	32,000,000.00	32,000,000.00
Investment in subsidiaries company - net	10	-	-	367,769,296.81	367,769,296.81
Investment in debt securities held to maturity - net	11	11,015,654.98	11,051,338.66	11,015,654.98	11,051,338.66
Senior living project under development	12	208,900,569.69	180,899,626.30	-	-
Investment properties - net	13	210,244,200.00	188,707,800.00	-	-
Building improvements and equipment - net	14	31,438,622.26	28,901,221.91	12,253,413.15	12,856,642.92
Intangible assets - net	15	15,051,425.99	15,331,203.39	9,297,328.28	9,468,062.43
Deferred tax assets - net	22	7,836,424.12	7,018,847.42	3,959,053.93	3,916,618.85
Other non-current assets		4,800,496.76	4,204,955.05	279,090.89	279,090.89
<b>Total non-current assets</b>		<b>525,787,393.80</b>	<b>472,614,992.73</b>	<b>436,573,838.04</b>	<b>437,341,050.56</b>
<b>Total assets</b>		<b>1,508,860,220.59</b>	<b>1,510,403,250.37</b>	<b>921,373,222.29</b>	<b>958,543,027.93</b>

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

**BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**STATEMENT OF FINANCIAL POSITION**

**AS AT MARCH 31, 2019**

		Unit: Baht			
		Consolidated financial statements		Separate financial statements	
		March 31, 2019	December 31, 2018	March 31, 2019	December 31, 2018
		"Unaudited"	"Audited"	"Unaudited"	"Audited"
Notes		"Reviewed"		"Reviewed"	
<b>Liabilities and shareholders' equity</b>					
<b>Current liabilities</b>					
Short-term loans from financial institutions	16	31,965,697.52	66,082,904.52	27,261,223.09	61,457,529.71
Short-term loans from related parties	4.4	-	-	1,995,000.00	1,995,000.00
Trade and other current payables	4.2, 17	172,853,265.27	170,019,806.92	89,622,909.75	93,724,945.64
Current portion of long-term liabilities					
under finance lease agreements	18	1,724,886.83	1,568,120.57	1,284,092.30	1,559,064.86
Current portion of long-term loans from financial institutions	19	103,767,248.93	83,884,000.00	-	-
Short-term loans from other parties - net	20	89,426,948.95	99,325,020.20	89,426,948.95	99,325,020.20
Deposits and advances received for purchase of					
condominium units	8	66,247,909.06	59,534,381.17	-	-
Customer deposits	4.2	20,836,989.28	22,939,662.11	5,184,428.13	6,556,685.08
Retentions	4.2	8,434,375.59	6,487,429.79	-	-
Income tax payable		10,484,969.50	7,983,259.63	10,484,969.50	7,983,259.63
Other current liabilities		2,474,668.34	2,322,759.30	1,963,222.23	1,958,336.90
<b>Total current liabilities</b>		<b>508,216,959.27</b>	<b>520,147,344.21</b>	<b>227,222,793.95</b>	<b>274,559,842.02</b>
<b>Non-current liabilities</b>					
Long-term liabilities under finance lease agreements - net	18	2,708,578.74	1,547,697.41	1,271,445.88	1,547,697.41
Long-term loans from financial institutions - net	19	240,341,210.01	236,220,000.00	-	-
Liability for guarantee refund to lessee	4.2	88,801,745.40	85,214,948.43	-	-
Non-current provisions for employee benefit	21	8,907,484.75	8,504,311.00	6,755,616.00	6,465,027.00
Deferred tax liabilities - net	22	1,316,752.05	1,392,108.00	-	-
<b>Total non-current liabilities</b>		<b>342,075,770.95</b>	<b>332,879,064.84</b>	<b>8,027,061.88</b>	<b>8,012,724.41</b>
<b>Total liabilities</b>		<b>850,292,730.22</b>	<b>853,026,409.05</b>	<b>235,249,855.83</b>	<b>282,572,566.43</b>
<b>Shareholders' equity</b>					
<b>Share capital</b>					
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	26	11,020,334.72	10,512,689.47	11,020,334.72	10,512,689.47
Unappropriated		88,940,861.90	88,296,343.16	118,548,700.39	108,903,440.68
Other component of shareholders' equity		2,044,415.96	2,002,923.61	-	-
<b>Total shareholders' equity of the Company</b>		<b>658,559,943.93</b>	<b>657,366,287.59</b>	<b>686,123,366.46</b>	<b>675,970,461.50</b>
Non-controlling interests		7,546.44	10,553.73	-	-
<b>Total shareholders' equity</b>		<b>658,567,490.37</b>	<b>657,376,841.32</b>	<b>686,123,366.46</b>	<b>675,970,461.50</b>
<b>Total liabilities and shareholders' equity</b>		<b>1,508,860,220.59</b>	<b>1,510,403,250.37</b>	<b>921,373,222.29</b>	<b>958,543,027.93</b>

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 MARCH 31, 2019**

		Unit: Baht			
		Consolidated financial statements		Separate financial statements	
Notes		2019	2018	2019	2018
4, 28					
	Revenue from sales and services	131,062,275.61	137,106,168.58	113,151,116.27	109,547,500.52
	Cost of sales and services	(92,569,935.87)	(96,760,322.91)	(76,302,677.12)	(73,795,729.84)
	<b>Gross profit</b>	<b>38,492,339.74</b>	<b>40,345,845.67</b>	<b>36,848,439.15</b>	<b>35,751,770.68</b>
	Other income	507,527.21	3,118,659.02	3,646,959.01	3,192,238.35
13	Gain on fair value adjustment of investment properties	5,774,028.75	19,802,647.17	-	-
	Selling expenses	(17,737,105.18)	(16,311,282.00)	(10,303,824.70)	(10,245,580.77)
	Administrative expenses	(22,778,369.67)	(25,254,227.05)	(15,603,545.94)	(17,430,287.89)
	Loss on impairment of investment in subsidiary	-	-	-	(254,950.00)
	Finance costs	(1,375,411.85)	(407,462.53)	(1,850,772.69)	(292,134.63)
	<b>Profit before income tax expense</b>	<b>2,883,009.00</b>	<b>21,294,180.28</b>	<b>12,737,254.83</b>	<b>10,721,055.74</b>
23	Income tax expenses	(1,733,852.30)	(5,903,235.08)	(2,584,349.87)	(2,227,296.04)
	<b>Profit for the period</b>	<b>1,149,156.70</b>	<b>15,390,945.20</b>	<b>10,152,904.96</b>	<b>8,493,759.70</b>
	<b>Other comprehensive income (loss)</b>				
	<i>Items that may be reclassified subsequently to profit or loss</i>				
	Exchange differences on translating financial statements of foreign operation	41,492.35	(108,594.76)	-	-
	<b>Other comprehensive income (loss) for the period</b>	<b>41,492.35</b>	<b>(108,594.76)</b>	<b>-</b>	<b>-</b>
	<b>Total comprehensive income for the period</b>	<b>1,190,649.05</b>	<b>15,282,350.44</b>	<b>10,152,904.96</b>	<b>8,493,759.70</b>
	<b>Profit (loss) attributable to:</b>				
	Equity holders of the Company	1,152,163.99	15,384,448.68	10,152,904.96	8,493,759.70
	Non-controlling interests	(3,007.29)	6,496.52	-	-
		<b>1,149,156.70</b>	<b>15,390,945.20</b>	<b>10,152,904.96</b>	<b>8,493,759.70</b>
	<b>Total comprehensive income (loss) attributable to:</b>				
	Equity holders of the Company	1,193,656.34	15,275,853.92	10,152,904.96	8,493,759.70
	Non-controlling interests	(3,007.29)	6,496.52	-	-
		<b>1,190,649.05</b>	<b>15,282,350.44</b>	<b>10,152,904.96</b>	<b>8,493,759.70</b>
	<b>Earnings per share</b>				
25	Basic earnings per share (Baht/share)	0.001	0.008	0.005	0.005
	Weighted average number of ordinary shares (Thousands shares)	2,130,506	1,853,973	2,130,506	1,853,973
	Diluted earnings per share (Baht/share)	-	0.008	-	0.004
	Weighted average number of ordinary shares (diluted) (Thousands shares)	-	1,945,765	-	1,945,765

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 THREE-MONTH PERIOD ENDED MARCH 31, 2019

"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 component of shareholders' equity		Total of shareholder's equity	Non-controlling interests	Total shareholders' equity
			Appropriated to legal reserve	Unappropriated	Other comprehensive income (loss) Translating financial statements	other components			
							Total		
<b>Balance as at January 1, 2019</b>	<b>213,050,619.30</b>	<b>343,503,712.05</b>	<b>10,512,689.47</b>	<b>88,296,343.16</b>	<b>2,002,923.61</b>	<b>2,002,923.61</b>	<b>657,366,287.59</b>	<b>10,553.73</b>	<b>657,376,841.32</b>
Changes in equity for the period :									
Total comprehensive income (loss) for the period	-	-	-	1,152,163.99	41,492.35	41,492.35	1,193,656.34	(3,007.29)	1,190,649.05
Appropriated to legal reserve	26	-	-	507,645.25	(507,645.25)	-	-	-	-
<b>Balance as at March 31, 2019</b>	<b>213,050,619.30</b>	<b>343,503,712.05</b>	<b>11,020,334.72</b>	<b>88,940,861.90</b>	<b>2,044,415.96</b>	<b>2,044,415.96</b>	<b>658,559,943.93</b>	<b>7,546.44</b>	<b>658,567,490.37</b>
<b>Balance as at January 1, 2018</b>	<b>169,598,067.60</b>	<b>142,273,285.93</b>	<b>8,145,278.78</b>	<b>49,497,401.44</b>	<b>1,969,644.51</b>	<b>1,969,644.51</b>	<b>371,483,678.26</b>	<b>30,381.81</b>	<b>371,514,060.07</b>
Changes in equity for the period :									
Increase in ordinary shares	24	21,932,780.20	117,518,514.98	-	-	-	139,451,295.18	-	139,451,295.18
Increase in capital of non-controlling interest		-	-	-	-	-	-	500.00	500.00
Total comprehensive income (loss) for the period		-	-	15,384,448.68	(108,594.76)	(108,594.76)	15,275,853.92	6,496.52	15,282,350.44
Appropriated to legal reserve	26	-	-	424,687.99	(424,687.99)	-	-	-	-
<b>Balance as at March 31, 2018</b>	<b>191,530,847.80</b>	<b>259,791,800.91</b>	<b>8,569,966.77</b>	<b>64,457,162.13</b>	<b>1,861,049.75</b>	<b>1,861,049.75</b>	<b>526,210,827.36</b>	<b>37,378.33</b>	<b>526,248,205.69</b>

**BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY**

**FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2019**

**"Unaudited"**

**"Reviewed"**

Unit: Baht					
Separate financial statements					
Notes	Issued and paid-up share capital	Premium on share capital	Retained earnings		Total shareholders' equity
			Appropriated to legal reserve	Unappropriated	
<b>Balance as at January 1, 2019</b>	<b>213,050,619.30</b>	<b>343,503,712.05</b>	<b>10,512,689.47</b>	<b>108,903,440.68</b>	<b>675,970,461.50</b>
Changes in equity for the period :					
Total comprehensive income for the period	-	-	-	10,152,904.96	10,152,904.96
Appropriated to legal reserve	26	-	507,645.25	(507,645.25)	-
<b>Balance as at March 31, 2019</b>	<b>213,050,619.30</b>	<b>343,503,712.05</b>	<b>11,020,334.72</b>	<b>118,548,700.39</b>	<b>686,123,366.46</b>
<b>Balance as at January 1, 2018</b>	<b>169,598,067.60</b>	<b>142,273,285.93</b>	<b>8,145,278.78</b>	<b>83,075,712.38</b>	<b>403,092,344.69</b>
Changes in equity for the period :					
Increase in share capital	24	21,932,780.20	117,518,514.98	-	139,451,295.18
Total comprehensive income for the period		-	-	8,493,759.70	8,493,759.70
Appropriated to legal reserve	26	-	424,687.99	(424,687.99)	-
<b>Balance as at March 31, 2018</b>	<b>191,530,847.80</b>	<b>259,791,800.91</b>	<b>8,569,966.77</b>	<b>91,144,784.09</b>	<b>551,037,399.57</b>

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

**BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**STATEMENT OF CASH FLOWS**

**FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2019**

**"Unaudited"**

**"Reviewed"**

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
<b>Cash flows from operating activities:</b>				
Profit before income tax expenses	2,883,009.00	21,294,180.28	12,737,254.83	10,721,055.74
Adjustment to reconcile profit to net cash by (used in)				
operating activities				
Allowance for doubtful accounts (reversal) - net	542,307.68	1,088,322.08	342,307.68	(945,985.58)
Allowance for obsolete inventory (reversal) - net	-	637,849.27	-	(346,361.89)
Allowance for impairment loss of investment in subsidiary	-	-	-	254,950.00
Loss on disposal of assets	117.37	80,443.38	117.37	7,693.82
Depreciation and amortization	2,960,718.14	3,014,158.83	1,400,512.98	1,306,766.43
Gain on fair value adjustment of investment properties	(5,774,028.75)	(19,802,647.17)	-	-
Unrealized (gain) loss on exchange rate - net	24,626.18	70,178.56	(13,765.14)	73,594.14
Employee benefit expenses	403,173.75	381,581.25	290,589.00	274,926.00
Interest income	(300,142.24)	(139,639.52)	(3,890,751.17)	(1,189,732.53)
Finance costs	1,375,411.85	407,462.53	1,850,772.69	292,134.63
Profit from operations before changes in operating				
assets and liabilities	2,115,192.98	7,031,889.49	12,717,038.24	10,449,040.76
Operating assets (increase) decrease				
Trade and other current receivables	19,592,533.82	(21,165,707.09)	10,031,310.58	7,132,108.39
Inventories	(3,152,569.83)	(10,183,215.56)	(3,165,160.08)	(9,769,002.77)
Real estate development costs	(32,904,142.15)	(153,473,986.59)	-	-
Other current assets	(18,292,772.16)	(14,060,807.55)	(310,317.36)	(1,612,655.39)
Other non-current assets	(595,541.71)	(247,530.66)	-	215,457.92
Operating liabilities increase (decrease)				
Trade and other current payables	6,449,147.44	8,229,010.98	(2,196,200.50)	8,811,927.66
Deposits and advances received for purchase of condominium units	6,713,527.89	31,380,133.38	-	-
Customer deposits	(2,102,672.83)	(800,420.11)	(1,372,256.95)	2,059,406.26
Retentions	1,946,945.80	(107,371.96)	-	-
Other current liabilities	151,909.04	945,311.88	4,885.33	607,243.93
Liability for guarantee refund to lessee	3,586,796.97	25,498,260.00	-	-
Cash receipt (used) from operating activities	(16,491,644.74)	(126,954,433.79)	15,709,299.26	17,893,526.76
Cash payment for corporate income tax	(176,443.98)	(329,568.52)	(125,075.08)	(49,975.03)
<b>Net cash flows provided by (used in) operating activities</b>	<b>(16,668,088.72)</b>	<b>(127,284,002.31)</b>	<b>15,584,224.18</b>	<b>17,843,551.73</b>

**BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**STATEMENT OF CASH FLOWS**

**FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2019**

**"Unaudited"**

**"Reviewed"**

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
<b>Cash flows from investing activities</b>				
Cash payment for short-term loan to related parties	-	-	(56,200,000.00)	-
Cash payment for senior living project under development	(44,747,032.37)	(5,439,580.96)	-	-
Cash payment for purchase of fixed assets	(2,194,407.25)	(1,260,705.36)	(5,100.00)	(1,024,010.26)
Cash receipt from sales of fixed assets	4,205.61	7,476.64	4,205.61	7,476.64
Cash payment for purchase of intangible assets	(1,947,732.39)	(1,137,643.55)	(1,947,732.39)	(402,066.98)
Cash payment for investment in subsidiaries	-	-	-	(129,999,500.00)
Cash receipt from interest income	252,849.77	83,283.11	252,849.77	1,201,265.03
<b>Net cash flows used in investing activities</b>	<b>(48,632,116.63)</b>	<b>(7,747,170.12)</b>	<b>(57,895,777.01)</b>	<b>(130,216,835.57)</b>
<b>Cash flows from financing activities</b>				
Cash payment from short-term debentures	-	-	-	(35,000,000.00)
Increase (decrease) in short-term loans from financial institutions	(34,117,207.00)	17,509,166.03	(34,196,306.62)	16,206,045.13
Decrease in short-term loans from other parties	(11,126,479.64)	-	(11,126,479.64)	-
Repayment of long-term liabilities under finance lease agreements	(641,032.69)	(415,278.48)	(587,294.38)	(387,964.47)
Cash receipt from long-term loans from financial institutions	24,044,793.00	-	-	-
Repayment of long-term loans from financial institutions	(40,334.06)	-	-	-
Cash receipt from capital increase	-	139,451,295.18	-	139,451,295.18
Cash payment for finance costs	(6,102,962.19)	(407,462.53)	(734,880.89)	(292,134.63)
<b>Net cash flows provided by (used in) financing activities</b>	<b>(27,983,222.58)</b>	<b>156,137,720.20</b>	<b>(46,644,961.53)</b>	<b>119,977,241.21</b>
<b>Net increase (decrease) in cash and cash equivalent</b>	<b>(93,283,427.93)</b>	<b>21,106,547.77</b>	<b>(88,956,514.36)</b>	<b>7,603,957.37</b>
Exchange differences on translating financial statements				
of foreign operation	41,492.35	(108,594.76)	-	-
Cash and cash equivalents at beginning of period	191,561,128.82	81,173,746.96	159,853,682.14	57,439,285.83
<b>Cash and cash equivalents at ending of period</b>	<b>98,319,193.24</b>	<b>102,171,699.97</b>	<b>70,897,167.78</b>	<b>65,043,243.20</b>
<b>Supplemental cash flows information</b>				
<b>Non-cash transactions</b>				
Decrease in payables for purchase of fixed assets and intangible assets	(1,975,597.09)	-	(1,914,732.39)	-
Increase in fixed assets transfer from inventory	1,142,570.12	-	592,772.04	-
Increase in assets under finance lease agreements	1,913,551.40	-	-	-
Increase (decrease) in payables for purchases of				
senior living project under development	(1,343,302.71)	10,560,097.16	-	-
Capitalised borrowing costs relating to the acquisition of				
senior living project under development	359,584.98	-	-	-
Capitalised borrowing costs relating to the acquisition of				
real estate development costs	5,497,506.98	-	-	-

## **BUILDERSMART PUBLIC COMPANY LIMITED AND SUBSIDIARIES**

### **NOTES TO INTERIM FINANCIAL STATEMENTS**

#### **FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2019 (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 2018), 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, 2018. 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, 2018.

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.

#### **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, 2018.

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

#### **New financial reporting standards**

##### **(a) Financial reporting standards that became effective in the current period**

During the period, the Company and its subsidiaries have adopted the revised (revised 2018) and new financial reporting standards and interpretations which are effective for fiscal periods beginning on or after 1 January 2019. 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 Company’s and its subsidiaries’ financial statements. However, the new standard involves changes to key principles, which are summarised below:

##### **TFRS 15 Revenue from Contracts with Customers**

TFRS 15 supersedes the following accounting standards together with related interpretations.

TAS 11 (revised 2017)	Construction Contracts
TAS 18 (revised 2017)	Revenue
TSIC 31 (revised 2017)	Revenue Barter Transactions Involving Advertising Services
TFRIC 13 (revised 2017)	Customer Loyalty Programmes
TFRIC 15 (revised 2017)	Agreements for the Construction of Real Estate
TFRIC 18 (revised 2017)	Transfers of Assets from Customers

Entities are to apply this standard to all contracts with customers unless those contracts fall within the scope of other standards. The standard establishes a five-step model to account for revenue arising from contracts with customers, with revenue being recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The standard requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model.

##### **(b) Financial reporting standards that became effective for fiscal years beginning on or after 1 January 2020**

The Federation of Accounting Professions issued a number of new financial reporting standards and interpretations, which are effective for fiscal years beginning on or after 1 January 2020. These new standards involve changes to key principles, which are summarised below.

## **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. When the TFRSs related to financial instruments are effective, some accounting standards, interpretations and guidance which are currently effective will be cancelled.

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

### **TFRS 16 Leases**

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 12 months, unless the underlying asset is low value.

Accounting by lessors under TFRS 16 is substantially unchanged from TAS 17. Lessors will continue to classify leases as either operating or finance leases using similar principles to those used under TAS 17.

The management of the Company and its subsidiaries is currently evaluating the impact of this standard on the financial statements in the year when it is adopted

### **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, 2018, except for the change in the accounting policies due to the adoption of TFRS 15, Revenue from Contracts with Customers. However, such change in accounting policy has no material impacts on the financial statements.

#### 4. RELATED PARTY TRANSACTIONS AND BALANCES

4.1 Significant transactions with related parties for the three-month periods ended March 31, 2019 and 2018 are as follows:

	Unit: Baht				
	Consolidated financial		Separate financial		
	statements		statements		
	2019	2018	2019	2018	Transfer pricing policy
Subsidiaries					
Revenues from sales and services	-	-	560,271.65	69,700.00	Cost plus margin
Cost of sales and services	-	-	6,244.00	51,264.35	Cost plus margin / carrying amount
Rental income	-	-	152,700.00	152,700.00	Carried out on commercial terms and conditions
Interest income	-	-	3,590,608.93	831,058.90	Interest rate of 2.8% - 6.7% per annum
Other income	-	-	-	35,162.40	Cost plus margin
Finance costs	-	-	13,773.69	-	Interest rate of 2.8% per annum according to the loan agreement
Related parties					
Revenues from sales and services					
Ruamchokchai Engineering Company Limited	2,103,947.51	-	1,421,893.51	-	Contract price
Cost of real estate development project					
Ruamchokchai Engineering Company Limited	21,822,817.56	7,250,338.13	-	-	Contract price
Cost of a Senior Living Project					
Ruamchokchai Engineering Company Limited	24,131,882.55	-	-	-	Contract price
Rental expenses					
LKH Trading Company Limited	48,150.00	32,100.00	-	-	Based on a rental agreement
Sobreuk (Group of persons)	904,995.00	857,268.00	904,995.00	857,268.00	Based on a rental agreement which is not in excess of market-value
Related person - Director	723,609.49	100,000.00	-	-	Based on a rental agreement

4.2 Significant balances between the Company and those related companies as at March 31, 2019 and December 31, 2018 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
<b>Trade and other current receivables</b>				
<b>Trade receivables</b>				
Subsidiaries	-	-	1,076,808.36	629,920.31
Related company				
Ruamchokchai Engineering Company Limited	1,991,064.04	2,968,617.11	1,261,266.26	2,968,617.11
<b>Total trade receivables</b>	<b>1,991,064.04</b>	<b>2,968,617.11</b>	<b>2,338,074.62</b>	<b>3,598,537.42</b>
<b>Other current receivables</b>				
<b>Other receivable</b>				
Subsidiaries	-	-	5,601,445.42	2,271,460.31
Related company				
LKH Development Company Limited	20,263,987.93	29,970,398.38	-	-
<b>Total</b>	<b>20,263,987.93</b>	<b>29,970,398.38</b>	<b>5,601,445.42</b>	<b>2,271,460.31</b>
<b>Advances to related parties - net</b>				
Subsidiaries	-	-	4,361,870.30	3,795,775.34
<u>Less</u> Allowance for doubtful accounts	-	-	(3,442,258.93)	(3,442,258.93)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>919,611.37</b>	<b>353,516.41</b>
<b>Accrued interest income</b>				
Subsidiaries	-	-	8,022,529.98	4,431,921.05
<b>Total</b>	<b>-</b>	<b>-</b>	<b>8,022,529.98</b>	<b>4,431,921.05</b>
<b>Total other current receivables</b>	<b>20,263,987.93</b>	<b>29,970,398.38</b>	<b>14,543,586.77</b>	<b>7,056,897.77</b>
<b>Total trade and other current receivables</b>	<b>22,255,051.97</b>	<b>32,939,015.49</b>	<b>16,881,661.39</b>	<b>10,655,435.19</b>
<b>Short-term loans - net</b>				
Subsidiaries	-	-	264,860,740.59	208,660,740.59
<u>Less</u> Allowance for doubtful accounts	-	-	(60,740.59)	(60,740.59)
<b>Total short-term loans - net</b>	<b>-</b>	<b>-</b>	<b>264,800,000.00</b>	<b>208,600,000.00</b>
<b>Other current assets</b>				
Related company				
Retentions receivable				
Ruamchokchai Engineering Company Limited	160,002.83	65,902.45	160,002.83	65,902.45

Unit: Baht				
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Deposit for construction cost				
Ruamchokchai Engineering Company				
Limited	29,303,257.08	15,955,520.42	-	-
<b>Total other current assets</b>	<b>29,463,259.91</b>	<b>16,021,422.87</b>	<b>160,002.83</b>	<b>65,902.45</b>
<b>Trade and other current payables</b>				
<b>Trade payables</b>				
Subsidiary	-	-	410.88	6,160.53
Related company				
Ruamchokchai Engineering Company				
Limited	17,213,522.23	14,284,595.43	-	-
<b>Total trade payable</b>	<b>17,213,522.23</b>	<b>14,284,595.43</b>	<b>410.88</b>	<b>6,160.53</b>
<b>Other current payables</b>				
<b>Other payable</b>				
Related company				
LKH Development Company Limited	56,670.00	56,670.00	-	-
Related persons - Directors	30,112.00	85,659.50	-	-
<b>Total</b>	<b>86,782.00</b>	<b>142,329.50</b>	<b>-</b>	<b>-</b>
<b>Advances from related parties</b>				
Related persons - Directors	351,818.34	327,723.12	83,673.28	29,673.00
<b>Total</b>	<b>351,818.34</b>	<b>327,723.12</b>	<b>83,673.28</b>	<b>29,673.00</b>
<b>Reservation fee for lease</b>				
Related persons - Directors	15,652,900.00	15,652,900.00	-	-
<b>Total</b>	<b>15,652,900.00</b>	<b>15,652,900.00</b>	<b>-</b>	<b>-</b>
<b>Total other current payables</b>	<b>16,091,500.34</b>	<b>16,122,952.62</b>	<b>83,673.28</b>	<b>29,673.00</b>
<b>Total trade and other current payables</b>	<b>33,305,022.57</b>	<b>30,407,548.05</b>	<b>84,084.16</b>	<b>35,833.53</b>
<b>Short-term loans to</b>				
Subsidiary	-	-	1,995,000.00	1,995,000.00
<b>Total short-term loans - net</b>	<b>-</b>	<b>-</b>	<b>1,995,000.00</b>	<b>1,995,000.00</b>
<b>Customer deposits</b>				
Subsidiary	-	-	227,700.00	293,700.00
<b>Total customer deposits</b>	<b>-</b>	<b>-</b>	<b>227,700.00</b>	<b>293,700.00</b>

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
<b>Other current liability</b>				
Retention payable				
Related company				
Ruamchokchai Engineering Company Limited	6,008,320.52	4,107,642.16	-	-
<b>Total other current liability</b>	<b>6,008,320.52</b>	<b>4,107,642.16</b>	<b>-</b>	<b>-</b>
<b>Non-current liabilities</b>				
Liability for guarantee refund to lessee				
Related persons - Directors	32,240,000.00	-	-	-
<b>Total non-current liabilities</b>	<b>32,240,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>

During the three-month period ended March 31, 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 third party). The lease agreements, totaling Baht 32.24 million, are presented in the “Liability for guarantee refund to lessee” account in the statement of financial position. In addition, the related party also paid reservation fees, totaling Baht 15.65 million, for the lease of two apartment units at the Senior Living Project, currently under development.

During the year 2018, the subsidiary, Teak Development Limited, paid advance payment in the amount of Baht 25.00 million for a land purchase according to the sales and purchase agreement under the name of subsidiary’s director. This payment is presented as “prepaid for land purchase” account under other current assets. Subsequently, the subsidiary paid the remaining amount of land purchase price and transferred the land title under the name of the subsidiary on October 5, 2018. The management of the subsidiary developed such land for the “The Teak Ratchada” project.

4.3 During the three-month period ended March 31, 2019, movements of short-term loans to related parties were as follows:

	Unit: Baht			
	Separate financial statements			
	As at	Movement during the period		As at
	January 1, 2019	Increase	Decrease	March 31, 2019
<u>Short-term loans to related parties</u>				
<u>Subsidiaries</u>				
Sansara Development Limited	116,000,000.00	40,000,000.00	-	156,000,000.00
Building Bling Limited	60,740.59	-	-	60,740.59
Teak Development Limited	92,600,000.00	16,200,000.00	-	108,800,000.00
<b>Total</b>	<b>208,660,740.59</b>	<b>56,200,000.00</b>	<b>-</b>	<b>264,860,740.59</b>
<u>Less</u> Allowance for doubtful account	(60,740.59)	-	-	(60,740.59)
<b>Net</b>	<b>208,600,000.00</b>			<b>264,800,000.00</b>

As at March 31, 2019, short-term 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 6.0% and 6.7% per annum and is due at call.

As at March 31, 2019, a short-term 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 March 31, 2019, a short-term 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 6.0% and 6.7% per annum and is due at call.

- 4.4 During the three-month period ended March 31, 2019, movements of short-term loan from related party were as follows:

	Unit: Baht		
	Separate financial statements		
	As at	Movement during the period	
	January 1, 2019	Increase	Decrease
As at March 31, 2019			
<b>Short-term loan from related party</b>			
<u>Subsidiary</u>			
Install Direct Company Limited	1,995,000.00	-	-
<b>Total</b>	<b>1,995,000.00</b>		

As at March 31, 2019, 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.

- 4.5 Key management personnel compensation

Key management personnel compensation for the three-month periods ended March 31, 2019 and 2018 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Short-term benefits	9,447,181.00	9,062,373.18	6,950,419.00	6,897,311.18
Post-employment benefits	536,389.03	471,626.93	391,815.78	356,903.22
<b>Total key management personnel compensation</b>	<b>9,983,570.03</b>	<b>9,534,000.11</b>	<b>7,342,234.78</b>	<b>7,254,214.40</b>

Compensation paid to the Management of a subsidiary, Sansara Development Limited by the Company for the three-month periods ended March 31, 2019 and 2018 are Baht 1.81 million. The Company agreed not to charge them back to such subsidiary.

#### 4.6 Commitments and contingent liabilities

##### Operating leases and service agreements

As at March 31, 2019, the Group entered into a long-term lease of land, buildings and vehicles with related parties for periods of 1 year to 5 years. The future minimum lease payments are summarized as follows:

<b>Year</b>	<b>Unit: Baht</b>
Within 1 year	6,454,917.98
Over 1 year but not over 5 years	4,461,237.88

As at March 31, 2019, the subsidiary entered into lease agreements with a related party to lease back villas for use as project model-showroom units as described in Note 13.

##### Capital expenditure

As at March 31, 2019, the subsidiaries have construction contract with a related party. The subsidiary have commitments under these contracts totaling amount of Baht 152.40 million.

### 5. CASH AND CASH EQUIVALENTS

The cash and cash equivalents as at March 31, 2019 and December 31, 2018 consisted of:

	<b>Unit: Baht</b>			
	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
Cash on hand	297,968.85	319,107.04	77,962.87	99,101.00
Cash at banks - saving accounts	61,723,042.50	128,079,684.21	44,167,661.05	97,138,974.91
Cash at banks - current accounts	11,280,702.17	1,864,594.57	1,634,064.14	1,317,863.23
High liquidity short-term investments	25,017,479.72	61,297,743.00	25,017,479.72	61,297,743.00
<b>Total</b>	<b>98,319,193.24</b>	<b>191,561,128.82</b>	<b>70,897,167.78</b>	<b>159,853,682.14</b>

### 6. TRADE AND OTHER CURRENT RECEIVABLES

Trade and other current receivables as at March 31, 2019 and December 31, 2018 consisted of:

	<b>Unit: Baht</b>			
	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
<b>Trade receivables</b>				
Trade receivables - other parties	88,453,001.54	102,230,131.49	70,636,308.93	83,024,944.71
Trade receivables - related parties	1,991,064.04	2,968,617.11	2,338,074.62	3,598,537.42
<u>Less</u> Allowance for doubtful accounts	(14,100,488.60)	(13,558,180.92)	(9,645,977.32)	(9,303,669.64)
<b>Total trade receivables - net</b>	<b>76,343,576.98</b>	<b>91,640,567.68</b>	<b>63,328,406.23</b>	<b>77,319,812.49</b>
<b>Other receivables</b>				
Other receivables - related parties	20,263,987.93	29,970,398.38	5,601,445.42	2,271,460.31
Advances to related parties	-	-	4,361,870.30	3,795,775.34
Accrued interest income - related parties	-	-	8,022,529.98	4,431,921.05

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Unbilled receivables	2,879,076.39	2,879,076.39	-	-
Prepaid commission	8,771,087.65	4,270,457.84	-	-
Prepaid expenses	2,706,584.66	2,214,458.66	933,553.08	831,906.88
Revenue Department receivable	7,802,736.17	8,383,216.12	90,598.83	264,520.95
Others	762,850.22	349,641.20	352,850.22	304,641.20
<u>Less</u> Allowance for doubtful accounts - advances to related parties	-	-	(3,442,258.93)	(3,442,258.93)
<b>Total other receivables - net</b>	<b>43,186,323.02</b>	<b>48,067,248.59</b>	<b>15,920,588.90</b>	<b>8,457,966.80</b>
<b>Total trade and other current receivables</b>	<b>119,529,900.00</b>	<b>139,707,816.27</b>	<b>79,248,995.13</b>	<b>85,777,779.29</b>

As at March 31, 2019 and December 31, 2018, aging of trade receivables were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
<b>Trade receivables - other parties</b>				
Within credit term	51,458,056.73	58,567,959.85	45,930,619.47	56,002,908.08
Over credit term				
Up to 3 months	13,874,452.06	21,186,266.59	13,107,181.03	15,788,097.25
3 - 6 months	2,182,490.30	3,614,164.98	535,068.44	669,215.69
6 - 12 months	5,068,202.53	3,579,512.93	633,450.94	671,237.25
Over 12 months	15,869,799.92	15,282,227.14	10,429,989.05	9,893,486.44
<b>Total trade receivables - other parties</b>	<b>88,453,001.54</b>	<b>102,230,131.49</b>	<b>70,636,308.93</b>	<b>83,024,944.71</b>
<u>Less</u> Allowance for doubtful accounts	(14,100,488.60)	(13,558,180.92)	(9,645,977.32)	(9,303,669.64)
<b>Total trade receivables - other parties - net</b>	<b>74,352,512.94</b>	<b>88,671,950.57</b>	<b>60,990,331.61</b>	<b>73,721,275.07</b>
<b>Trade receivables - related parties</b>				
Within credit term	1,250,352.26	2,702,732.81	2,266,332.41	3,322,498.81
Over credit term				
Up to 3 months	740,711.78	265,884.30	61,587.90	265,884.30
3 - 6 months	-	-	-	10,154.31
6 - 12 months	-	-	10,154.31	-
Over 12 months	-	-	-	-
<b>Total trade receivables - related parties</b>	<b>1,991,064.04</b>	<b>2,968,617.11</b>	<b>2,338,074.62</b>	<b>3,598,537.42</b>
<b>Total trade receivables - net</b>	<b>76,343,576.98</b>	<b>91,640,567.68</b>	<b>63,328,406.23</b>	<b>77,319,812.49</b>

## 7. INVENTORIES - NET

Inventories - net as at March 31, 2019 and December 31, 2018 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Finished goods	68,083,111.78	65,569,486.52	68,083,111.78	65,569,486.52
Raw materials	19,602,337.40	21,246,829.14	-	-
Work-in-progress	13,261,709.68	12,120,843.49	1,501,395.95	1,442,633.17
<u>Less</u> Allowance for obsolete inventory	(5,517,137.69)	(5,517,137.69)	(3,393,676.37)	(3,393,676.37)
<b>Net</b>	<b>95,430,021.17</b>	<b>93,420,021.46</b>	<b>66,190,831.36</b>	<b>63,618,443.32</b>

## 8. COST OF REAL ESTATE DEVELOPMENT PROJECT

Movements of cost of real estate development project during the three-month period ended March 31, 2019 are summarized below:

	Unit: Baht
	Consolidated
	financial statements
<b>Accumulated cost of real estate development project as at January 1, 2019</b>	<b>576,110,404.11</b>
Additions	38,401,649.13
<b>Total</b>	<b>614,512,053.24</b>
Transfer to cost of real estate sold	-
<b>Accumulated cost of real estate development project as at March 31, 2019</b>	<b>614,512,053.24</b>

As at March 31, 2019, the subsidiary has not yet received deposits and advances, for purchases of condominium units in “The Teak Sukhumvit 39” project, for 38 condominium units, in the amount of Baht 20.26 million, according to the sales and purchase agreements. The customer continued to make installment payments for the purchase of 35 condominium units through the Seller’s account since the rights and obligations under the sales and purchase agreements are being novated to the subsidiary, as the new party. However, such deposits and advances received were recorded as “Other receivables - LKH Development Company Limited”. (Notes 4.2 and 6) and “Deposits and advances received for the purchase of condominium units”.

As at March 31, 2019, five projects, “The Teak Sukhumvit 39” project, “The Teak Sathorn - Lumpini” project, “The Teak Ratchada” project, “The Teak Ari” project, and “The Teak Sathorn - Nanglinchee”, are in the process of construction.

For the three-month period ended March 31, 2019, interest expenses of loans for the construction of the Projects, in the amount of Baht 5.50 million, have been capitalized as part of the cost of real estate development project.

As at March 31, 2019, the subsidiary mortgaged the land and any structures thereon of the four projects (exclude “The Teak Sathorn - Nanglinchee” project with a bank as collateral for financial support credit facilities, totaling Baht 613.95 million, for the operation of the projects.

## 9. RESTRICTED DEPOSITS WITH FINANCIAL INSTITUTIONS

As at March 31, 2019, the Group held time deposits and saving with two commercial banks in the total amount of Baht 36.50 million. (December 31, 2018: Baht 36.50 million). The deposits were pledged as collateral short-term trade financing facilities (Note 30.3).

## 10. INVESTMENTS IN SUBSIDIARIES COMPANY - NET

The details of investments in subsidiaries presented in the separate financial statements as at March 31, 2019 and December 31, 2018 consisted of:

Company	Issued and paid-up capital		Shareholding proportion		Unit: Thousand Baht	
			(%)		At cost	
	Unit: Thousands Baht	Unit: Thousands Rupee	2019	2018	2019	2018
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	149,999.98	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	149,999.50	149,999.50
<b>Total</b>					<b>371,437.61</b>	<b>371,437.61</b>
<u>Less</u> Allowance for impairment loss of investments					(3,668.31)	(3,668.31)
<b>Net</b>					<b>367,769.30</b>	<b>367,769.30</b>

## 11. INVESTMENT IN DEBT SECURITIES HELD TO MATURITY - NET

Movements of the investment in debt securities held to maturity - net account during the three-month period ended March 31, 2019 are summarized below:

	Unit: Baht
	Consolidated and separate financial statement
<b>Net book value as at January 1, 2019</b>	<b>11,051,338.66</b>
Acquisition	-
Accumulated amortization	(35,683.68)
<b>Net book value as at March 31, 2019</b>	<b>11,015,654.98</b>

Such investment 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 March 31, 2019, the government bond were pledged as collateral short-term trade financing facilities (Note 30.3).

## 12. SENIOR LIVING PROJECT UNDER DEVELOPMENT

Movement of the senior living project under development account during the three-month period ended March 31, 2019 is summarized below:

	Unit: Baht
	Consolidated financial statement
Accumulated project costs as at January 1, 2019	180,899,626.30
Additions	43,763,314.64
<b>Total</b>	<b>224,662,940.94</b>
Transfer to investment properties - accumulated	(15,762,371.25)
<b>Accumulated project costs as at March 31, 2019</b>	<b>208,900,569.69</b>

For the three-month period ended March 31, 2019, interest expenses of loans for the construction of the Senior Living Project, in the amount of Baht 0.36 million, have been capitalised as part of the cost of the Senior Living Project under development.

## 13. INVESTMENT PROPERTIES - NET

Movement of the investment properties - net account during the three-month period ended March 31, 2019 is summarized below:

	Unit: Baht
	Consolidated financial statement
	Senior Living Project - Villas
As at January 1, 2019	188,707,800.00
Transfer from Senior Living Project under development	15,762,371.25
Gain on fair value adjustment (Level 2)	5,774,028.75
<b>As at March 31, 2019</b>	<b>210,244,200.00</b>
Cost	127,799,398.44
Accumulated gain on fair value adjustment	82,444,801.56
<b>Fair value - net</b>	<b>210,244,200.00</b>

The fair values of investment properties - net of the subsidiary, were assessed by the independent appraiser, Fast and Fair Valuation Co., Ltd., according to the appraisal report dated as at February 18, 2019. The appraisal values, determined according to the Market Comparison Approach, are categorised as Fair Value - Level 2 based on the inputs to the valuation technique used.

As at March 31, 2019, the subsidiary entered into lease agreements - guaranteed refund for three villas, equal to 30% of all completed villa units. Said villas are recognized as investment properties. Their lease amounts total Baht 65.39 million.

As at March 31, 2019, the subsidiary entered into a lease agreement with a third party, and into another two lease agreements with a related party, who is a close relative of the director, both of which are for residential villas (a lease agreement is jointly made with third party) (Note.4.2). 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 11,162,238.

#### 14. BUILDING IMPROVEMENTS AND EQUIPMENT - NET

Movements of the building improvements and equipment - net account during the three-month period ended March 31, 2019, are summarized below:

	Unit: Baht	
	Consolidated financial statement	Separate financial statement
<b>Net book value as at January 1, 2019</b>	<b>28,901,221.91</b>	<b>12,856,642.92</b>
Acquisitions during the period - cost	5,192,664.07	630,872.04
Disposal during the period - net book value at the date of disposal	(4,322.98)	(4,322.98)
Depreciation for the period	(2,650,940.74)	(1,229,778.83)
<b>Net book value as at March 31, 2019</b>	<b>31,438,622.26</b>	<b>12,253,413.15</b>

Depreciations for the three-month periods ended March 31, 2019 and 2018, have been charged to profit or loss of consolidated financial statements amounting to Baht 2.65 million, and have been charged to profit or loss of separate financial statements amounting to Baht 1.23 million and Baht 1.15 million, respectively.

The gross carrying amount of fully depreciated assets of the Group that were still in use as at March 31, 2019 amounted to Baht 56.92 million (December 31, 2018: Baht 55.93 million).

As at March 31, 2019, the Group has vehicles under financial lease agreements with a net book value of Baht 7.69 million. (December 31, 2018: Baht 5.50 million).

#### 15. INTANGIBLE ASSETS - NET

Movements of the intangible asset - net account during the three-month period ended March 31, 2019 are summarized below:

	Unit: Baht	
	Consolidated financial statement	Separate financial statement
<b>Net book value as at January 1, 2019</b>	<b>15,331,203.39</b>	<b>9,468,062.43</b>
Addition - cost	30,000.00	-
Amortization	(309,777.40)	(170,734.15)
<b>Net book value as at March 31, 2019</b>	<b>15,051,425.99</b>	<b>9,297,328.28</b>

Amortization for the three-month periods ended March 31, 2019 and 2018, have been charged to profit or loss of consolidated financial statements amounting to Baht 0.31 million and Baht 0.36 million, respectively, and have been charged to profit or loss of separate financial statements amounting to Baht 0.17 million and Baht 0.15 million, respectively.

The gross carrying amount of fully amortization intangible assets of the Group that were still in use as at March 31, 2019 amounted to Baht 5.15 million (December 31, 2018: Baht 4.82 million).

## 16. SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

Short-term loans from financial institutions as at March 31, 2019 and December 31, 2018 comprised:

	Interest rate (%)		Unit: Baht			
	As at	As at	Consolidated financial statements		Separate financial statements	
	March 31, 2019	December 31, 2018	2019	2018	2019	2018
Bank overdrafts	MOR	MOR	4,704,474.43	4,625,374.81	-	-
Trust receipt	-	11.25%	-	1,025,072.66	-	1,025,072.66
Domestic trust receipt	5.00%	5.00%	25,225,037.89	34,664,039.70	25,225,037.89	34,664,039.70
Promissory notes	5.25%	5.25%	2,036,185.20	25,768,417.35	2,036,185.20	25,768,417.35
<b>Total</b>			<b>31,965,697.52</b>	<b>66,082,904.52</b>	<b>27,261,223.09</b>	<b>61,457,529.71</b>

As at March 31, 2019, the Group has trade financing facilities from financial institutions according to loan agreements with a total maximum credit limit of Baht 397.71 million (December 31, 2018: Baht 397.71 million).

## 17. TRADE AND OTHER CURRENT PAYABLES

Trade and other current payables as at March 31, 2019 and December 31, 2018 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
<b>Trade payables</b>				
Trade payables - other parties	78,359,593.92	76,504,157.92	58,157,221.19	58,394,806.32
Trade payables - related parties	17,213,522.23	14,284,595.43	410.88	6,160.53
<b>Total trade payables</b>	<b>95,573,116.15</b>	<b>90,788,753.35</b>	<b>58,157,632.07</b>	<b>58,400,966.85</b>
<b>Other payables</b>				
Advances from related parties	351,818.34	327,723.12	83,673.28	29,673.00
Other payables	12,065,805.20	13,252,125.11	6,790,767.63	7,372,990.26
Other payables - related party	86,782.00	142,329.50	-	-
Commission payables	20,531,432.84	18,466,941.00	15,243,542.58	15,847,276.62
Accrued expenses	6,509,824.60	5,124,554.13	5,276,048.10	4,018,374.64
Accrued senior living project under development cost	13,857,914.61	11,677,377.72	-	-
Accrued bonus expenses	2,682,043.20	8,913,756.71	1,958,151.27	6,517,928.49
Revenue Department payable	168,220.65	168,220.65	-	-
Withholding tax	2,677,517.42	2,227,604.13	1,757,949.42	1,034,003.50
Reservation fee for lease - related parties	15,652,900.00	15,652,900.00	-	-

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Reservation fee for lease - other parties	2,200,000.00	2,600,000.00	-	-
Retentions	145,489.13	183,124.72	-	-
Others	350,401.13	494,396.78	355,145.40	503,732.28
<b>Total other payables</b>	<b>77,280,149.12</b>	<b>79,231,053.57</b>	<b>31,465,277.68</b>	<b>35,323,978.79</b>
<b>Total trade and other payables</b>	<b>172,853,265.27</b>	<b>170,019,806.92</b>	<b>89,622,909.75</b>	<b>93,724,945.64</b>

## 18. LONG-TERM LIABILITIES UNDER FINANCE LEASES

Long-term liabilities under finance lease as at March 31, 2019 and December 31, 2018 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Long-term liabilities under finance leases				
- Within 1 year	1,910,709.61	1,678,459.22	1,375,105.93	1,669,354.55
- Over 1 year but not over 5 years	2,889,367.83	1,620,236.19	1,327,190.43	1,620,236.19
Less Deferred interest expenses	(366,611.87)	(182,877.43)	(146,758.18)	(182,828.47)
Present value of long-term liabilities under finance leases	4,433,465.57	3,115,817.98	2,555,538.18	3,106,762.27
Less Current portion of long-term liabilities under finance leases	(1,724,886.83)	(1,568,120.57)	(1,284,092.30)	(1,559,064.86)
Net	2,708,578.74	1,547,697.41	1,271,445.88	1,547,697.41

As at March 31, 2019, the Company and a subsidiary entered into financial lease agreements to rent vehicles and machinery. The rental fee is payable on a monthly basis in the total amount of Baht 197,850.77 for 12 - 48 periods ending February 10, 2023.

## 19. LONG-TERM LOANS FROM A FINANCIAL INSTITUTION

Movements of long-term loans from a financial institution during the three-month period ended March 31, 2019 are summarized below:

Unit: Baht			
	Consolidated financial statements		
	As at	Movement during the period	
	January 1, 2019	Increase	Decrease
<b>Long-term loans from a financial institutions</b>			
Credit limit of Baht 131.00 million - The Teak Sukhumvit 39	83,884,000.00	19,900,043.00	(16,794.07)
Credit limit of Baht 154.47 million - The Teak Sathorn - Lumpini	77,470,000.00	4,144,750.00	(11,673.56)
Credit limit of Baht 161.25 million - The Teak Ari	78,750,000.00	-	(11,866.43)
Credit limit of Baht 160.00 million - The Teak Ratchada	80,000,000.00	-	-
<b>Total</b>	<b>320,104,000.00</b>	<b>24,044,793.00</b>	<b>(40,334.06)</b>

	Unit: Baht		
	Consolidated financial statements		
	As at	Movement during the period	
	January 1, 2019	Increase	Decrease
Less Current portion of long-term loans	(83,884,000.00)		(103,767,248.93)
Net	<b>236,220,000.00</b>		<b>240,341,210.01</b>

As at March 31, 2019, the subsidiary, Teak Development Limited, entered into the financial support credit facility agreements with two local financial institutions to receive financial support for “The Teak Sukhumvit 39” project, “The Teak Sathorn - Lumpini” project, “The Teak Ari” project and “The Teak Ratchada” project. The significant conditions under such agreements are disclosed in the financial statements for the year ended December 31, 2018.

## 20. SHORT-TERM LOANS FROM OTHER PARTIES - NET

Short-term loans from other parties - net as at March 31, 2019 and December 31, 2018 comprised:

	Interest rate (%)		Unit: Baht	
	Consolidated and separate financial statements		Consolidated and separate financial statements	
	2019	2018	2019	2018
Bills of Exchange	5.1%, 5.2%	5.0%, 6.2%	90,000,000.00	100,000,000.00
Less Deferred interest expenses - Bills of exchange			(573,051.05)	(674,979.80)
Total			<b>89,426,948.95</b>	<b>99,325,020.20</b>

As at March 31, 2019, the Company issue the Bills of Exchange in the amount of not exceeding Baht 164.52 million with a maturity period of 270 days and due within May 28, 2019, 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.

## 21. NON-CURRENT PROVISIONS FOR EMPLOYEE BENEFIT

Movements of the present value of non-current provisions for employee benefit for each of the three-month periods ended March 31, 2019 and 2018 were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Non-current provisions for employee benefit				
as at January 1,	<b>8,504,311.00</b>	<b>6,977,986.00</b>	<b>6,465,027.00</b>	<b>5,365,323.00</b>
Included in profit or loss:				
Current service cost	328,685.25	318,987.00	233,613.00	226,632.75
Interest cost	74,488.50	62,594.25	56,976.00	48,293.25
Non-current provisions for employee benefit				
as at March 31,	<b>8,907,484.75</b>	<b>7,359,567.25</b>	<b>6,755,616.00</b>	<b>5,640,249.00</b>

## 22. DEFERRED TAX

Movements in deferred tax assets and deferred tax liabilities during the three-month periods ended March 31, 2019 and 2018 were as follows:

	Unit: Baht					
	Consolidated financial statements			Separate financial statements		
	As at		As at	As at		As at
	January 1, 2019	Profit (loss)	March 31, 2019	January 1, 2019	Profit (loss)	March 31, 2019
<b>Deferred tax assets - net</b>						
Allowance for doubtful accounts	2,131,800.81	108,461.52	2,240,262.33	1,860,733.92	68,461.53	1,929,195.45
Allowance for obsolete of inventories	1,080,503.99	-	1,080,503.99	678,735.28	-	678,735.28
Non-current provisions for employee benefit	1,434,220.20	71,047.80	1,505,268.00	1,293,005.40	58,117.80	1,351,123.20
Difference of depreciation	79,596.88	(79,596.88)	-	84,144.25	(84,144.25)	-
Tax losses	2,292,725.54	717,664.26	3,010,389.80	-	-	-
<b>Total</b>	<b>7,018,847.42</b>	<b>817,576.70</b>	<b>7,836,424.12</b>	<b>3,916,618.85</b>	<b>42,435.08</b>	<b>3,959,053.93</b>
<b>Deferred tax liabilities - net</b>						
Non-current provisions for employee benefit	266,642.00	9,586.95	276,228.95	-	-	-
Tax depreciation - investment properties	(278,301.20)	(93,957.35)	(372,258.55)	-	-	-
Gain on fair value adjustment of investment properties	(15,333,773.81)	(1,155,186.53)	(16,488,960.34)	-	-	-
Liability for guarantee refund to lessee	547,811.18	108,986.60	656,797.78	-	-	-
Tax losses	13,405,513.83	1,205,926.28	14,611,440.11	-	-	-
<b>Total</b>	<b>(1,392,108.00)</b>	<b>75,355.95</b>	<b>(1,316,752.05)</b>	<b>-</b>	<b>-</b>	<b>-</b>

	Unit: Baht					
	Consolidated financial statement			Consolidated financial statement		
	As at		As at	As at		As at
	January 1, 2018	Profit (loss)	March 31, 2018	January 1, 2018	Profit (loss)	March 31, 2018
<b>Deferred tax assets - net</b>						
Allowance for doubtful accounts	2,243,674.16	(189,197.11)	2,054,477.05	1,972,607.27	(189,197.11)	1,783,410.16
Allowance for obsolete of inventories	1,342,472.40	(69,272.38)	1,273,200.02	748,007.65	(69,272.38)	678,735.27
Employee benefit obligations	1,165,434.60	67,196.40	1,232,631.00	1,073,064.60	54,985.20	1,128,049.80
Different from depreciation	23,388.96	23,878.79	47,267.75	102,457.24	5,248.56	107,705.80
<b>Total</b>	<b>4,774,970.12</b>	<b>(167,394.30)</b>	<b>4,607,575.82</b>	<b>3,896,136.76</b>	<b>(198,235.73)</b>	<b>3,697,901.03</b>
<b>Deferred tax liabilities - net</b>						
Employee benefit obligations	230,162.60	9,119.85	239,282.45	-	-	-
Tax depreciation - investment properties	(179,914.03)	136,446.91	(43,467.12)	-	-	-
Gain on fair value adjustment of investment properties	(5,400,688.94)	(3,960,529.44)	(9,361,218.38)	-	-	-
Liability for guarantee refund to lessee	115,082.63	108,182.21	223,264.84	-	-	-
<b>Total</b>	<b>(5,235,357.74)</b>	<b>(3,706,780.47)</b>	<b>(8,942,138.21)</b>	<b>-</b>	<b>-</b>	<b>-</b>

All subsidiaries have unutilized tax loss carried forward as at March 31, 2019 and December 31, 2018 in the amounts of Baht 3.17 million and Baht 2.65 million, respectively. As such subsidiaries will not have sufficient taxable profit to utilize unused tax loss as a tax credit, Management, therefore, will not account for the deferred tax on these unutilized tax losses carried forward in the financial statements.

## 23. INCOME TAX

Income tax for the three-month periods ended March 31, 2019 and 2018 were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
<b>Current tax expense</b>				
Current period	2,626,784.95	2,029,060.31	2,626,784.95	2,029,060.31
<b>Deferred tax expense</b>				
<b>Movements in temporary differences</b>				
- Deferred tax assets - net	(817,576.70)	167,394.30	(42,435.08)	198,235.73
- Deferred tax liabilities - net	(75,355.95)	3,706,780.47	-	-
<b>Income tax expenses</b>	<b>1,733,852.30</b>	<b>5,903,235.08</b>	<b>2,584,349.87</b>	<b>2,227,296.04</b>

## 24. SHARE CAPITAL

Extraordinary General Meeting of Shareholders No. 1/2018, held on January 10, 2018, approve to issue and offer, for Private Placement, 200,000,000 newly issued shares with a par value of Baht 0.10 per share for the Private Placement at the offer price of Baht 0.65, totaling Baht 130.00 million.

During the three-month periods ended March 31, 2019, the existing shareholders had exercised the rights to purchase the increase share capital of 19,327,802 ordinary shares at Baht 0.10 per share amounting Baht 1,932,780.20. The Company registered the increase with the Ministry of Commerce on April 10, 2018.

## 25. EARNINGS PER SHARE

For the three-month period ended March 31, 2018, there is diluting effect from warrant conversions because the fair value of the ordinary shares exceeds the exercise price. As such, there is dilution of earnings per share.

For the three-month period ended March 31, 2018 were as follows:

	<b>For the three-month period ended March 31, 2018</b>	
	<b>Consolidated financial statement</b>	<b>Separate financial statement</b>
Profit equity holders of the company for the period	15,384,448.68	8,493,759.70
Weighted average number of ordinary shares (Thousands shares)	1,853,973.21	1,853,973.21
Effect of dilutive potential ordinary shares		
Rights to purchase the Company's		
Ordinary Shares No.2 (BSM-W2) (Thousands shares)	91,792.25	91,792.25
Weighted average number of ordinary shares outstanding		
during the year (diluted) (Thousands shares)	1,945,765.46	1,945,765.46
<b>Earnings per share</b>		
Basic earnings per share (Baht/share)	0.008	0.005
Diluted earnings per share (Baht/share)	0.008	0.004

## 26. 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.

## 27. PROVIDENT FUND

For the three-month period ended March 31, 2019, the Group's contributions to the provident fund are Baht 0.58 million. (2018: Baht 0.51 million)

## 28. 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 March 31, 2019 and 2018 were as follows:

	Unit: Thousand Baht													
	Sales of				Real estate				Elimination of				Consolidated	
	construction materials		Selling and installing		Senior Living Project		development		Unallocated assets		inter-segment revenue		financial statements	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
Revenue from sales and services	113,275.67	109,465.24	17,786.61	27,640.93	-	-	-	-	-	-	-	-	131,062.28	137,106.17
Inter-segment revenue	282.31	69.79	2,117.19	83.40	-	-	-	-	-	-	(2,399.50)	(153.19)	-	-
Cost of sales and services	(78,685.33)	(73,470.60)	(16,411.08)	(23,603.17)	-	-	-	-	-	-	2,526.47	313.45	(92,569.94)	(96,760.32)
Segment gross profit	34,872.65	36,064.43	3,492.72	4,121.16	-	-	-	-	-	-	126.97	160.26	38,492.34	40,345.85
Other income					-	-	50.02	-	4,214.59	3,975.83	(3,757.08)	(857.17)	507.53	3,118.66
Gain on fair value adjustment of investment properties					5,774.03	19,802.65	-	-	-	-	-	-	5,774.03	19,802.65
Selling expenses					(2,882.96)	(3,664.44)	(1,073.52)	-	(13,780.63)	(12,682.00)	-	35.16	(17,737.11)	(16,311.28)
Administrative expenses					(3,278.54)	(4,502.76)	(2,442.45)	(1,814.44)	(17,033.21)	(19,007.04)	(24.17)	70.01	(22,778.37)	(25,254.23)
Loss on impairment of investment in subsidiary					-	-	-	-	-	(254.95)	-	254.95	-	-
Finance costs					(28.77)	(9.30)	(122.38)	-	(1,888.18)	(373.78)	663.92	(24.39)	(1,375.41)	(407.47)
Profit (loss) before income tax expense					(416.24)	11,626.15	(3,588.33)	(1,814.44)	(28,487.43)	(28,341.94)	(2,990.36)	(361.18)	2,883.01	21,294.18
Tax (expense) income					75.36	(3,706.78)	717.66	-	(2,526.87)	(2,196.45)	-	-	(1,733.85)	(5,903.23)
Profit (loss) for the year					(340.88)	7,919.37	(2,870.67)	(1,814.44)	(31,014.30)	(30,538.39)	(2,990.36)	(361.18)	1,149.16	15,390.95

The reconciliations of each segment total assets to the Group's assets and other material items as at March 31, 2019 and December 31, 2018 were as follows:

	Unit: Thousand Baht													
	Sale of construction						Real estate		Unallocated		Elimination of inter-		Consolidated financial	
	materials		Selling and installing		Senior Living Project		development project		assets		segment revenue		statements	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
<b>Non-current assets</b>														
Restricted deposits with financial institutions	33,500.00	33,500.00	3,000.00	3,000.00	-	-	-	-	-	-	-	-	36,500.00	36,500.00
Investment in debt securities held to maturity - net	11,015.65	11,051.34	-	-	-	-	-	-	-	-	-	-	11,015.65	11,051.34
Senior living project under development	-	-	-	-	214,243.73	184,559.35	-	-	-	-	(5,343.16)	(3,659.72)	208,900.57	180,899.63
Investment properties - net	-	-	-	-	210,244.20	188,707.80	-	-	-	-	-	-	210,244.20	188,707.80
Building improvement and equipment - net	12,253.41	12,856.64	8,110.92	5,109.36	9,435.67	10,161.12	1,633.97	766.68	4.65	7.42	-	-	31,438.62	28,901.22
Intangible asset - net	9,297.33	9,468.06	4,452.66	4,561.70	1,301.44	1,301.44	-	-	-	-	-	-	15,051.43	15,331.20
Deferred tax assets - net	3,959.05	3,916.62	866.98	809.50	-	-	3,010.39	2,292.73	-	-	-	-	7,836.42	7,018.85
Other non-current assets	1,578.54	1,578.54	810.00	810.00	740.96	169.42	1,671.00	1,647.00	-	-	-	-	4,800.50	4,204.96
<b>Total non-current assets</b>	<b>71,603.98</b>	<b>72,371.20</b>	<b>17,240.56</b>	<b>14,290.56</b>	<b>435,966.00</b>	<b>384,899.13</b>	<b>6,315.36</b>	<b>4,706.41</b>	<b>4.65</b>	<b>7.42</b>	<b>(5,343.16)</b>	<b>(3,659.72)</b>	<b>525,787.39</b>	<b>472,615.00</b>

For the three-month periods ended March 31, 2019 and 2018, the Group has a major customer account for sales of construction material in the amounts of Baht 12.60 million and Baht 9.36 million, respectively.

#### **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 periods ended March 31, 2019 and 2018 was as follows:

	Unit: Thousand Baht							
	Thailand		Foreign countries		Elimination of		Consolidated	
					inter-segment revenue		financial statements	
	2019	2018	2019	2018	2019	2018	2019	2018
<b>For the three-month period ended March 31</b>								
Revenue from sales and services	119,023.11	121,679.20	14,438.67	15,580.16	(2,399.50)	(153.19)	131,062.28	137,106.17

## 29. 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 three-month periods ended March 31, 2019 and 2018, 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 March 31, 2019 and December 31, 2018, are summarised below.

Foreign currency	Unit: Baht				Exchange rate as at	
	As at March 31, 2019					
	Consolidated financial statement		Separate financial statement		March 31, 2019	
	Financial	Financial	Financial	Financial	(Baht per foreign currency unit)	
	assets	liabilities	assets	liabilities	Buying rate	Selling rate
US Dollars	21,399,666.88	16,965,974.78	20,668,534.16	17,055,233.40	31.64	31.98
New Zealand Dollars	-	544,738.86	-	-	21.28	21.89
Australian Dollars	-	29,100.98	-	-	22.15	22.92

Foreign currency	Unit: Baht				Exchange rate as at	
	As at December 31, 2018					
	Consolidated financial statement		Separate financial statement		December 31, 2018	
	Financial assets	Financial liabilities	Financial assets	Financial liabilities	(Baht per foreign currency unit) Buying rate	Selling rate
US Dollars	32,214,174.72	14,836,583.74	29,981,540.05	14,925,721.86	32.28	32.61
New Zealand Dollars	-	1,286,527.64	-	-	21.45	22.07
Australian Dollars	-	1,830,403.08	-	-	22.45	23.23
Chinese Yuan	-	1,025,072.66	-	1,025,072.66	4.66	4.78

## 30. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

### 30.1 Operating leases and service agreements

As at March 31, 2019, the Group entered into long-term rental agreements with third parties for land, building, cars 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	14,442,059.63
Over 1 year but not over 5 years	10,659,114.52

### 30.2 Capital expenditure

As at March 31, 2019 the subsidiary company has several construction contracts. The subsidiary company has commitment under these contracts totaling amount of Baht 40.54 million. (December 31, 2018: Baht 26.72 million).

### 30.3 Bank guarantee issued by financial institutions

As at March 31, 2019 the Group has outstanding commitments and contingent liabilities with financial institutions as follows:

<b>Consolidated financial statement</b>			
<b>Unit: Million Baht</b>			
	<b>Credit limit</b>	<b>Used</b>	<b>Unused</b>
1) Bank overdrafts	35.70	(9.41)	26.29
2) Short-term loan - trust receipts, letters of credit and promissory notes	204.38*	(27.26)	177.12
3) Forward contract	35.00	-	35.00
4) Letter of guarantee	122.63	(49.15)	73.48
5) Long-term loan	606.72	(344.15)	262.57
	<b>1,004.43</b>	<b>(429.97)</b>	<b>574.46</b>

\*Joint credit limit of the Company and a subsidiary

As at March 31, 2019, the Group had letters of guarantee issued by financial institutions for payment of goods to certain suppliers amounting to Baht 49.15 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 11).

## 31. 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 March 31, 2019, the Group and the Company's debt-to-equity ratio were 1.29: 1 and 0.34: 1 respectively (as at December 31, 2018: 1.30: 1 and 0.42: 1)

## 32. EVENTS AFTER THE REPORTING PERIOD

### 32.1 Dividend payment

The Annual General Meeting of Shareholders of the Company, held on April 30, 2019, approved the dividend payment from the operating results of the year 2018 at Baht 0.015 per share, totaling Baht 31.96 million, to be paid on May 28, 2019.

### 32.2 Amendments to the law relating to the legal severance pay rates

On April 5, 2019, The Labor Protection Act (No. 7) B.E. 2562 was announced in the Royal Gazette. This stipulates additional legal severance pay rates for employees who have worked for an uninterrupted period of twenty years or more, with such employees entitled to receive not less than 400 days' compensation at the latest wage rate. The law is effective from May 5, 2019. This change is considered a post-employment benefits plan amendment and the Company and its subsidiaries have additional long-term employee benefit liabilities of Baht 0.77 million (The Company only: Baht 0.44 million) as a result. The Company and its subsidiaries will reflect the effect of the change by recognising past service costs as expenses in the income statement of the period in which the law is effective, which is the second quarter of 2019.

## 33. APPROVAL OF INTERIM FINANCIAL STATEMENTS

These interim financial statements were authorized for issue by the Company's Board of Directors on May 13, 2019.