

## 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, 2018, 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, 2018, 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, 2018, and 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".

Emphasis of Matter

I draw attention to the following matters according to the Notes to financial statements No. 4, the Group has significant transactions and outstanding balances with related parties. The effects of these transactions were reflected in the financial statements on the basis determined by the Group and related parties concerned. My conclusion is not modified in respect of this above matters.

Sathien Vongsnan

Certified Public Accountant

Registration Number 3495

ANS Audit Company Limited

Bangkok, August 9, 2018

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, 2018

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2018

		Unit: Baht				
		Consolidated financial statements		Separate financial statements		
		June 30, 2018	December 31, 2017	June 30, 2018	December 31, 2017	
		"Unaudited"	" Audited"	" Unaudited"	" Audited"	
Notes		"Reviewed"		"Reviewed"		
<b>Assets</b>						
<b>Current assets</b>						
	Cash and cash equivalents	5	87,224,807.22	81,173,746.96	63,140,756.42	57,439,285.83
	Trade and other current receivables	4.3, 6	122,351,542.63	87,194,522.36	67,368,220.84	69,723,562.76
	Short-term loan to related parties - net	4.4	-	-	116,600,000.00	100,500,000.00
	Inventories - net	7	105,690,549.78	101,375,697.42	63,306,015.36	51,992,529.29
	Real estate development costs	3, 8	279,262,234.02	-	-	-
	Other current assets	4.3	44,554,288.08	5,575,572.29	1,635,835.11	1,276,725.40
	<b>Total current assets</b>		<b>639,083,421.73</b>	<b>275,319,539.03</b>	<b>312,050,827.73</b>	<b>280,932,103.28</b>
<b>Non-current assets</b>						
	Restricted deposits with financial institutions	9	32,750,000.00	32,750,000.00	29,750,000.00	29,750,000.00
	Investment in subsidiaries company - net	10	-	-	347,769,296.81	168,024,746.81
	Investment in debt securities held to maturity - net	11	11,119,432.51	11,188,800.00	11,119,432.51	11,188,800.00
	Senior living project under development	12	139,168,685.82	139,263,662.19	-	-
	Investment properties - net	13	144,700,000.00	62,500,000.00	-	-
	Building improvements and equipment - net	14	28,589,717.54	29,327,637.98	12,552,312.61	10,944,239.76
	Intangible assets - net	15	13,607,537.32	13,063,844.07	5,563,953.46	5,324,149.34
	Deferred tax assets - net	22	4,712,293.72	4,774,970.12	3,771,777.50	3,896,136.76
	Other non-current assets	4.3	5,720,462.83	5,105,923.29	279,090.89	743,770.17
	<b>Total non-current assets</b>		<b>380,368,129.74</b>	<b>297,974,837.65</b>	<b>410,805,863.78</b>	<b>229,871,842.84</b>
	<b>Total assets</b>		<b>1,019,451,551.47</b>	<b>573,294,376.68</b>	<b>722,856,691.51</b>	<b>510,803,946.12</b>

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2018

		Unit: Baht				
		Consolidated financial statements		Separate financial statements		
		June 30, 2018	December 31, 2017	June 30, 2018	December 31, 2017	
		"Unaudited"	"Audited"	"Unaudited"	"Audited"	
Notes		"Reviewed"		"Reviewed"		
<b>Liabilities and shareholders' equity</b>						
<b>Current liabilities</b>						
	Short-term loans from financial institutions	16	20,283,440.86	5,202,318.83	20,000,000.00	4,176,083.97
	Trade and other current payables	4.3, 17	125,252,967.42	104,928,898.67	82,741,094.80	85,282,840.70
	Current portion of long-term liabilities under finance leases	18	1,524,207.50	1,534,751.17	1,461,830.86	1,429,806.51
	Short-term loans from other parties - net	19	57,851,609.12	-	57,851,609.12	-
	Deposits and advances received for purchase of condominium units	8	36,504,374.38	-	-	-
	Customer deposits	4.3	30,589,255.50	23,533,942.52	8,036,433.08	2,227,256.79
	Income tax payable		3,927,845.89	5,504,664.47	3,927,845.89	5,504,664.47
	Other current liabilities	4.3	2,139,024.26	2,230,213.92	2,085,250.08	2,194,345.89
	<b>Total current liabilities</b>		<b>278,072,724.93</b>	<b>142,934,789.58</b>	<b>176,104,063.83</b>	<b>100,814,998.33</b>
<b>Non-current liabilities</b>						
	Long-term liabilities under finance leases - net	18	1,373,505.59	1,540,335.82	1,373,505.59	1,531,280.10
	Long-term loans from a financial institution	20	125,810,000.00	-	-	-
	Liability for guarantee refund to lessee		70,889,700.00	43,368,000.00	-	-
	Employee benefit obligations	21	7,741,148.50	6,977,986.00	5,915,175.00	5,365,323.00
	Retentions		1,891,287.81	1,723,847.47	-	-
	Deferred tax liabilities - net	22	12,172,095.07	5,235,357.74	-	-
	<b>Total non-current liabilities</b>		<b>219,877,736.97</b>	<b>58,845,527.03</b>	<b>7,288,680.59</b>	<b>6,896,603.10</b>
	<b>Total liabilities</b>		<b>497,950,461.90</b>	<b>201,780,316.61</b>	<b>183,392,744.42</b>	<b>107,711,601.43</b>
<b>Shareholders' equity</b>						
<b>Share capital</b>						
	Authorised share capital	24				
	2,185,143,140 ordinary shares, Baht 0.10 par value		218,514,314.00		218,514,314.00	
	2,047,361,510 ordinary shares, Baht 0.10 par value			204,736,151.00		204,736,151.00
	<b>Issued and paid-up share capital</b>	24				
	1,915,410,578 ordinary shares, Baht 0.10 par value		191,541,057.80		191,541,057.80	
	1,695,980,676 ordinary shares, Baht 0.10 par value			169,598,067.60		169,598,067.60
	Premium on share capital	24	259,831,517.81	142,273,285.93	259,831,517.81	142,273,285.93
<b>Retained earnings</b>						
	Appropriated to legal reserve	26	8,946,451.53	8,145,278.78	8,946,451.53	8,145,278.78
	Unappropriated		59,308,629.89	49,497,401.44	79,144,919.95	83,075,712.38
	Other component of shareholders' equity		1,828,060.05	1,969,644.51	-	-
	<b>Total shareholders' equity of the Company</b>		<b>521,455,717.08</b>	<b>371,483,678.26</b>	<b>539,463,947.09</b>	<b>403,092,344.69</b>
	Non-controlling interests		45,372.49	30,381.81	-	-
	<b>Total shareholders' equity</b>		<b>521,501,089.57</b>	<b>371,514,060.07</b>	<b>539,463,947.09</b>	<b>403,092,344.69</b>
	<b>Total liabilities and shareholders' equity</b>		<b>1,019,451,551.47</b>	<b>573,294,376.68</b>	<b>722,856,691.51</b>	<b>510,803,946.12</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 JUNE 30, 2018

"Unaudited"

"Reviewed"

Unit: Baht

	Notes	Consolidated financial statements		Separate financial statements	
		2018	2017	2018	2017
Revenue from sales and services	4.2, 29	132,301,653.79	134,236,050.95	104,093,765.20	111,223,575.50
Cost of sales and services		(92,812,935.43)	(91,002,597.29)	(70,007,666.49)	(73,110,430.82)
Gross profit		39,488,718.36	43,233,453.66	34,086,098.71	38,113,144.68
Other income		1,982,639.14	2,082,262.00	832,351.34	2,508,570.57
Gain on fair value adjustment of investment properties	13	16,417,768.50	25,137,204.01	-	-
Selling expenses		(14,268,761.19)	(14,748,965.00)	(8,802,721.30)	(9,688,116.16)
Administrative expenses		(22,752,164.21)	(20,598,087.72)	(15,622,752.21)	(14,696,282.14)
Finance costs		(1,328,409.59)	(319,328.52)	(1,011,627.02)	(1,524,495.31)
Profit before income tax expense		19,539,791.01	34,786,538.43	9,481,349.52	14,712,821.64
Income tax expenses		(5,150,769.55)	(7,991,380.37)	(1,951,654.12)	(2,963,939.57)
Profit for the period		14,389,021.46	26,795,158.06	7,529,695.40	11,748,882.07
Other comprehensive income (loss)					
<i>Items that may be reclassified subsequently to profit or loss</i>					
Exchange differences on translating financial statements					
of foreign operation		(32,989.70)	(162,867.59)	-	-
Other comprehensive loss for the period		(32,989.70)	(162,867.59)	-	-
Total comprehensive income for the period		14,356,031.76	26,632,290.47	7,529,695.40	11,748,882.07
Profit (loss) attributable to:					
Equity holders of the Company		14,396,515.62	26,803,658.32	7,529,695.40	11,748,882.07
Non-controlling interests		(7,494.16)	(8,500.26)	-	-
		14,389,021.46	26,795,158.06	7,529,695.40	11,748,882.07
Total comprehensive income (loss) attributable to:					
Equity holders of the Company		14,363,525.92	26,640,790.73	7,529,695.40	11,748,882.07
Non-controlling interests		(7,494.16)	(8,500.26)	-	-
		14,356,031.76	26,632,290.47	7,529,695.40	11,748,882.07
Earnings per share	25				
Basic earnings per share (Baht/share)		0.008	0.016	0.004	0.007
Weighted average number of ordinary shares (Thousands shares)		1,915,311	1,695,981	1,915,311	1,695,981
Diluted earnings per share (Baht/share)		0.007	-	0.004	-
Weighted average number of ordinary shares (diluted) (Thousands shares)		2,000,655	-	2,000,655	-

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 SIX-MONTH PERIOD ENDED JUNE 30, 2018

"Unaudited"  
 "Reviewed"

		Unit: Baht			
		Consolidated financial statements		Separate financial statements	
Notes		2018	2017	2018	2017
	4.2, 29				
	Revenue from sales and services	269,407,822.37	258,078,209.80	213,641,265.72	212,006,243.93
	Cost of sales and services	(189,573,258.34)	(179,889,045.49)	(143,803,396.33)	(141,611,831.52)
	Gross profit	79,834,564.03	78,189,164.31	69,837,869.39	70,394,412.41
	Other income	5,101,298.16	8,003,138.79	4,024,589.69	5,232,516.45
	Gain on fair value adjustment of investment properties	36,220,415.67	25,137,204.01	-	-
	Selling expenses	(30,580,043.19)	(28,219,386.11)	(19,048,302.07)	(18,111,320.45)
	Administrative expenses	(48,006,391.26)	(38,099,518.37)	(33,053,040.10)	(28,061,402.34)
	Loss on impairment of investment in subsidiary	-	-	(254,950.00)	-
	Finance costs	(1,735,872.12)	(877,197.74)	(1,303,761.65)	(3,066,139.63)
	Profit before income tax expense	40,833,971.29	44,133,404.89	20,202,405.26	26,388,066.44
	Income tax expenses	(11,054,004.63)	(10,206,978.87)	(4,178,950.16)	(5,260,758.54)
	Profit for the period	29,779,966.66	33,926,426.02	16,023,455.10	21,127,307.90
	Other comprehensive income (loss)				
	<i>Items that may be reclassified subsequently to profit or loss</i>				
	Exchange differences on translating financial statements				
	of foreign operation	(141,584.46)	(240,202.65)	-	-
	Other comprehensive income (loss) for the period	(141,584.46)	(240,202.65)	-	-
	Total comprehensive income for the period	29,638,382.20	33,686,223.37	16,023,455.10	21,127,307.90
	Profit (loss) attributable to:				
	Equity holders of the Company	29,765,475.98	33,939,900.80	16,023,455.10	21,127,307.90
	Non-controlling interests	14,490.68	(13,474.78)	-	-
		29,779,966.66	33,926,426.02	16,023,455.10	21,127,307.90
	Total comprehensive income (loss) attributable to:				
	Equity holders of the Company	29,623,891.52	33,699,698.15	16,023,455.10	21,127,307.90
	Non-controlling interests	14,490.68	(13,474.78)	-	-
		29,638,382.20	33,686,223.37	16,023,455.10	21,127,307.90
	Earnings per share	25			
	Basic earnings per share (Baht/share)	0.016	0.020	0.008	0.012
	Weighted average number of ordinary shares (Thousands shares)	1,886,023	1,695,981	1,886,023	1,695,981
	Diluted earnings per share (Baht/share)	0.015	-	0.008	-
	Weighted average number of ordinary shares (diluted) (Thousands shares)	1,974,716	-	1,974,716	-

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, 2018

"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		Translating financial statements	Total other components of shareholder's equity	Total	Non-controlling interests	Total shareholders' equity
				Appropriated for legal reserve	Unappropriated					
Balance as at January 1, 2018		169,598,067.60	142,273,285.93	8,145,278.78	49,497,401.44	1,969,644.51	1,969,644.51	371,483,678.26	30,381.81	371,514,060.07
Changes in equity for the period :	24									
Increase in share capital		21,942,990.20	117,558,231.88	-	-	-	-	139,501,222.08	-	139,501,222.08
Increase in capital of non-controlling interests		-	-	-	-	-	-	-	500.00	500.00
Dividend payment	28	-	-	-	(19,153,074.78)	-	-	(19,153,074.78)	-	(19,153,074.78)
Total comprehensive income (loss) for the period		-	-	-	29,765,475.98	(141,584.46)	(141,584.46)	29,623,891.52	14,490.68	29,638,382.20
Appropriated to legal reserve	26	-	-	801,172.75	(801,172.75)	-	-	-	-	-
Balance as at June 30, 2018		191,541,057.80	259,831,517.81	8,946,451.53	59,308,629.89	1,828,060.05	1,828,060.05	521,455,717.08	45,372.49	521,501,089.57
Balance as at January 1, 2017		169,598,067.60	142,273,285.93	6,201,957.15	14,576,915.58	1,688,852.46	1,688,852.46	334,339,078.72	180,446.87	334,519,525.59
Changes in equity for the period :										
Total comprehensive income (loss) for the period		-	-	-	33,939,900.80	(240,202.65)	(240,202.65)	33,699,698.15	(13,474.78)	33,686,223.37
Appropriated to legal reserve	26	-	-	1,056,365.40	(1,056,365.40)	-	-	-	-	-
Balance as at June 30, 2017		169,598,067.60	142,273,285.93	7,258,322.55	47,460,450.98	1,448,649.81	1,448,649.81	368,038,776.87	166,972.09	368,205,748.96

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, 2018

"Unaudited"

"Reviewed"

Unit: Baht						
Separate financial statements						
	Notes	Issued and paid-up share capital	Premium on share capital	Retained earnings		Total shareholders' equity
				Appropriated for legal reserve	Unappropriated	
Balance as at January 1, 2018		169,598,067.60	142,273,285.93	8,145,278.78	83,075,712.38	403,092,344.69
Changes in equity for the period :						
Increase in share capital	24	21,942,990.20	117,558,231.88	-	-	139,501,222.08
Dividend payment	28	-	-	-	(19,153,074.78)	(19,153,074.78)
Total comprehensive income for the period		-	-	-	16,023,455.10	16,023,455.10
Appropriated to legal reserve	26	-	-	801,172.75	(801,172.75)	-
Balance as at June 30, 2018		<u>191,541,057.80</u>	<u>259,831,517.81</u>	<u>8,946,451.53</u>	<u>79,144,919.95</u>	<u>539,463,947.09</u>
Balance as at January 1, 2017		169,598,067.60	142,273,285.93	6,201,957.15	45,532,651.03	363,605,961.71
Changes in equity for the period :						
Total comprehensive income for the period		-	-	-	21,127,307.90	21,127,307.90
Appropriated to legal reserve	26	-	-	1,056,365.40	(1,056,365.40)	-
Balance as at June 30, 2017		<u>169,598,067.60</u>	<u>142,273,285.93</u>	<u>7,258,322.55</u>	<u>65,603,593.53</u>	<u>384,733,269.61</u>

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

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENTS OF CASH FLOWS  
FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2018

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Cash flows from operating activities:				
Profit before income tax expense	40,833,971.29	44,133,404.89	20,202,405.26	26,388,066.44
Adjustment to reconcile profit to net cash by (used in)				
operating activities				
Allowance for doubtful accounts (reversal)	(996,269.44)	(1,010,843.79)	(771,608.35)	(1,010,843.79)
Allowance for obsolete inventory (reversal)	637,849.27	448,364.51	(346,361.89)	309,590.09
Allowance for impairment loss of investment in subsidiary	-	-	254,950.00	-
Loss (gain) on disposal of assets	49,273.92	-	(7,475.64)	-
Depreciation and amortization	6,015,267.10	5,025,644.62	2,678,470.43	2,772,789.45
Gain on fair value adjustment of investment properties	(36,220,415.67)	(25,137,204.01)	-	-
Unrealized (gain) loss on exchange rate - net	(18,637.02)	(563,301.92)	14,333.68	(589,204.99)
Employee benefit expenses	763,162.50	538,441.79	549,852.00	416,833.01
Transfer out of employee benefit obligations within the Group	-	-	-	(839,479.56)
Interest income	(556,159.76)	(1,073,686.49)	(2,288,917.05)	(3,669,564.17)
Finance costs	1,735,872.12	877,197.74	1,303,761.65	3,066,139.63
Profit from operations before changes in operating				
assets and liabilities	12,243,914.31	23,238,017.34	21,589,410.09	26,844,326.11
Operating assets (increase) decrease				
Trade and other current receivables	(33,482,803.74)	3,541,253.83	3,887,981.05	7,469,006.54
Inventories	(5,972,406.77)	(254,560.73)	(11,986,829.32)	(457,542.10)
Real estate development costs	(278,849,526.08)	-	-	-
Other current assets	(13,670,796.42)	258,534.55	(359,109.71)	320,113.49
Cash payment for pepaid for land purchase - Director				
of the Company	(25,000,000.00)	-	-	-
Other non-current assets	(614,539.54)	(233,452.00)	464,679.28	186,915.83
Operating liabilities increase (decrease)				
Trade and other current payables	7,860,664.62	7,798,938.32	(3,086,869.28)	4,330,713.81
Deposits and advances received for purchase				
of condominium units	36,504,374.38	-	-	-
Customer deposits	7,055,312.98	(8,556,970.11)	5,809,176.29	671,449.82
Other current liabilities	(90,689.66)	(68,223.74)	(109,095.81)	(68,223.50)
Liability for guarantee refund to lessee	27,521,700.00	20,432,000.00	-	-
Retentions	167,440.34	1,231,584.40	-	-
Cash receipt (payment) from operating activities	(266,327,355.58)	47,387,121.86	16,209,342.59	39,296,760.00
Cash payment for corporate income tax	(5,939,328.85)	(3,577,757.10)	(5,631,409.48)	(3,245,509.96)
Net cash flows provided by (used in) operating activities	(272,266,684.43)	43,809,364.76	10,577,933.11	36,051,250.04

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENTS OF CASH FLOWS  
FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2018

"Unaudited"

"Reviewed"

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
<b>Cash flows from investing activities</b>				
Cash payment for short-term loan to related parties	-	-	(72,600,000.00)	(56,290,000.00)
Cash receipt from short-term loan to related parties	-	-	56,439,259.41	-
Cash payment for senior living project under development	(34,482,922.81)	(33,951,161.32)	-	-
Cash payment for purchase of fixed assets	(2,921,113.65)	(12,229,123.56)	(2,365,753.15)	(792,218.41)
Cash receipt from sales of fixed assets	23,476.64	-	7,476.64	-
Cash payment for purchase of computer software	(821,395.02)	(2,879,027.26)	(609,858.98)	(1,392,599.92)
Cash payment for purchase of investment in subsidiaries	-	-	(179,999,500.00)	-
Cash receipt from interest income	539,448.45	1,007,822.03	2,212,513.10	3,304,232.59
Net cash flows used in investing activities	<u>(37,662,506.39)</u>	<u>(48,051,490.11)</u>	<u>(196,915,862.98)</u>	<u>(55,170,585.74)</u>
<b>Cash flows from financing activities</b>				
Increase in short-term loans from financial institutions	15,081,122.03	4,036,365.19	15,823,916.03	-
Increase in short-term loans from other parties	57,359,574.00	-	57,359,574.00	-
Cash payment for long-term liabilities under finance leases	(870,364.94)	(1,194,176.70)	(815,736.92)	(860,203.68)
Cash receipt from long-term loans from a financial institution	125,810,000.00	-	-	-
Cash receipt from capital increase	139,501,222.08	-	139,501,222.08	-
Dividend payment	(19,093,236.83)	-	(19,093,236.83)	-
Cash payment for finance costs	(1,666,480.80)	(591,058.90)	(736,337.90)	(431,413.10)
Net cash flows provided by (used in) financing activities	<u>316,121,835.54</u>	<u>2,251,129.59</u>	<u>192,039,400.46</u>	<u>(1,291,616.78)</u>
Net increase (decrease) in cash and cash equivalent	6,192,644.72	(1,990,995.76)	5,701,470.59	(20,410,952.48)
Exchange differences on translating financial statements of foreign operation	(141,584.46)	(138,129.99)	-	-
Cash and cash equivalents at beginning of year	81,173,746.96	172,230,283.02	57,439,285.83	149,912,914.10
Cash and cash equivalents at ending of year	<u>87,224,807.22</u>	<u>170,101,157.27</u>	<u>63,140,756.42</u>	<u>129,501,961.62</u>
<b>Supplemental cash flows information</b>				
<b>Non-cash transactions</b>				
Increase (decrease) in payables for purchase of fixed assets	41,730.00	-	(34,775.00)	-
Increase in fixed assets transfer from inventory	1,034,874.60	-	1,034,874.60	-
Increase in inventory transfer from fixed assets	15,169.46	-	15,169.46	-
Increase (decrease) in payables for purchase of computer software	475,248.53	-	(48,792.00)	-
Increase in assets under finance lease agreement	614,598.13	-	-	-
Increase in payables for purchases of senior living project under development	11,313,356.38	-	-	-
Capitalised borrowing costs relating to the acquisition of senior living project under development	88,328.77	-	-	-
Capitalised borrowing costs relating to the acquisition of real estate development costs	412,707.94	-	-	-

BUILDERSMART PUBLIC COMPANY LIMITED AND SUBSIDIARIES

NOTES TO INTERIM FINANCIAL STATEMENTS

FOR THE THREE-MONTH AND SIX-MONTH PERIODS ENDED JUNE 30, 2018 (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 2017), 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, 2017. 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, 2017.

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, 2017.

During the 1st quarter of 2018, there is change in the Group structure due to the investing of a new subsidiary by the Company as follows:

Name of subsidiary	Country of incorporation	Nature of business	Percentage of shareholding
			2018
Teak Development Limited	Thailand	Real estate business	100

#### New financial reporting standards

(a) Financial reporting standards that became effective in the current year

During the period, the Company and its subsidiaries have adopted the revised financial reporting standards and interpretations (revised 2017) which are effective for fiscal years beginning on or after 1 January 2018. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes and clarifications directed towards disclosures in the notes to financial statements. The adoption of these financial reporting standards does not have any significant impact on the Company and its subsidiaries’ financial statements.

(b) Financial reporting standard that will become effective in the future

During the period, the Federation of Accounting Professions issued the financial reporting standard TFRS 15 Revenue from Contracts with Customers, which is effective for fiscal years beginning on or after 1 January 2019. Key principles of this standard are summarised below.

#### TFRS 15 Revenue from Contracts with Customers

TFRS 15 supersedes TAS 11 Construction Contracts and TAS 18 Revenue, together with related Interpretations. 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.

At present, the management of the Company and its subsidiaries is evaluating the impact of this standard to 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 used for preparation of the financial statements for the year ended December 31, 2017, except for the new accounting policies adopted during the six-month period ended June 30, 2018 as follows:

#### Cost of real estate development project

Cost of real estate development project are those properties which are held with the intention of development and sale in the ordinary course of business. They are shown at the lower of cost or net realisable value. Cost consists of land cost, expenses directly related to the project (design expense, public utilities expense, construction cost) and borrowing cost on loans funding a development property capitalised, on a specific identification basis, as part of the cost of the development property until the completion of development. Net realisable value being the estimated sale value in the course of normal business less by necessary expenses for such sale.

#### Revenue and expenses recognition

##### **Revenue from real estate development**

Sales of residential condominium are recognised as revenue when the significant risks and rewards of ownership have been transferred to buyer, whereby construction works are completed and the ownerships have been transferred to buyers after all payments received from the buyers.

##### **Cost from real estate development**

In calculating cost of sales for residential condominium units, the subsidiary appropriates all estimate development costs (based on actual costs) according to salable areas.

Selling expenses directly related to sales, such as specific business tax, transfer fee are recognised when sale incurred.

### 4. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties are those parties linked to the Group and the Company as shareholders or by common shareholders or directors. Transactions with related parties are conducted at prices based on market prices or, where no market price exists, at contractually agreed prices or at a price that is based on commercial terms and at contractually agreed prices.

Relationships with related parties that control the Company or are being controlled by the Company or have transactions with the Group were as follows:

#### 4.1 Related parties consist of:

<u>Name</u>	<u>Relationship</u>	<u>Country</u>
<u>Subsidiaries</u>		
Install Direct Company Limited	100% shareholding by the Company	Thailand
BuilderSmart Construction Systems Private Limited	99.70% shareholding by the Company	India
D&W (Asia) Limited	100% shareholding by the Company	Thailand
Building Bling Company Limited	50.99% shareholding by the Company	Thailand
Sansara Development Company Limited	100% shareholding by the Company	Thailand
Sansara Lifestyle Service Company Limited	100% shareholding by the Company	Thailand
Teak Development Limited	100% shareholding by the Company	Thailand

Name	Relationship	Country
<u>Related parties</u>		
Ruamchokchai Engineering Company Limited	Co-directors	Thailand
LKH Development Company Limited	Co-directors	Thailand
LKH Trading Company Limited	Co-directors	Thailand
Directors/Key management personnel	The persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director of that entity (whether executive or otherwise).	
Sobreuk (Group of persons)	Owned by close relative of director	Thailand

4.2 Significant transactions with related parties for the three-month periods ended June 30, 2018 and 2017 are as follows:

	Unit: Baht				Transfer pricing policy
	Consolidated financial statements		Separate financial statements		
	2018	2017	2018	2017	
Revenues from sales and services					
<u>Subsidiaries</u>					
Install Direct Company Limited	-	-	-	144,399.00	Cost plus margin
D&W (Asia) Limited	-	-	69,521.00	47,135.00	Cost plus margin
Sansara Development Limited	-	-	-	23,044.64	Cost plus margin
<u>Related company</u>					
Ruamchokchai Engineering Company Limited	283,640.00	-	283,640.00	-	Contract price
Cost of sales and services					
<u>Subsidiary</u>					
D&W (Asia) Limited	-	-	5,986.10	59,802.28	Cost plus margin
Cost of real estate development project					
<u>Related company</u>					
Ruamchokchai Engineering Company Limited	6,754,875.05	-	-	-	Contract price
Cost of a Senior Living Project					
<u>Related company</u>					
Ruamchokchai Engineering Company Limited	7,233,408.25	-	-	-	Contract price

	Unit: Baht				Transfer pricing policy
	Consolidated financial		Separate financial		
	statements		statements		
	2018	2017	2018	2017	
Rental income					
<u>Subsidiaries</u>					
Install Direct Company Limited	-	-	-	10,500.00	Carried out on commercial terms and conditions
D&W (Asia) Limited	-	-	152,700.00	152,700.00	Carried out on commercial terms and conditions
Interest income					
<u>Subsidiaries</u>					
Sansara Development Limited	-	-	540,767.13	1,341,053.29	Interest rate of 2.8% - 6.2% per annum
Building Bling Limited	-	-	3,202.93	856.16	Interest rate of 6.25% per annum
Teak Development Limited	-	-	409,435.54	-	Interest rate of 2.8%, 6.2% per annum
D&W (Asia) Limited	-	-	38,095.89	-	Interest rate of 4.5% per annum
Rental expenses					
<u>Related company</u>					
LKH Trading Company Limited	48,150.00	-	-	-	Based on a rental agreement
<u>Group of persons - related party</u>					
Sobreuk (Group of persons)	919,692.00	825,450.00	919,692.00	825,450.00	Based on a rental agreement which is not in excess of market-value
<u>Related person</u>					
Director	150,000.00	-	-	-	Based on a rental agreement

Significant transactions with related parties for the six-month periods ended June 30, 2018 and 2017 are as follows:

	Unit: Baht				Transfer pricing policy
	Consolidated financial		Separate financial		
	statements		statements		
	2018	2017	2018	2017	
Revenues from sales and services					
<u>Subsidiaries</u>					
Install Direct Company Limited	-	-	-	199,707.00	Cost plus margin
D&W (Asia) Limited	-	-	139,311.00	137,035.00	Cost plus margin



	Unit: Baht				Transfer pricing policy
	Consolidated financial		Separate financial		
	statements		statements		
	2018	2017	2018	2017	
Sansara Development Limited	-	-	-	31,044.64	Cost plus margin
<u>Related company</u>					
Ruamchokchai Engineering Company Limited	283,640.00	-	283,640.00	-	Contract price
Cost of sales and services					
<u>Subsidiaries</u>					
D&W (Asia) Limited	-	-	53,954.10	115,552.28	Cost plus margin
Install Direct Company Limited	-	-	3,296.35	-	Agreed price
Cost of real estate development project					
<u>Related company</u>					
Ruamchokchai Engineering Company Limited	14,005,213.18	-	-	-	Contract price
Cost of a Senior Living Project					
<u>Related company</u>					
Ruamchokchai Engineering Company Limited	7,233,408.25	-	-	-	Contract price
Rental income					
<u>Subsidiaries</u>					
Install Direct Company Limited	-	-	-	21,000.00	Carried out on commercial terms and conditions
D&W (Asia) Limited	-	-	305,400.00	305,400.00	Carried out on commercial terms and conditions
Interest income					
<u>Subsidiaries</u>					
Sansara Development Limited	-	-	1,231,178.09	2,610,902.06	Interest rate of 2.8% - 6.2% per annum
Building Bling Limited	-	-	10,908.41	856.16	Interest rate of 6.25% per annum
Teak Development Limited	-	-	542,378.00	-	Interest rate of 2.8%, 6.2% per annum
D&W (Asia) Limited	-	-	38,095.89	-	Interest rate of 4.5% per annum
Other income					
<u>Subsidiary</u>					
Sansara Development Limited	-	-	35,162.40	-	Cost plus margin

	Unit: Baht				Transfer pricing policy
	Consolidated financial statements		Separate financial statements		
	2018	2017	2018	2017	
Rental expenses					
<u>Related company</u>					
LKH Trading Company Limited	80,250.00	-	-	-	Based on a rental agreement
<u>Group of persons - related party</u>					
Sobreuk (Group of persons)	1,776,960.00	1,650,900.00	1,776,960.00	1,650,900.00	Based on a rental agreement which is not in excess of market-value
<u>Related person</u>					
Director	250,000.00	-	-	-	Based on a rental agreement

4.3 Significant balances between the Company and those related companies as at June 30, 2018 and December 31, 2017 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Trade and other current receivables				
Trade receivables				
<u>Subsidiaries</u>				
D&W (Asia) Limited	-	-	307,980.51	210,201.50
Sansara Development Limited	-	-	-	163,266.96
<u>Related company</u>				
Ruamchokchai Engineering Company Limited	144,481.24	-	144,481.24	-
Total trade receivables	144,481.24	-	452,461.75	373,468.46
Other current receivables				
Other receivable				
<u>Subsidiary</u>				
D&W (Asia) Limited	-	-	381,241.00	54,463.00
<u>Related company</u>				
LKH Development Company Limited	32,185,421.38	-	-	-
Total	32,185,421.38	-	381,241.00	54,463.00
Advances to related parties				
<u>Subsidiaries</u>				
Install Direct Company Limited	-	-	1,085.00	-
D&W (Asia) Limited	-	-	114,138.50	19,754.31
Building Bling Limited	-	-	21,584.00	-

Unit: Baht

	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Sansara Development Limited	-	-	34,190.13	14,680.21
Sansara Lifestyle Services Limited	-	-	21,670.00	-
Teak Development Limited	-	-	198,622.48	-
BuilderSmart Construction Systems Private Limited	-	-	3,420,674.93	3,420,674.93
<u>Less</u> Allowance for doubtful accounts	-	-	(3,442,258.93)	(3,420,674.93)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>369,706.11</b>	<b>34,434.52</b>
Accrued interest income				
<u>Subsidiaries</u>				
Sansara Development Limited	-	-	310,630.14	442,105.48
Building Bling Limited	-	-	3,202.93	2,654.11
Teak Development Limited	-	-	190,619.18	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>504,452.25</b>	<b>444,759.59</b>
Total other current receivables	32,185,421.38	-	1,255,399.36	533,657.11
<b>Total trade and other current receivables</b>	<b>32,329,902.62</b>	<b>-</b>	<b>1,707,861.11</b>	<b>907,125.57</b>
Short-term loans - net				
<u>Subsidiaries</u>				
Sansara Development Limited	-	-	60,000,000.00	100,000,000.00
Building Bling Limited	-	-	60,740.59	500,000.00
Teak Development Limited	-	-	56,600,000.00	-
<u>Less</u> Allowance for doubtful accounts	-	-	(60,740.59)	-
<b>Total short-term loans - net</b>	<b>-</b>	<b>-</b>	<b>116,600,000.00</b>	<b>100,500,000.00</b>
Other current assets				
<u>Related company</u>				
Deposit for construction cost of real estate development project				
Ruamchokchai Engineering Company Limited	9,037,246.14	-	-	-
Retention receivable				
Ruamchokchai Engineering Company Limited	6,844.70	-	6,844.70	-
<u>Related person</u>				
Prepaid for land purchase				
Director of the subsidiary (Note 4.3.1)	25,000,000.00	-	-	-
<b>Total other current assets</b>	<b>34,044,090.84</b>	<b>-</b>	<b>6,844.70</b>	<b>-</b>

Unit: Baht

	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Other non-current asset				
<u>Related person</u>				
Rental deposit				
Director	50,000.00	-	-	-
Total other non-current asset	50,000.00	-	-	-
Trade and other current payables				
Trade payables				
<u>Subsidiary</u>				
D&W (Asia) Limited	-	-	6,405.13	-
<u>Related company</u>				
Ruamchokchai Engineering Company Limited	1,939,799.27	-	-	-
Total trade payable	1,939,799.27	-	6,405.13	-
Other current payables				
Other payable				
<u>Related persons</u>				
Directors	10,000.00	-	-	-
Total	10,000.00	-	-	-
Advances from related parties				
<u>Subsidiary</u>				
D&W (Asia) Limited	-	-	19,400.00	-
<u>Related persons</u>				
Directors	609,724.82	253,446.00	165,528.91	19,850.00
Total	609,724.82	253,446.00	184,928.91	19,850.00
Reservation fee for lease				
<u>Related person</u>				
Director	200,000.00	-	-	-
Total	200,000.00	-	-	-
Total other current payables	819,724.82	253,446.00	184,928.91	19,850.00
Total trade and other current payables	2,759,524.09	253,446.00	191,334.04	19,850.00
Customer deposits				
<u>Related company</u>				
Ruamchokchai Engineering Company Limited	45,544.20	-	45,544.20	-
Total customer deposits	45,544.20	-	45,544.20	-

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Other current liability				
<u>Related company</u>				
Retention payable				
Ruamchokchai Engineering Company				
Limited	891,742.48	-	-	-
Total other current liability	891,742.48	-	-	-

4.3.1 During the 2nd quarter of 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. However, the management of the subsidiary expects to pay the remaining amount of land purchase price and to transfer the land title under the name of the subsidiary within September 2018. The management of the subsidiary plans to develop such land for the "The Teak Ratchada" project.

4.4 During the six-month period ended June 30, 2018, movements of short-term loans to related parties were as follows:

	Unit: Baht			
	As at January 1, 2018	Separate financial statement		As at June 30, 2018
		Increase	Decrease	
<u>Short-term loans to related parties</u>				
<u>Subsidiaries</u>				
Sansara Development Limited	100,000,000.00	10,000,000.00	50,000,000.00	60,000,000.00
Building Bling Limited	500,000.00	-	439,259.41	60,740.59
Teak Development Limited	-	56,600,000.00	-	56,600,000.00
D&W (Asia) Limited	-	6,000,000.00	6,000,000.00	-
Total	100,500,000.00	72,600,000.00	56,439,259.41	116,660,740.59
<u>Less</u> Allowance for doubtful accounts	-	(60,740.59)	-	(60,740.59)
Total short-term loans to related parties - net	100,500,000.00			116,600,000.00

The Company provided 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. The loans bear interest at the rate of 2.8, 6.2% per annum and is due at call.

The Company provided 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. The loans bear interest at the rate of 6.25% per annum and is due at call.

The Company provided 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. The loans bear interest at the rate of 2.8, 6.2% per annum and is due at call.

The Company provided a short-term loan to its subsidiary company, D&W (Asia) Limited, in term of loan agreement for the purpose for support operations of D&W (Asia) Limited. The loans bear interest at the rate of 4.5% per annum and is due at call.

#### 4.5 Key management personnel compensation

Key management personnel compensation for the three-month periods ended June 30, 2018 and 2017 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Short-term benefits	8,781,969.74	8,400,518.00	6,421,207.74	5,737,656.00
Post-employment benefits	474,262.24	436,045.13	362,532.53	268,030.81
Total key management personnel compensation	9,256,231.98	8,836,563.13	6,783,740.27	6,005,686.81

Key management personnel compensation for the six-month periods ended June 30, 2018 and 2017 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Short-term benefits	17,844,342.92	17,037,592.88	13,318,518.92	11,465,442.00
Post-employment benefits	945,889.16	870,696.15	719,435.75	532,300.52
Total key management personnel compensation	18,790,232.08	17,908,289.03	14,037,954.67	11,997,742.52

#### 4.6 Commitments and contingent liabilities

##### Operating leases and service agreements

As at June 30, 2018, the Group entered into a long-term lease of land, buildings and vehicle with related parties for periods of 1 year to 5 years. The future minimum lease payments are summarized as follows:

Year	Unit: Baht
Within 1 year	3,962,330.00
Over 1 year but not over 5 years	5,613,300.00

##### Capital expenditure

As at June 30, 2018, the subsidiaries have construction contract with a related party. The subsidiary have commitments under these contracts totaling amount of Baht 28.68 million.

## 5. CASH AND CASH EQUIVALENTS

The cash and cash equivalents as at June 30, 2018 and December 31, 2017 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Cash on hand	274,357.29	242,006.09	119,351.00	77,000.00
Cash at banks - saving accounts	82,661,057.31	22,502,653.29	59,049,466.21	14,547,759.61
Cash at banks - current accounts	4,289,392.62	3,192,035.11	3,971,939.21	2,617,377.24
High liquidity short-term investments	-	55,237,052.47	-	40,197,148.98
<b>Total</b>	<b>87,224,807.22</b>	<b>81,173,746.96</b>	<b>63,140,756.42</b>	<b>57,439,285.83</b>

## 6. TRADE AND OTHER CURRENT RECEIVABLES

Trade and other current receivables as at June 30, 2018 and December 31, 2017 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Trade receivables				
Trade receivables - other parties	86,904,254.35	86,389,966.64	72,569,196.09	77,270,219.45
Trade receivables - related parties	144,481.24	-	452,461.75	373,468.46
<u>Less</u> Allowance for doubtful accounts	(13,263,614.72)	(14,259,884.16)	(9,009,103.44)	(9,863,036.38)
<b>Total trade receivables - net</b>	<b>73,785,120.87</b>	<b>72,130,082.48</b>	<b>64,012,554.40</b>	<b>67,780,651.53</b>
Other receivables				
Other receivables - related parties	32,185,421.38	-	381,241.00	54,463.00
Advances to related parties	-	-	3,811,965.04	3,455,109.45
Accrued interest income - related parties	-	-	504,452.25	444,759.59
Accrued income	6,577,444.34	808,111.42	334,032.72	280,999.92
Unbilled receivables	-	3,999,059.24	-	-
Prepaid expenses	4,471,298.23	1,436,862.98	1,481,627.52	877,888.83
Revenue Department receivable	4,941,834.43	7,027,486.46	73,806.86	82,709.19
Others	390,423.38	1,792,919.78	210,799.98	167,656.18
<u>Less</u> Allowance for doubtful accounts - advances to related parties	-	-	(3,442,258.93)	(3,420,674.93)
<b>Total other receivables - net</b>	<b>48,566,421.76</b>	<b>15,064,439.88</b>	<b>3,355,666.44</b>	<b>1,942,911.23</b>
<b>Total trade and other current receivables</b>	<b>122,351,542.63</b>	<b>87,194,522.36</b>	<b>67,368,220.84</b>	<b>69,723,562.76</b>

As at June 30, 2018 and December 31, 2017, aging of trade receivables were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Trade receivables - other parties				
Within credit term	49,517,063.75	49,403,124.92	48,725,317.21	49,403,124.92
Over credit term				
Up to 3 months	19,409,895.92	21,803,956.74	13,161,285.46	18,349,803.87
3 - 6 months	1,961,225.49	645,304.42	661,776.91	156,226.64
6 - 12 months	3,143,556.17	1,882,433.83	1,902,085.86	1,455,603.44
Over 12 months	12,872,513.02	12,655,146.73	8,118,730.65	7,905,460.58
Total trade receivables - other parties	86,904,254.35	86,389,966.64	72,569,196.09	77,270,219.45
<u>Less</u> Allowance for doubtful accounts	(13,263,614.72)	(14,259,884.16)	(9,009,103.44)	(9,863,036.38)
Total trade receivables - other parties - net	73,640,639.63	72,130,082.48	63,560,092.65	67,407,183.07
Trade receivables - related parties				
Within credit term	-	-	12,914.90	256,029.55
Over credit term				
Up to 3 months	144,481.24	-	214,909.71	117,438.91
3 - 6 months	-	-	224,637.14	-
6 - 12 months	-	-	-	-
Over 12 months	-	-	-	-
Total trade receivables - related parties	144,481.24	-	452,461.75	373,468.46
Total trade receivables - net	73,785,120.87	72,130,082.48	64,012,554.40	67,780,651.53

## 7. INVENTORIES - NET

Inventories - net as at June 30, 2018 and December 31, 2017 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Finished goods	66,183,885.57	55,912,035.20	65,634,898.80	55,323,173.53
Raw materials	29,781,466.65	31,188,516.72	-	-
Work-in-progress	16,205,815.47	20,117,914.14	1,064,792.93	409,394.02
<u>Less</u> Allowance for obsolete inventory	(6,480,617.91)	(5,842,768.64)	(3,393,676.37)	(3,740,038.26)
Net	105,690,549.78	101,375,697.42	63,306,015.36	51,992,529.29



## 8. COST OF REAL ESTATE DEVELOPMENT PROJECT

Movements of cost of real estate development project during the six-month period ended June 30, 2018 are summarized below:

	Unit: Baht
	Consolidated financial statement
Accumulated cost of real estate development project as at January 1, 2018	-
Additions	279,262,234.02
Total	279,262,234.02
Transfer to cost of real estate sold	-
Accumulated cost of real estate development project as at June 30, 2018	279,262,234.02

As at December 1, 2017, the Company entered into the sales and purchase of “The Teak Sukhumvit 39” agreement with LKH Development Company Limited (“the Seller”) to purchase of “The Teak Sukhumvit 39”, 8-storey residential condominium project at the purchase price of Baht 145.00 million. Said price comprises both land costs and preliminary expenses. Ownership of land, licenses, and the reservation fee for purchase of condominium units will be transferred to a new subsidiary, Teak Development Limited to operate “The Teak Sukhumvit 39” and a future real estate project by granting of right to use “THE TEAK” brand.

In February 2018, Teak Development Limited made a payment for the purchase of “The Teak Sukhumvit 39” project in the entire amount and entered into the land sale agreement at the land office with the Seller to receive transfer of ownership of such land. The purchase price of the project has been recorded as “cost of real estate development project” account.

As at June 30, 2018, the subsidiary has not yet received deposits and advances, for purchases of condominium units in “The Teak Sukhumvit 39” project, according to the sales and purchase agreements, for 68 condominium units, in the amount of Baht 32.19 million. The customer continued to make installment payments for the purchase of 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 4.3 and 6) and “Deposits and advances received for purchase of condominium units”.

As at June 30, 2018, two projects, “The Teak Sukhumvit 39” project and “The Teak Sathorn” project, are in the process of construction.

For the six-month period ended June 30, 2018, interest expenses of loans for the construction of the Projects, in the amount of Baht 0.41 million, have been capitalized as part of the cost of real estate development project.

As at June 30, 2018, the estimated expense of the subsidiary for development and construction of “The Teak Sukhumvit 39” project to completion (excluding the costs of land and construction already recorded) is Baht 95.65 million.

As at June 30, 2018, the subsidiary mortgaged the land and any structures thereon of the two projects with a bank as collateral for financial support credit facilities, totaling Baht 293.48 million, for the operation of the projects.

## 9. RESTRICTED DEPOSITS WITH FINANCIAL INSTITUTIONS

As at June 30, 2018 and December 31, 2017, the Group held time deposits and saving with two commercial banks in the total amount of Baht 32.75 million. The deposits were pledged as collateral short-term trade financing facilities (Note 31.3).

## 10. INVESTMENTS IN SUBSIDIARIES COMPANY - NET

The details of investments in subsidiaries presented in the separate financial statements as at June 30, 2018 and December 31, 2017 consisted of:

Company	Issued and paid-up capital		Shareholding proportion (%)		Unit: Thousand Baht	
					At cost	
	Unit: Thousands Baht	Unit: Thousands Rupee	2018	2017	2018	2017
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	100.00	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	99,999.98
	(Year 2017: 100,000)					
Sansara Lifestyle Service Company Limited	500.00	-	100.00	100.00	499.98	499.98
Teak Development Limited	130,000.00	-	100.00	-	129,999.50	-
Total					351,437.61	171,438.11
<u>Less</u> Allowance for impairment loss of investments					(3,668.31)	(3,413.36)
Net					<u>347,769.30</u>	<u>168,024.75</u>

During the 1st quarter of 2018, the Company invested 1,299,995 ordinary shares in Teak Development Limited at Baht 100 each, a total of Baht 129.99 million. The subsidiary registered its incorporation with Ministry of Commerce on January 22, 2018.

During the 2nd quarter of 2018, the Extraordinary General Shareholders' Meeting No.1/2018 of Sansara Development Company Limited, held on May 15, 2018, passed resolutions to increase share capital by 10 million shares, each with a par value of Baht 5, totaling Baht 50.00 million. The Company fully invested in the increased share capital. The subsidiary has registered the new share capital amount with the Ministry of Commerce on May 24, 2018.

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

Movements of the investment in debt securities held to maturity - net account during the six-month period ended June 30, 2018 are summarized below:

	Unit: Baht
	Consolidated and separate financial statement
Net book value as at January 1, 2018	11,188,800.00
Acquisition	-
Accumulated amortization	(69,367.49)
Net book value as at June 30, 2018	11,119,432.51

Such investment is investment in government bond with maturity date on December 12, 2025 and receive interest by twice per year at an interest rate of 3.85%.

As at June 30, 2018, the government bond were pledged as collateral short-term trade financing facilities (Note 31.3).

## 12. SENIOR LIVING PROJECT UNDER DEVELOPMENT

Movement of the senior living project under development account during the six-month period ended June 30, 2018 is summarized below:

	Unit: Baht
	Consolidated financial statement
Accumulated project costs as at January 1, 2018	139,263,662.19
Additions	45,884,607.96
Total	185,148,270.15
Transfer to investment properties - accumulated	(45,979,584.33)
Accumulated project costs as at June 30, 2018	139,168,685.82

For the six-month period ended June 30, 2018, interest expenses of loans for the construction of the Senior Living Project, in the amount of Baht 88,328.77, have been capitalised as part of the cost of the Senior Living Project under development.

As at June 30, 2018, the estimated expense of the subsidiary for development and construction of opened projects to completion (excluding the costs of land and construction already recorded) is Baht 404.54 million.

### 13. INVESTMENT PROPERTIES - NET

Movement of the investment properties - net account during the six-month period ended June 30, 2018 is summarized below:

	Unit: Baht
	Consolidated financial statement
	Senior Living Project - Villas
As at January 1, 2018	62,500,000.00
Transfer from Senior Living Project under development	45,979,584.33
Gain on fair value adjustment (Level 2)	36,220,415.67
As at June 30, 2018	144,700,000.00
Cost	81,476,139.62
Accumulated gain on fair value adjustment	63,223,860.38
Fair value - net	144,700,000.00

The fair values of investment properties - net of the subsidiary, were based on the appraisal values assessed by the independent appraiser, KTAC Appraisal and Services Co., Ltd., according to the appraisal report dated as at January 11, 2018. 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 June 30, 2018, there are three Villa Rental agreements with the lessees. The subsidiary entered into the lease agreements to lease back the villas from the lessees for a 3-year for use as a project show-unit. The quarterly rental fee is total Baht 1,086,615.00.

### 14. BUILDING IMPROVEMENTS AND EQUIPMENT - NET

Movements of the building improvements and equipment - net account during the six-month period ended June 30, 2018 are summarized below:

	Unit: Baht	
	Consolidated	Separate
	financial statement	financial statement
Net book value as at January 1, 2018	29,327,637.98	10,944,239.76
Acquisitions during the period - cost	4,612,316.38	3,980,450.88
Disposal during the period - net book value at the date of disposal	(87,920.02)	(15,170.46)
Depreciation for the period	(5,262,316.80)	(2,357,207.57)
Net book value as at June 30, 2018	28,589,717.54	12,552,312.61

Depreciations for the six-month periods ended June 30, 2018 and 2017, have been charged to profit or loss of consolidated financial statements amounting to Baht 5.26 million and Baht 4.40 million, respectively, and have been charged to profit or loss of separate financial statements amounting to Baht 2.36 million and Baht 2.52 million, respectively.

The gross carrying amount of fully depreciated assets of the Group that were still in use as at June 30, 2018 amounted to Baht 51.97 million (December 31, 2017: Baht 46.55 million).

As at June 30, 2018, the Group has vehicles under financial lease agreements with a net book value of Baht 3.66 million. (December 31, 2017: Baht 4.48 million).

#### 15. INTANGIBLE ASSETS - NET

Movements of the intangible asset - net account during the three-month period ended June 30, 2018 are summarized below:

	Unit: Baht	
	Consolidated	Separate
	financial statement	financial statement
Net book value as at January 1, 2018	13,063,844.07	5,324,149.34
Addition - cost	1,296,643.55	561,066.98
Amortization	(752,950.30)	(321,262.86)
Net book value as at June 30, 2018	13,607,537.32	5,563,953.46

Amortization for the six-month periods ended June 30, 2018 and 2017, have been charged to profit or loss of consolidated financial statements amounting to Baht 0.75 million and Baht 0.62 million, respectively, and have been charged to profit or loss of separate financial statements amounting to Baht 0.32 million and Baht 0.25 million, respectively.

The gross carrying amount of fully amortization intangible assets of the Group that were still in use as at June 30, 2018 amounted to Baht 4.50 million (December 31, 2017: Baht 4.47 million).

#### 16. SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

Short-term loans from financial institutions as at June 30, 2018 and December 31, 2017 comprised:

	Interest rate (%)		Unit: Baht			
	As at	As at	Consolidated financial statements		Separate financial statements	
	June 30, 2018	December 31, 2017	2018	2017	2018	2017
Trust receipt	MLR-1.00%	MLR-1.00%, 9.25%	283,440.86	5,202,318.83	-	4,176,083.97
Promissory note	4.50%	-	20,000,000.00	-	20,000,000.00	-
Total			20,283,440.86	5,202,318.83	20,000,000.00	4,176,083.97

As at June 30, 2018, the Group has trade financing facilities from financial institutions according to loan agreements with a total maximum credit limit of Baht 215.38 million and in foreign currency in the amount of US Dollars 1.53 million (December 31, 2017: Baht 331.00 million and US Dollars 2.37 million).

## 17. TRADE AND OTHER CURRENT PAYABLES

Trade and other current payables as at June 30, 2018 and December 31, 2017 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Trade payables				
Trade payables - other parties	76,199,820.90	66,123,332.06	56,441,035.01	57,539,304.04
Trade payables - related parties	1,939,799.27	-	6,405.13	-
<b>Total trade payables</b>	<b>78,139,620.17</b>	<b>66,123,332.06</b>	<b>56,447,440.14</b>	<b>57,539,304.04</b>
Other payables				
Other payables - related parties	10,000.00	-	-	-
Advances from related parties	609,724.82	253,446.00	184,928.91	19,850.00
Reservation fee for lease - related parties	200,000.00	-	-	-
Other payables	9,470,631.08	7,721,829.62	4,991,448.85	4,933,489.05
Commission payables	16,345,181.10	16,266,046.15	15,209,679.98	15,353,458.22
Accrued expenses	13,280,890.19	3,842,418.45	2,209,988.98	1,592,715.51
Accrued bonus expenses	3,537,606.24	5,912,524.34	2,562,853.44	4,507,303.60
Revenue Department payable	169,202.84	205,722.54	-	-
Withholding Tax	1,706,986.26	1,851,225.45	1,134,754.50	1,336,720.28
Reservation fee for lease	1,600,000.00	2,394,260.00	-	-
Retentions	183,124.72	358,094.06	-	-
<b>Total other payables</b>	<b>47,113,347.25</b>	<b>38,805,566.61</b>	<b>26,293,654.66</b>	<b>27,743,536.66</b>
<b>Total trade and other current payables</b>	<b>125,252,967.42</b>	<b>104,928,898.67</b>	<b>82,741,094.80</b>	<b>85,282,840.70</b>

## 18. LONG-TERM LIABILITIES UNDER FINANCE LEASES

Long-term liabilities under finance lease as at June 30, 2018 and December 31, 2017 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Long-term liabilities under finance leases				
- Within 1 year	1,636,359.44	1,661,113.92	1,572,626.75	1,551,857.88
- Over 1 year but not over 5 years	1,438,750.32	1,611,965.26	1,438,750.32	1,602,860.59
<u>Less</u> Deferred interest expenses	<u>(177,396.67)</u>	<u>(197,992.19)</u>	<u>(176,040.62)</u>	<u>(193,631.86)</u>
<b>Present value of long-term liabilities under finance leases</b>	<b>2,897,713.09</b>	<b>3,075,086.99</b>	<b>2,835,336.45</b>	<b>2,961,086.61</b>

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
<u>Less</u> Current portion of long-term liabilities under finance leases	(1,524,207.50)	(1,534,751.17)	(1,461,830.86)	(1,429,806.51)
Net	1,373,505.59	1,540,335.82	1,373,505.59	1,531,280.10

As at June 30, 2018, the Company and a subsidiary entered into financial lease agreements to rent vehicles. The rental fee is payable on a monthly basis in the total amount of Baht 158,330.15 for 12 - 48 periods ending April 9, 2022.

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

Short-term loans from other parties - net as at June 30, 2018 comprised:

	Interest rate (%)	Unit: Baht	
		Consolidated financial statement	Separate financial statement
		Bills of Exchange	60,000,000.00
<u>Less</u> Deferred interest expenses - Bills of exchange	(2,148,390.88)	(2,148,390.88)	
Total	57,851,609.12	57,851,609.12	

As at June 30, 2018, the company issue the Bills of Exchange in the amount of not exceeding Baht 100 million and Baht 64.52 million with a maturity period of 270 days to the investors for support the operation of two subsidiaries, Teak Development Company Limited and Sansara Development Limited.

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

Movements of long-term loans from a financial institution during the six-month period ended June 30, 2018 are summarized below:

	Unit: Baht			
	Consolidated financial statement			As at June 30, 2018
	As at January 1, 2018	Movement during the period		
		Increase	Decrease	
Long-term loans from a financial institution				
Credit limit of Baht 131.00 million -				
The Teak Sukhumvit 39	-	48,340,000.00	-	48,340,000.00
Credit limit of Baht 154.47 million -				
The Teak Sathorn	-	77,470,000.00	-	77,470,000.00
Total	-	125,810,000.00	-	125,810,000.00

During the six-month period ended June 30, 2018, the subsidiary, Teak Development Limited, entered into the financial support credit facility agreements with a local financial institution to receive financial support for “The Teak Sukhumvit 39” project and “The Teak Sathorn” project. The significant conditions under such agreements are as follows:

No.	Credit limit		Repayment period	Interest rate (%)	Payment conditions	Collateral
	Unit: Million Baht					
1	131.00		36 months from March 26, 2018	MLR-0.5 per annual	a) The lender shall repay the loans to release the mortgaged properties, i.e. the first lot of condominium units, within 18 months from the agreement date. b) The lender agrees to repay the loans, by whichever is higher of: (1) Repayment according to the area of the condominium requested for release from mortgage. The repayment amount must not be lower than Baht 92,000 - 94,800 per square meter. (2) 75% of the net selling price of condominium unit.	Land and building of projects and BuilderSmart Public Company Limited.
2	154.47		48 months from May 16, 2018	MLR-1.65 per annual	The borrower must repay loans as required by the bank.	Land and building of projects and BuilderSmart Public Company Limited.
Total	285.47					

## 21. NON-CURRENT PROVISIONS FOR EMPLOYEE BENEFIT

Movements of the present value of non-current provisions for employee benefit for each of the six-month periods ended June 30, 2018 and 2017 were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Non-current provisions for employee benefit				
as at January 1,	6,977,986.00	7,074,285.02	5,365,323.00	5,306,595.00
Included in profit or loss:				
Current service cost	637,974.00	431,561.15	453,265.50	337,283.51
Interest cost	125,188.50	106,880.64	96,586.50	79,549.50
Transfer out employee within the Group	-	-	-	(839,479.56)
Non-current provisions for employee benefit				
as at June 30,	7,741,148.50	7,612,726.81	5,915,175.00	4,883,948.45



## 22. DEFERRED TAX

Movements in deferred tax assets and deferred tax liabilities during the six-month periods ended June 30, 2018 and 2017 were as follows:

	Unit: Baht					
	Consolidated financial statement			Separate financial statement		
	As at January 1, 2018	Profit (loss)	As at June 30, 2018	As at January 1, 2018	Profit (loss)	As at June 30, 2018
Deferred tax assets - net						
Allowance for doubtful accounts	2,243,674.15	(170,786.58)	2,072,887.57	1,972,607.27	(170,786.58)	1,801,820.69
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	134,392.80	1,299,827.40	1,073,064.60	109,970.40	1,183,035.00
Difference of depreciation	23,388.97	42,989.76	66,378.73	102,457.24	5,729.30	108,186.54
<b>Total</b>	<b>4,774,970.12</b>	<b>(62,676.40)</b>	<b>4,712,293.72</b>	<b>3,896,136.76</b>	<b>(124,359.26)</b>	<b>3,771,777.50</b>
Deferred tax liabilities - net						
Employee benefit obligations	230,162.60	18,239.70	248,402.30	-	-	-
Tax depreciation - investment properties	(179,914.03)	72,741.79	(107,172.24)	-	-	-
Gain on fair value adjustment of investment properties	(5,400,688.94)	(7,244,083.09)	(12,644,772.03)	-	-	-
Liability for guarantee refund to lessee	115,082.63	216,364.27	331,446.90	-	-	-
<b>Total</b>	<b>(5,235,357.74)</b>	<b>(6,936,737.33)</b>	<b>(12,172,095.07)</b>	<b>-</b>	<b>-</b>	<b>-</b>

	Unit: Baht					
	Consolidated financial statement			Consolidated financial statement		
	As at January 1, 2017	Profit (loss)	As at June 30, 2017	As at January 1, 2017	Profit (loss)	As at June 30, 2017
Deferred tax assets - net						
Allowance for doubtful accounts	2,653,569.79	(194,368.75)	2,459,201.04	1,952,753.56	(194,368.75)	1,758,384.81
Allowance for obsolete of inventories	729,439.61	61,918.01	791,357.62	581,068.86	61,918.01	642,986.87
Employee benefit obligations	1,391,775.60	(86,272.61)	1,305,502.99	1,061,319.00	(84,529.31)	976,789.69
Different from depreciation	-	(14,287.09)	(14,287.09)	-	82,927.59	82,927.59
<b>Total</b>	<b>4,774,785.00</b>	<b>(233,010.44)</b>	<b>4,541,774.56</b>	<b>3,595,141.42</b>	<b>(134,058.46)</b>	<b>3,461,088.96</b>
Deferred tax liabilities - net						
Employee benefit obligations	-	180,178.45	180,178.45	-	-	-
Investment properties - net	-	(5,027,440.80)	(5,027,440.80)	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Deferred tax liabilities - net	-	(4,847,262.35)	(4,847,262.35)	-	-	-

All subsidiaries have unutilized tax loss carried forward as at June 30, 2018 and December 31, 2017 in the amounts of Baht 14.27 million and Baht 11.21 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 six-month periods ended June 30, 2018 and 2017 were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Current tax expense				
Current period	4,054,590.90	5,126,706.08	4,054,590.90	5,126,706.08
Deferred tax expense				
Movements in temporary differences				
- Deferred tax assets - net	62,676.40	233,010.44	124,359.26	134,052.46
- Deferred tax liabilities - net	6,936,737.33	4,847,262.35	-	-
Income tax expenses	11,054,004.63	10,206,978.87	4,178,950.16	5,260,758.54

## 24. SHARE CAPITAL

Minutes of the Extraordinary General Meeting of Shareholders No. 1/2018, held on January 10, 2018, resolved to:

1. Approve to issue and offer, for Private Placement, 200,000,000 new ordinary shares with a par value of Baht 0.10 per share. The Company is offering the Private Placement shares at the price of Baht 0.65 per share, totaling Baht 130.00 million, to Mr. Warut Panupattanapong and three other persons as mentioned in the MOU between the Company and Mr. Warut Panupattanapong, dated September 25, 2017. The Company will use proceeds from such transaction to invest in the subsidiary to purchase The Teak Sukhumvit 39 project. The Private Placement offer date is January 18, 2018.
2. Approve to decrease the registered capital by cancelling 72,804,280 unsold ordinary shares with a par value of Baht 0.10 per share, equivalent to Baht 7,280,428.00, from the registered capital of Baht 204,736,151.00, by way of a decrease of the reserve of 36,402,140 ordinary shares for subscription by the Company's existing shareholders in proportion to their shareholding (Right Offering) and a decrease of the reserve of 36,402,140 ordinary shares for the exercise of warrant rights to purchase the Company's Ordinary Shares No.2 (BSM-W2) where, after said capital decrease, the Company will have a registered capital of Baht 197,455,723.00. The Company registered the decrease with the Ministry of Commerce on January 19, 2018.
3. Approval to increase of the registered capital by issuing 210,585,910 new ordinary shares with a par value of Baht 0.10 per share, equivalent to Baht 21,058,591.00, from the registered capital of Baht 197,455,723.00 to yield Baht 218,514,314.00 to accommodate the Private Placement offer and to accommodate the adjusted warrant rights to purchase the Company's Ordinary Shares No.2 (BSM-W2). The Company registered the increase with the Ministry of Commerce on January 19, 2018.
4. Allocate the newly issued shares for the Private Placement offer and to accommodate the warrant rights to purchase the Company's Ordinary Shares No.2 (BSM-W2) as follows:
  - 4.1 200,000,000 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.

- 4.2 10,585,910 newly issued shares with a par value of Baht 0.10 per share to accommodate the adjusted warrant rights to purchase the Company's Ordinary Shares No.2 (BSM-W2) of 278,576,554 units that have not been exercised. However, due to the (BSM-W2) right adjustment in case the Company issues Private Placement in lower price criteria, the Company will inform the right adjustment calculation prior effective date. Subsequent to the notification letter, dated January 17, 2018, informed the adjusted warrant rights to purchase the Company's Ordinary Shares No.2 (BSM-W2) as follows:

Where the Private Placement offer price is lower than 90% of market price	Original	Adjustment
Exercise price	Baht 0.50 per share	Baht 0.489 per share
Exercise ratio	One warrant unit has the right to purchase one ordinary share	One warrant unit has the right to purchase 1.021 ordinary shares

However, the right adjustment will be effective on the Private Placement's first subscription date on January 18, 2018.

During six-month period ended June 30, 2018, the existing shareholders had exercised the rights to purchase the increase share capital of 19,429,902 ordinary shares at Baht 0.10 per share amounting Baht 1,942,990.20. The Company registered new paid-in share capital amount with the Ministry of Commerce on April 10, and July 12, 2018.

Features of Warrants allotted to existing shareholders

Type:	Registered and transferable warrants for the purchase of ordinary shares
Offering units:	278,576,554 units
Offer price per unit:	Baht 0.00 (Baht Zero)
The date of issue and offering:	July 1, 2016
Term:	2 years 6 months from the date of issue and offering
Exercise ratio:	1 warrant: 1.021 ordinary share
Exercise price:	One warrant unit is entitled to purchase one ordinary share at Baht 0.489 per share.
Exercise of Warrants:	Warrant holders may exercise their warrants on the last business day of each quarter.

Market for Alternative Investment of Thailand (mai) has granted a listing of certificates representing the right to purchase shares (warrants) of the Company from July 12, 2016. As at June 30, 2018, 19,030,268 warrants were exercised, the remaining BSM-W2 are 259,546,286 units of Baht 126,918,133.85.

## 25. EARNINGS PER SHARE

For the three-month and six-month periods ended June 30, 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 June 30, 2018 were as follows:

	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Profit equity holders of the company for the period	14,396,515.62	26,803,658.32	7,529,695.40	11,748,882.07
Weighted average number of ordinary shares (Thousands shares)	1,915,311	1,695,981	1,915,311	1,695,981
Effect of dilutive potential ordinary shares				
Rights to purchase the Company's Ordinary Shares No.2 (BSM-W2) (Thousands shares)	85,344	-	85,344	-
Weighted average number of ordinary shares outstanding during the year (diluted) (Thousands shares)	2,000,655	-	2,000,655	-
Earnings per share				
Basic earnings per share (Baht/share)	0.008	0.016	0.004	0.007
Diluted earnings per share (Baht/share)	0.007	-	0.004	-

For the six-month period ended June 30, 2018 were as follows:

	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
Profit equity holders of the company for the period	29,765,475.98	33,939,900.80	16,023,455.10	21,127,307.90
Weighted average number of ordinary shares (Thousands shares)	1,886,023	1,695,981	1,886,023	1,695,981
Effect of dilutive potential ordinary shares				
Rights to purchase the Company's Ordinary Shares No.2 (BSM-W2) (Thousands shares)	88,693	-	88,693	-
Weighted average number of ordinary shares outstanding during the year (diluted) (Thousands shares)	1,974,716	-	1,974,716	-
Earnings per share				
Basic earnings per share (Baht/share)	0.016	0.020	0.008	0.012
Diluted earnings per share (Baht/share)	0.015	-	0.008	-

For the three-month and six-month periods ended June 30, 2017, there is no diluting effect from converting warrants because exercise price exceeds the fair value of common shares which not result in dilution of earnings per share.

## 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 six-month period ended June 30, 2018, the Group's contributions to the provident fund are Baht 1.04 million. (2017: Baht 1.02 million)

## 28. DIVIDENDS PAID

Minutes of the Annual General Meeting of Shareholders, held on April 24, 2018, resolved to approve the payment of a dividend of Baht 0.01 per share, totaling Baht 19.15 million. The dividend payment will be made on May 22, 2018.

## 29. 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, 2018 and 2017 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				
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
Revenue from sales and services	103,352.34	101,422.90	28,949.31	32,813.15	-	-	-	-	-	-	-	-	132,301.65	134,236.05
Inter-segment revenue	69.52	222.58	32.20	56.86	-	-	-	-	-	-	(101.72)	(279.44)	-	-
Cost of sales and services	(69,391.26)	(66,873.59)	(23,642.39)	(26,169.68)	-	-	-	-	-	-	220.71	2,040.67	(92,812.94)	(91,002.60)
Segment gross profit	34,030.60	34,771.89	5,339.12	6,700.33	-	-	-	-	-	-	118.99	1,761.23	39,488.71	43,233.45
Other income					42.61	-	24.49	-	1,461.48	3,772.73	454.06	(1,690.47)	1,982.64	2,082.26
Gain on fair value adjustment of investment properties					16,417.77	25,137.20	-	-	-	-	-	-	16,417.77	25,137.20
Selling expenses					(2,871.79)	(2,496.66)	(34.97)	-	(11,401.69)	(12,260.68)	39.69	8.39	(14,268.76)	(14,748.95)
Administrative expenses					(3,461.63)	(3,430.92)	(1,799.39)	-	(17,593.71)	(16,393.16)	102.57	(774.01)	(22,752.16)	(20,598.09)
Finance costs					(16.06)	(11.99)	(734.18)	-	(1,152.60)	(1,843.64)	574.43	1,536.30	(1,328.41)	(319.33)
Profit (loss) before income tax expense					10,110.90	19,197.63	(2,544.05)	-	(28,686.52)	(26,724.75)	1,289.74	841.44	19,539.79	34,786.54
Income tax expenses					(3,229.96)	(5,027.44)	-	-	(1,920.81)	(2,963.94)	-	-	(5,150.77)	(7,991.38)
Profit (loss) for the period					6,880.94	14,170.19	(2,544.05)	-	(30,607.33)	(29,688.69)	1,289.74	841.44	14,389.02	26,795.16

The Group's business segment information and reconciliation of reportable segment profit or loss for the six-month periods ended June 30, 2018 and 2017 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	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
Revenue from sales and services	212,817.58	201,773.03	56,590.24	56,305.18	-	-	-	-	-	-	-	-	269,407.82	258,078.21
Inter-segment revenue	139.31	367.79	115.60	118.44	-	-	-	-	-	-	(254.91)	(486.23)	-	-
Cost of sales and services	(142,861.86)	(135,859.77)	(47,245.56)	(46,333.71)	-	-	-	-	-	-	534.16	2,304.43	(189,573.26)	(179,889.05)
Segment gross profit	70,095.03	66,281.05	9,460.28	10,089.91	-	-	-	-	-	-	279.25	1,818.20	79,834.56	78,189.16
Other income					42.61	7.50	24.49	-	5,437.31	11,122.30	(403.11)	(3,126.66)	5,101.30	8,003.14
Gain on fair value adjustment of investment properties					36,220.42	25,137.20	-	-	-	-	-	-	36,220.42	25,137.20
Selling expenses					(6,536.23)	(4,534.40)	(34.97)	-	(24,083.69)	(23,693.37)	74.85	8.39	(30,580.04)	(28,219.38)
Administrative expenses					(7,964.39)	(7,074.86)	(3,613.83)	-	(36,600.75)	(31,045.66)	172.58	21.00	(48,006.39)	(38,099.52)
Loss on impairment of investment in subsidiary					-	-	-	-	(254.95)	-	254.95	-	-	-
Finance costs					(25.36)	(25.42)	(734.18)	-	(1,526.38)	(3,500.68)	550.04	2,648.91	(1,735.88)	(877.19)
Profit (loss) before income tax expense					21,737.05	13,510.02	(4,358.49)	-	(57,028.46)	(47,117.41)	928.56	1,369.84	40,833.97	44,133.41
Income tax expenses					(6,936.74)	(4,847.26)	-	-	(4,117.26)	(5,359.72)	-	-	(11,054.00)	(10,206.98)
Profit (loss) for the period					14,800.31	8,662.76	(4,358.49)	-	(61,145.72)	(52,477.13)	928.56	1,369.84	29,779.97	33,926.43

The reconciliations of each segment total assets to the Group's assets and other material items as at June 30, 2018 and December 31, 2017 were as follows:

Unit: Thousand Baht

	Sale of construction		Selling and installing		Senior Living Project		Real estate		Unallocated		Elimination of inter-		Consolidated financial	
	materials						development project		assets		segment revenue		statements	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
Non-current assets														
Restricted deposits with financial institutions	29,750.00	29,750.00	3,000.00	3,000.00	-	-	-	-	-	-	-	-	32,750.00	32,750.00
Investment in debt securities held to maturity - net	11,119.43	11,188.80	-	-	-	-	-	-	-	-	-	-	11,119.43	11,188.80
Senior living project under development	-	-	-	-	140,188.21	140,371.51	-	-	-	-	(1,019.52)	(1,107.85)	139,168.69	139,263.66
Investment properties - net	-	-	-	-	144,700.00	62,500.00	-	-	-	-	-	-	144,700.00	62,500.00
Building improvement and equipment - net	12,552.31	10,944.24	4,226.82	5,408.34	11,670.88	12,956.41	126.63	-	13.08	18.65	-	-	28,589.72	29,327.64
Intangible asset - net	5,563.95	5,324.15	7,347.91	7,044.02	695.68	695.67	-	-	-	-	-	-	13,607.54	13,063.84
Deferred tax assets - net	3,771.78	3,896.14	940.51	878.83	-	-	-	-	-	-	-	-	4,712.29	4,774.97
Other non-current assets	279.09	743.77	4,616.75	3,509.36	477.62	852.79	347.00	-	-	-	-	-	5,720.46	5,105.92
Total non-current assets	63,036.56	61,847.10	20,131.99	19,840.55	297,732.39	217,376.38	473.63	-	13.08	18.65	(1,019.52)	(1,107.85)	380,368.13	297,974.83

For the six-month period ended June 30, 2018 and 2017, the Group has a major customer account for sales of construction material in the amounts of Baht 22.66 million and Baht 26.66 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 and six-month periods ended June 30, 2018 and 2017 was as follows:

	Unit: Thousand Baht							
	Thailand		Foreign countries		Elimination of inter-segment revenue		Consolidated financial statements	
	2018	2017	2018	2017	2018	2017	2018	2017
For the three-month period ended June 30								
Revenue from sales and services	118,063.97	122,697.77	14,339.40	11,817.71	(101.72)	(279.43)	132,301.65	134,236.05
For the six-month period ended June 30								
Revenue from sales and services	239,743.18	215,429.28	29,919.56	43,135.15	(254.91)	(486.22)	269,407.82	258,078.21

### 30. FINANCIAL INSTRUMENTS

#### a) FINANCIAL RISK MANAGEMENT POLICIES

The principal financial risks faced by the Group are interest rate risk, foreign currency risks and credit risks. The Group borrows at floating rates of interest to finance its operations. Some sales and purchases of goods are entered into in foreign currencies. Credit risk arises when sales are made on deferred credit terms.

The Group uses derivative instruments, when it considers appropriate, to manage such risks.

The Group did not intend to engage in trading derivative instruments for speculative purposes.

#### b) INTEREST RATE RISK

The Group was exposed to interest risks because it held deposits in financial institutions, highly liquid short-term investment, borrowings from financial institutions and debentures. However, as such financial assets and liabilities are short-term, the Group believes that future market interest rate fluctuations would not significantly affect their operation and cash flows. Therefore, no financial derivative was adopted to manage such risks.

As at June 30, 2018 and December 31, 2017, significant financial assets and liabilities classified by type of interest rates are summarized in the table below, with those financial assets and liabilities that carry fixed interest rates further classified based on the maturity date, or the repricing date if this occurs before the maturity date.

Unit: Million Baht							
Consolidated financial statement							
As at June 30, 2018							
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate (% p.a.)
	At call	Within 1 year	Over 1 year				
<u>Financial assets</u>							
Cash and cash equivalents	-	-	-	82.66	4.56	87.22	0.13-0.75
Trade and other current receivables	-	-	-	-	122.35	122.35	-
Restricted deposits with financial institutions	-	-	32.75	-	-	32.75	0.13-1.50
Investment in debt securities held to maturity - net	-	-	11.12	-	-	11.12	2.22
<u>Financial liabilities</u>							
Short-term loans from financial institutions	-	-	-	20.28	-	20.28	4.50, 5.25
Trade and other current payables	-	-	-	-	125.25	125.25	-
Short-term loans from other parties - net	-	-	-	57.85	-	57.85	6.20
Liabilities under finance leases	-	1.53	1.37	-	-	2.90	3.99-6.69
Long-term loans from financial institutions	-	-	-	125.81	-	125.81	5.50, 6.65

Unit: Million Baht							
Consolidated financial statement							
As at December 31, 2017							
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate (% p.a.)
	At call	Within 1 year	Over 1 year				
<b>Financial assets</b>							
Cash and cash equivalents	-	50.20	-	27.54	3.43	81.17	0.13-3.30
Trade and other current receivables	-	-	-	-	87.19	87.19	-
Restricted deposits with financial institutions	-	-	32.75	-	-	32.75	0.37-1.50
Investment in debt securities held to maturity - net	-	-	11.19	-	-	11.19	2.22
<b>Financial liabilities</b>							
Short-term loans from financial institutions	-	-	-	5.20	-	5.20	5.25-9.25
Trade and other current payables	-	-	-	-	104.93	104.93	-
Liabilities under finance leases	-	1.54	1.54	-	-	3.08	3.99-6.49

#### c) 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, 2018 and 2017, 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, 2018 and December 31, 2017, are summarised below.

Unit: Baht						
As at June 30, 2018						
Foreign currency	Consolidated financial statement		Separate financial statement		Exchange rate as at June 30, 2018	
	Financial assets	Financial liabilities	Financial assets	Financial liabilities	(Baht per foreign currency unit)	
					Buying rate	Selling rate
US Dollars	16,359,344.64	15,890,891.68	15,242,200.69	16,460,784.94	33.01	33.33
New Zealand Dollars	-	459,156.41	-	-	22.11	22.73
Australian Dollars	-	205,667.41	-	-	24.03	24.82

Unit: Baht						
As at December 31, 2017						
Foreign currency	Consolidated financial statement		Separate financial statement		Exchange rate as at December 31, 2017	
	Financial assets	Financial liabilities	Financial assets	Financial liabilities	(Baht per foreign currency unit)	
					Buying rate	Selling rate
US Dollars	16,304,676.07	15,658,456.34	15,009,737.25	16,198,527.40	32.51	32.85
New Zealand Dollars	-	1,377,272.94	-	-	22.89	23.49
Australian Dollars	-	183,598.91	-	-	25.08	25.87
Chinese Yuan	3,793,954.87	3,793,954.87	3,793,954.87	3,793,954.87	4.95	5.08

d) CREDIT RISK

The Group has no significant concentrations of credit risks. The Group has policies in place to ensure that sales of products are made to customers with an appropriate credit history.

e) FAIR VALUE

Fair value means the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The methods and assumptions are used by the Company and its subsidiaries in estimating fair value of financial instruments are as follows:

- Financial assets and liabilities held for the short-term maturities, such as cash on hand and deposits at financial institutions, account receivable and payable, short-term loans to and borrowing, the carrying amounts in the statements of financial position approximate at their fair value.
- Leases, which fair values calculated by the present value of the contractually determined stream of future cash flow discounted at the rate of interest applied at that time by the market to instruments, presented as at the statements of financial position.

31. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

31.1 Operating leases and service agreements

As at June 30, 2018, 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	12,601,240.96
Over 1 year but not over 5 years	15,002,521.94

31.2 Capital expenditure

As at June 30, 2018, the subsidiary company has several construction contracts. The subsidiary company has commitment under these contracts totaling amount of Baht 41.78 million. (December 31, 2017: Baht 25.26 million).

### 31.3 Bank guarantee issued by financial institutions

As at June 30, 2018 the Group has outstanding commitments and contingent liabilities with financial institutions as follows:

	Consolidated financial statement					
	Unit: Million Baht			Unit: Million US Dollars		
	Credit limit	Used	Unused	Credit limit	Used	Unused
1) Bank overdrafts	21.00	-	21.00	-	-	-
2) Short-term loan - trust receipts, letters of credit and promissory notes	159.38*	(20.28)	139.10	-	-	-
3) Forward contract	35.00*	-	35.00	1.53	-	1.53
4) Letter of guarantee	112.48*	(50.11)	62.37	-	-	-
5) Long-term loan	285.47	(125.81)	159.66	-	-	-
	<u>613.33</u>	<u>(196.20)</u>	<u>417.13</u>	<u>1.53</u>	<u>-</u>	<u>1.53</u>

\* Joint credit limit of the Company and a subsidiary

As at June 30, 2018, the Group had letters of guarantee issued by financial institutions for payment of goods to certain suppliers amounting to Baht 50.11 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).

## 32. CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to ensure that it has an appropriate financial structure and can 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, 2018, the Group and the Company's debt-to-equity ratio were 0.95: 1.00 and 0.34: 1.00 respectively (December 31, 2017: 0.54: 1.00 and 0.27: 1.00)

## 33. EVENTS AFTER THE DATE OF THE FINANCIAL STATEMENTS

Board of Directors' Meeting No. 3/2018, held on August 9, 2018, approved to purchase of increased share capital of a subsidiary, Teak Development Company Limited in the proportion of the Company shareholding. Such subsidiary will issue 0.20 million new ordinary shares with a par value of Baht 100 each, total amount of increased share capital is Baht 20.00 million for using as its working capital.

## 34. APPROVAL OF INTERIM FINANCIAL STATEMENTS

These interim financial statements were authorized for issue by the Company's Board of Directors on August 9, 2018.