

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, 2019

Independent Auditor's Report on Review of Interim Financial Information

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

I have reviewed the accompanying consolidated and separate statements of financial position of BuilderSmart Public Company Limited and its subsidiaries, and of BuilderSmart Public Company Limited, respectively as at June 30, 2019, 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, 2019, 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, 2019, and the condensed notes to interim financial statements ("interim financial information"). Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of Review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting".

Other Matter

The consolidated and separate statements of financial position of BuilderSmart Public Company Limited and its subsidiaries, and of BuilderSmart Public Company Limited, respectively, as at December 31, 2018, which have been presented herewith for comparative information were audited by another auditor of our firm, whose report dated February 21, 2019, expressed an unqualified opinion. The consolidated and separate statements of profit or loss and other comprehensive income for the three-month and six-month periods ended June 30, 2018, and the consolidated and separate statements of changes in shareholders' equity and statements of cash flows for the six-month period ended June 30, 2018, which have been presented herewith for comparative information, were also reviewed by aforementioned auditor, who concluded, under his report dated August 9, 2018, that nothing had come to his attention that caused him to believe that the accompanying interim financial information was not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting".

Panita Chotesaengmaneekul

Certified Public Accountant

Registration Number 9575

ANS Audit Co., Ltd.

Bangkok, August 13, 2019

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2019

		Unit: Baht			
		Consolidated financial statements		Separate financial statements	
		June 30, 2019	December 31, 2018	March 31, 2019	December 31, 2018
		"Unaudited"	"Audited"	"Unaudited"	"Audited"
Notes		"Reviewed"		"Reviewed"	
Assets					
Current assets					
Cash and cash equivalents	5	38,718,299.90	191,561,128.82	23,904,186.94	159,853,682.14
Trade and other current receivables - net	4.2, 6	117,860,518.36	139,707,816.27	105,343,587.47	85,777,779.29
Short-term loan to related parties - net	4.3	13,290,507.93	-	345,300,000.00	208,600,000.00
Inventories - net	7	89,790,067.51	93,420,021.46	60,069,962.87	63,618,443.32
Real estate development costs	8	757,426,554.46	576,110,404.11	-	-
Other current assets	4.2	40,900,424.68	36,988,886.98	3,375,643.49	3,352,072.62
Total current assets		1,057,986,372.84	1,037,788,257.64	537,993,380.77	521,201,977.37
Non-current assets					
Restricted deposits with financial institutions	9	40,250,000.00	36,500,000.00	35,750,000.00	32,000,000.00
Investment in subsidiaries company - net	10	-	-	367,769,296.81	367,769,296.81
Investment in debt securities held to maturity - net	11	10,980,447.37	11,051,338.66	10,980,447.37	11,051,338.66
Senior living project under development	12	240,530,885.03	180,899,626.30	-	-
Investment properties - net	13	233,244,200.00	188,707,800.00	-	-
Building improvements and equipment - net	14	32,406,961.50	28,901,221.91	11,901,243.63	12,856,642.92
Intangible assets - net	15	16,752,429.76	15,331,203.39	10,942,907.70	9,468,062.43
Deferred tax assets - net	22	8,422,560.75	7,018,847.42	3,743,890.59	3,916,618.85
Other non-current assets		4,677,538.39	4,204,955.05	279,090.89	279,090.89
Total non-current assets		587,265,022.80	472,614,992.73	441,366,876.99	437,341,050.56
Total assets		1,645,251,395.64	1,510,403,250.37	979,360,257.76	958,543,027.93

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2019

		Unit: Baht			
		Consolidated financial statements		Separate financial statements	
		June 30, 2019	December 31, 2018	March 31, 2019	December 31, 2018
		"Unaudited"	"Audited"	"Unaudited"	"Audited"
Notes		"Reviewed"		"Reviewed"	
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	16	117,527,087.56	66,082,904.52	112,723,235.72	61,457,529.71
Short-term loans from related parties	4.4	-	-	1,995,000.00	1,995,000.00
Trade and other current payables	4.2, 17	154,217,551.43	170,019,806.92	90,995,215.70	93,724,945.64
Current portion of long-term liabilities					
under finance lease agreements	18	1,632,835.53	1,568,120.57	1,096,882.40	1,559,064.86
Current portion of long-term loans from financial institutions	19	187,598,528.96	83,884,000.00	-	-
Short-term loans from other parties - net	20	87,966,308.49	99,325,020.20	87,966,308.49	99,325,020.20
Deposits and advances received for purchase of					
condominium units		71,161,143.12	59,534,381.17	-	-
Customer deposits	4.2	21,345,094.56	22,939,662.11	4,495,886.75	6,556,685.08
Retentions	4.2	13,089,321.97	6,487,429.79	-	-
Income tax payable		5,185,023.91	7,983,259.63	5,185,023.91	7,983,259.63
Other current liabilities		2,925,470.26	2,322,759.30	2,374,364.30	1,958,336.90
Total current liabilities		662,648,365.79	520,147,344.21	306,831,917.27	274,559,842.02
Non-current liabilities					
Long-term liabilities under finance lease agreements - net	18	2,663,200.20	1,547,697.41	1,044,060.75	1,547,697.41
Long-term loans from financial institutions - net	19	248,837,147.11	236,220,000.00	-	-
Liability for guarantee refund to lessee	4.2	94,656,466.84	85,214,948.43	-	-
Non-current provisions for employee benefit	21	7,492,665.50	8,504,311.00	5,867,147.00	6,465,027.00
Deferred tax liabilities - net	22	1,023,844.47	1,392,108.00	-	-
Total non-current liabilities		354,673,324.12	332,879,064.84	6,911,207.75	8,012,724.41
Total liabilities		1,017,321,689.91	853,026,409.05	313,743,125.02	282,572,566.43
Shareholders' equity					
Share capital					
Authorised share capital	24				
2,185,143,140 ordinary shares, Baht 0.10 par value		218,514,314.00	218,514,314.00	218,514,314.00	218,514,314.00
Issued and paid-up share capital					
2,130,506,193 ordinary shares, Baht 0.10 par value		213,050,619.30	213,050,619.30	213,050,619.30	213,050,619.30
Premium on share capital		343,503,712.05	343,503,712.05	343,503,712.05	343,503,712.05
Retained earnings					
Appropriated to legal reserve	26	11,515,919.77	10,512,689.47	11,515,919.77	10,512,689.47
Unappropriated		57,746,912.05	88,296,343.16	97,546,881.62	108,903,440.68
Other component of shareholders' equity		2,108,497.30	2,002,923.61	-	-
Total shareholders' equity of the Company		627,925,660.47	657,366,287.59	665,617,132.74	675,970,461.50
Non-controlling interests		4,045.26	10,553.73	-	-
Total shareholders' equity		627,929,705.73	657,376,841.32	665,617,132.74	675,970,461.50
Total liabilities and shareholders' equity		1,645,251,395.64	1,510,403,250.37	979,360,257.76	958,543,027.93

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, 2019

"Unaudited"
"Reviewed"

	Notes	Unit: Baht			
		Consolidated financial statements		Separate financial statements	
		2019	2018	2019	2018
	4, 29				
Revenue from sales and services		132,654,291.93	132,301,653.79	117,658,767.54	104,093,765.20
Cost of sales and services		(94,146,404.03)	(92,812,935.43)	(79,216,703.16)	(70,007,666.49)
Gross profit		38,507,887.90	39,488,718.36	38,442,064.38	34,086,098.71
Other income		2,458,076.25	1,982,639.14	5,012,966.83	832,351.34
Selling expenses		(18,697,539.32)	(16,615,744.45)	(9,401,614.11)	(8,802,721.30)
Administrative expenses		(25,158,053.24)	(20,405,180.95)	(19,197,248.59)	(15,622,752.21)
Finance costs		(1,168,166.14)	(1,328,409.59)	(2,013,515.90)	(1,011,627.02)
Tax expenses	23	(1,357,589.34)	(5,150,769.55)	(2,623,022.09)	(1,951,654.12)
Profit (loss) for the period		(660,902.54)	14,389,021.46	10,219,630.52	7,529,695.40
Other comprehensive income (loss)					
<i>Items that will not be reclassified to profit or loss</i>					
Actuarial gain on defined employee benefit plans - net income tax		1,916,617.60	-	1,231,716.80	-
<i>Items that may be reclassified subsequently to profit or loss</i>					
Exchange differences on translating financial statements of foreign operation		64,081.34	(32,989.70)	-	-
Other comprehensive income (loss) for the period		1,980,698.94	(32,989.70)	1,231,716.80	-
Total comprehensive income for the period		1,319,796.40	14,356,031.76	11,451,347.32	7,529,695.40
Profit (loss) attributable to:					
Equity holders of the Company		(664,403.72)	14,396,515.62	10,219,630.52	7,529,695.40
Non-controlling interests		3,501.18	(7,494.16)	-	-
		(660,902.54)	14,389,021.46	10,219,630.52	7,529,695.40
Total comprehensive income (loss) attributable to:					
Equity holders of the Company		1,316,295.22	14,363,525.92	11,451,347.32	7,529,695.40
Non-controlling interests		3,501.18	(7,494.16)	-	-
		1,319,796.40	14,356,031.76	11,451,347.32	7,529,695.40
Earnings per share	25				
Basic earnings per share (Baht/share)		-	0.008	0.005	0.004
Weighted average number of ordinary shares (basic) (Thousand shares)		2,130,506	1,915,311	2,130,506	1,915,311
Diluted earnings per share (Baht/share)		-	0.007	-	0.004
Weighted average number of ordinary shares (diluted) (Thousand shares)		-	2,000,655	-	2,000,655

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2019

"Unaudited"

"Reviewed"

		Unit: Baht			
Notes		Consolidated financial statements		Separate financial statements	
		2019	2018	2019	2018
4, 29					
	Revenue from sales and services	263,716,567.54	269,407,822.37	230,809,883.81	213,641,265.72
	Cost of sales and services	(186,716,339.90)	(189,573,258.34)	(155,519,380.28)	(143,803,396.33)
	Gross profit	77,000,227.64	79,834,564.03	75,290,503.53	69,837,869.39
	Other income	2,965,603.46	5,101,298.16	8,659,925.84	4,024,589.69
	Gain on fair value adjustment of investment properties	10,528,510.10	36,220,415.67	-	-
	Selling expenses	(36,434,644.50)	(32,927,026.45)	(19,705,438.81)	(19,048,302.07)
	Administrative expenses	(47,936,422.91)	(45,659,408.00)	(34,800,794.53)	(33,053,040.10)
	Loss on impairment of investment in subsidiary	-	-	-	(254,950.00)
	Finance costs	(2,543,577.99)	(1,735,872.12)	(3,864,288.59)	(1,303,761.65)
	Profit before income tax expense	3,579,695.80	40,833,971.29	25,579,907.44	20,202,405.26
	Tax expenses	(3,091,441.64)	(11,054,004.63)	(5,207,371.96)	(4,178,950.16)
	Profit for the period	488,254.16	29,779,966.66	20,372,535.48	16,023,455.10
	Other comprehensive income (loss)				
	Items that will not be reclassified to profit or loss				
	Actuarial gain on defined employee benefit plans - net income tax	1,916,617.60	-	1,231,716.80	-
	Items that may be reclassified subsequently to profit or loss				
	Exchange differences on translating financial statements				
	of foreign operation	105,573.69	(141,584.46)	-	-
	Other comprehensive income (loss) for the period	2,022,191.29	(141,584.46)	1,231,716.80	-
	Total comprehensive income for the period	2,510,445.45	29,638,382.20	21,604,252.28	16,023,455.10
	Profit (loss) attributable to:				
	Equity holders of the Company	494,762.63	29,765,475.98	20,372,535.48	16,023,455.10
	Non-controlling interests	(6,508.47)	14,490.68	-	-
		488,254.16	29,779,966.66	20,372,535.48	16,023,455.10
	Total comprehensive income (loss) attributable to:				
	Equity holders of the Company	2,516,953.92	29,623,891.52	21,604,252.28	16,023,455.10
	Non-controlling interests	(6,508.47)	14,490.68	-	-
		2,510,445.45	29,638,382.20	21,604,252.28	16,023,455.10
	Earnings per share				
25	Basic earnings per share (Baht/share)	-	0.016	0.010	0.008
	Weighted average number of ordinary shares (basic) (Thousand shares)	2,130,506	1,886,023	2,130,506	1,886,023
	Diluted earnings per share (Baht/share)	-	0.015	-	0.008
	Weighted average number of ordinary shares (diluted) (Thousand shares)	-	1,974,716	-	1,974,716

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2019

"Unaudited"

"Reviewed"

Unit: Baht										
Consolidated financial statements										
Equity attributable to shareholders' equity of the Company										
Notes	Issued and paid-up share capital	Premium on share capital	Retained earnings		Other component of shareholders' equity			Total	Non-controlling interests	Total shareholders' equity
			Appropriated to legal reserve	Unappropriated	Actuarial gain on defined employee benefit plans	Translating financial statements	other components of shareholder's equity			
Balance as at January 1, 2019	213,050,619.30	343,503,712.05	10,512,689.47	88,296,343.16	-	2,002,923.61	2,002,923.61	657,366,287.59	10,553.73	657,376,841.32
Changes in equity for the period :										
Dividend payment	28	-	-	(31,957,581.04)	-	-	-	(31,957,581.04)	-	(31,957,581.04)
Total comprehensive income (loss) for the period		-	-	494,762.63	1,916,617.60	105,573.69	2,022,191.29	2,516,953.92	(6,508.47)	2,510,445.45
Transferred to retained earnings		-	-	1,916,617.60	(1,916,617.60)	-	(1,916,617.60)	-	-	-
Appropriated to legal reserve	26	-	-	1,003,230.30	(1,003,230.30)	-	-	-	-	-
Balance as at June 30, 2019	213,050,619.30	343,503,712.05	11,515,919.77	57,746,912.05	-	2,108,497.30	2,108,497.30	627,925,660.47	4,045.26	627,929,705.73
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 :										
Increase in share capital	24	21,942,990.20	117,558,231.88	-	-	-	-	139,501,222.08	-	139,501,222.08
Increase in capital of non-controlling interest		-	-	-	-	-	-	-	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

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2019

"Unaudited"

"Reviewed"

Unit: Baht							
Separate financial statements							
Notes	Issued and paid-up share capital	Premium on share capital	Retained earnings		Other component of shareholders' equity		Total shareholders' equity
			Appropriated to legal reserve	Unappropriated	Other comprehensive income - Actuarial gain on defined employee benefit plans	Total other components of shareholder's equity	
Balance as at January 1, 2019	213,050,619.30	343,503,712.05	10,512,689.47	108,903,440.68	-	-	675,970,461.50
Changes in equity for the period :							
Dividend payment	28	-	-	(31,957,581.04)	-	-	(31,957,581.04)
Total comprehensive income for the period		-	-	20,372,535.48	1,231,716.80	1,231,716.80	21,604,252.28
Transferred to retained earnings		-	-	1,231,716.80	(1,231,716.80)	(1,231,716.80)	-
Appropriated to legal reserve	26	-	1,003,230.30	(1,003,230.30)	-	-	-
Balance as at June 30, 2019	213,050,619.30	343,503,712.05	11,515,919.77	97,546,881.62	-	-	665,617,132.74
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	191,541,057.80	259,831,517.81	8,946,451.53	79,144,919.95	-	-	539,463,947.09

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2019

"Unaudited"

"Reviewed"

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Cash flows from operating activities:				
Profit before income tax expenses	3,579,695.80	40,833,971.29	25,579,907.44	20,202,405.26
Adjustment to reconcile profit to net cash by (used in)				
operating activities				
Allowance for doubtful accounts (reversal) - net	354,959.87	(996,269.44)	154,959.87	(771,608.35)
Allowance for obsolete inventory (reversal) - net	-	637,849.27	-	(346,361.89)
Allowance for impairment loss of investment in subsidiary	-	-	-	254,950.00
(Gain) loss on disposal of assets	(838.77)	49,273.92	(838.77)	(7,475.64)
Depreciation and amortization	6,291,725.20	6,015,267.10	2,828,589.57	2,678,470.43
Gain on fair value adjustment of investment properties	(10,528,510.10)	(36,220,415.67)	-	-
Unrealized (gain) loss on exchange rate - net	(185,218.93)	(18,637.02)	(199,580.77)	14,333.68
Employee benefit expenses	1,384,126.50	763,162.50	941,766.00	549,852.00
Interest income	(5,774,252.67)	(556,159.76)	(8,881,975.75)	(2,288,917.05)
Finance costs	2,545,755.01	1,735,872.12	3,866,465.61	1,303,761.65
(Profit) loss from operations before changes in operating				
assets and liabilities	(2,332,558.09)	12,243,914.31	24,289,293.20	21,589,410.09
Operating assets (increase) decrease				
Trade and other current receivables	9,321,763.33	(33,482,803.74)	(10,773,684.57)	3,887,981.05
Inventories	2,041,000.86	(5,972,406.77)	3,070,646.43	(11,986,829.32)
Real estate development costs	(180,294,043.40)	(278,849,526.08)	-	-
Other current assets	(3,911,537.70)	(13,670,796.42)	(23,570.87)	(359,109.71)
Cash payment for prepaid for land purchase - Director				
of the Company	-	(25,000,000.00)	-	-
Other non-current assets	(472,583.34)	(614,539.54)	-	464,679.28
Operating liabilities increase (decrease)				
Trade and other current payables	(16,597,016.68)	7,860,664.62	(5,232,292.03)	(3,086,869.28)
Deposits and advances received for purchase of condominium units	11,626,761.95	36,504,374.38	-	-
Customer deposits	(1,594,567.55)	7,055,312.98	(2,060,798.33)	5,809,176.29
Retentions	6,601,892.18	167,440.34	-	-
Other current liabilities	602,710.96	(90,689.66)	416,027.40	(109,095.81)
Liability for guarantee refund to lessee	9,441,518.41	27,521,700.00	-	-
Cash receipt (used) from operating activities	(165,566,659.07)	(266,327,355.58)	9,685,621.23	16,209,342.59
Cash payment for corporate income tax	(8,229,180.75)	(5,939,328.85)	(8,140,808.62)	(5,631,409.48)
Net cash flows provided by (used in) operating activities	(173,795,839.82)	(272,266,684.43)	1,544,812.61	10,577,933.11

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2019

"Unaudited"

"Reviewed"

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Cash flows from investing activities				
Increase restricted deposits with financial institutions	(3,750,000.00)	-	(3,750,000.00)	-
Cash payment for short-term loan to related parties	-	-	(136,700,000.00)	(72,600,000.00)
Cash receipt from short-term loan to related parties	-	-	-	56,439,259.41
Cash payment for senior living project under development	(94,614,399.22)	(34,482,922.81)	-	-
Cash payment for purchase of fixed assets	(5,022,412.40)	(2,921,113.65)	(978,735.32)	(2,365,753.15)
Cash receipt from sales of fixed assets	7,383.18	23,476.64	7,383.18	7,476.64
Cash payment for purchase of intangible assets	(234,521.03)	(821,395.02)	-	(609,858.98)
Cash payment for investment in subsidiaries	-	-	-	(179,999,500.00)
Cash receipt from interest income	5,549,033.05	539,448.45	760,029.53	2,212,513.10
Net cash flows used in investing activities	(98,064,916.42)	(37,662,506.39)	(140,661,322.61)	(196,915,862.98)
Cash flows from financing activities				
Increase in short-term loans from financial institutions	51,444,183.04	15,081,122.03	51,265,706.01	15,823,916.03
Increase (decrease) in short-term loans from other parties	(13,779,289.96)	57,359,574.00	(13,779,289.96)	57,359,574.00
Repayment of long-term liabilities under finance lease agreements	(1,218,863.00)	(870,364.94)	(1,031,223.77)	(815,736.92)
Cash receipt from long-term loans from financial institutions	116,548,727.50	125,810,000.00	-	-
Repayment of long-term loans from financial institutions	(217,051.43)	-	-	-
Cash receipt from capital increase	-	139,501,222.08	-	139,501,222.08
Dividend payment	(31,923,654.00)	(19,093,236.83)	(31,923,654.00)	(19,093,236.83)
Cash payment for finance costs	(1,941,698.52)	(1,666,480.80)	(1,364,523.48)	(736,337.90)
Net cash flows provided by financing activities	118,912,353.63	316,121,835.54	3,167,014.80	192,039,400.46
Net increase (decrease) in cash and cash equivalent	(152,948,402.61)	6,192,644.72	(135,949,495.20)	5,701,470.59
Exchange differences on translating financial statements of foreign operation	105,573.69	(141,584.46)	-	-
Cash and cash equivalents at beginning of period	191,561,128.82	81,173,746.96	159,853,682.14	57,439,285.83
Cash and cash equivalents at ending of period	38,718,299.90	87,224,807.22	23,904,186.94	63,140,756.42
Supplemental cash flows information				
Non-cash transactions				
Increase (decrease) in payables for purchase of fixed assets and intangible assets	2,080,750.92	516,978.53	1,898,010.62	(83,547.00)
Increase in fixed assets transfer from inventory	1,588,953.09	1,034,874.60	477,834.02	1,034,874.60
Increase in assets under finance lease agreements	2,298,598.13	614,598.13	-	-
Increase (decrease) in payables for purchases of senior living project under development	(1,858,406.84)	11,313,356.38	-	-
Capitalised borrowing costs relating to the acquisition of senior living project under development	883,156.24	88,328.77	-	-
Capitalised borrowing costs relating to the acquisition of real estate development costs	1,022,106.95	412,707.94	-	-
Convert other receivables to short-term loan from related party	13,290,507.93	-	-	-

BUILDERSMART PUBLIC COMPANY LIMITED AND SUBSIDIARIES

NOTES TO INTERIM FINANCIAL STATEMENTS

FOR THE THREE-MONTH AND SIX-MONTH PERIODS ENDED JUNE 30, 2019 (UNAUDITED) (REVIEWED)

1. GENERAL INFORMATION

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

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

2. BASIS FOR PRESENTATION OF THE INTERIM FINANCIAL STATEMENTS

The interim financial statements have been prepared in accordance with Thai Accounting Standard No. 34 (Revised 2018), Interim Financial Reporting.

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

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

The interim financial statements have been prepared to provide information in addition to that included in the financial statements for the year ended December 31, 2018. They focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements for the year ended December 31, 2018.

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

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

Basis for preparation of the consolidated interim financial statements

The consolidated interim financial statements related to the Company and its subsidiaries (together referred to as the “the Group”) are prepared using the same basis as were used for the consolidated financial statements for the year ended December 31, 2018.

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

New financial reporting standards

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

During the period, the Company and its subsidiaries have adopted the revised (revised 2018) and new financial reporting standards and interpretations which are effective for fiscal periods beginning on or after 1 January 2019. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards. The adoption of these financial reporting standards does not have any significant impact on the Company’s and its subsidiaries’ financial statements. However, the new standard involves changes to key principles, which are summarised below:

TFRS 15 Revenue from Contracts with Customers

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

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

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

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

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

Financial reporting standards related to financial instruments

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

Financial reporting standards:

TFRS 7	Financial Instruments: Disclosures
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TFRS 9	Financial Instruments
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Accounting standard:

TAS 32	Financial Instruments: Presentation
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Financial Reporting Standard Interpretations:

TFRIC 16	Hedges of a Net Investment in a Foreign Operation
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TFRIC 19	Extinguishing Financial Liabilities with Equity Instruments
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These TFRSs related to financial instruments make stipulations relating to the classification of financial instruments and their measurement at fair value or amortised cost (taking into account the type of instrument, the characteristics of the contractual cash flows and the Company's business model), calculation of impairment using the expected credit loss method, and hedge accounting. These include stipulations regarding the presentation and disclosure of financial instruments. When the TFRSs related to financial instruments are effective, some accounting standards, interpretations and guidance which are currently effective will be cancelled.

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

TFRS 16 Leases

TFRS 16 supersedes TAS 17 Leases together with related Interpretations. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases, and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is low value.

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

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

3. Significant accounting policies

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended December 31, 2018, except for the change in the accounting policies due to the adoption of TFRS 15, Revenue from Contracts with Customers. However, such change in accounting policy has no material impacts on the financial statements.

4. RELATED PARTY TRANSACTIONS AND BALANCES

4.1 Significant transactions with related parties for the three-month periods ended June 30, 2019 and 2018 are as follows:

	Unit: Baht				Transfer pricing policy
	Consolidated financial		Separate financial		
	statements		statements		
	2019	2018	2019	2018	
Subsidiaries					
Revenues from sales and services	-	-	333,165.30	69,521.00	Cost plus margin
Cost of sales and services	-	-	18,826.00	5,986.10	Cost plus margin / carrying amount
Rental income	-	-	76,900.00	152,700.00	Carried out on commercial terms and conditions
Interest income	-	-	4,654,786.46	991,501.49	Interest rate of 2.5% - 6.7% per annum
Finance costs	-	-	13,926.73	-	Interest rate of 2.8% per annum according to the loan agreement
Related parties					
Revenues from sales and services					
Ruamchokchai Engineering Company Limited	3,339,703.41	283,640.00	3,232,716.41	283,640.00	Contract price
Cost of real estate development project					
Ruamchokchai Engineering Company Limited	43,174,684.20	6,754,875.05	-	-	Contract price
Cost of a Senior Living Project					
Ruamchokchai Engineering Company Limited	28,726,632.24	7,233,408.25	-	-	Contract price
Interest income					
LKH Development Company Limited	348,668.79	-	-	-	Interest rate of 6.0% per annum according to the loan agreement
Rental expenses					
LKH Trading Company Limited	48,150.00	48,150.00	-	-	Based on a rental agreement
Sobreuk (Group of persons)	904,995.00	919,692.00	904,995.00	919,692.00	Based on a rental agreement which is not in excess of market-value
Related person - Director	723,609.47	150,000.00	-	-	Based on a rental agreement

Significant transactions with related parties for the six-month periods ended June 30, 2019 and 2018 are as follows:

	Unit: Baht				
	Consolidated financial		Separate financial		
	statements		statements		
	2019	2018	2019	2018	Transfer pricing policy
Subsidiaries					
Revenues from sales and services	-	-	893,436.95	139,311.00	Cost plus margin
Cost of sales and services	-	-	25,070.00	57,250.45	Cost plus margin / carrying amount
Rental income	-	-	228,900.00	305,400.00	Carried out on commercial terms and conditions
Interest income	-	-	8,245,395.39	1,822,560.39	Interest rate of 2.5% - 6.7% per annum
Other income	-	-	-	35,162.40	Cost plus margin
Finance costs	-	-	27,700.42	-	Interest rate of 2.8% per annum according to the loan agreement
Related parties					
Revenues from sales and services					
Ruamchokchai Engineering Company Limited	5,443,650.92	283,640.00	4,654,609.92	283,640.00	Contract price
Cost of real estate development project					
Ruamchokchai Engineering Company Limited	64,997,501.76	14,005,213.18	-	-	Contract price
Cost of a Senior Living Project					
Ruamchokchai Engineering Company Limited	52,858,514.79	7,233,408.25		-	Contract price
Interest income					
LKH Development Company Limited	348,668.79	-	-	-	Interest rate of 6.0% per annum according to the loan agreement
Rental expenses					
LKH Trading Company Limited	96,300.00	80,250.00	-	-	Based on a rental agreement
Sobreuk (Group of persons)	1,809,990.00	1,776,960.00	1,809,990.00	1,776,960.00	Based on a rental agreement which is not in excess of market-value
Related person - Director	1,447,218.96	250,000.00	-	-	Based on a rental agreement

4.2 Significant balances between the Company and those related companies as at June 30, 2019 and December 31, 2018 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Trade and other current receivables				
Trade receivables				
Subsidiaries	-	-	1,443,661.75	629,920.31
Related company				
Ruamchokchai Engineering Company Limited	5,594,735.62	2,968,617.11	4,750,461.75	2,968,617.11
Total trade receivables	5,594,735.62	2,968,617.11	6,194,123.50	3,598,537.42
Other current receivables				
Other receivable				
Subsidiaries	-	-	7,192,449.37	2,271,460.31
Related company				
LKH Development Company Limited (Notes 4.3)	-	29,970,398.38	-	-
Total	-	29,970,398.38	7,192,449.37	2,271,460.31
Advances to related parties - net				
Subsidiaries	-	-	4,587,796.46	3,795,775.34
<u>Less</u> Allowance for doubtful accounts	-	-	(3,442,258.93)	(3,442,258.93)
Total	-	-	1,145,537.53	353,516.41
Accrued interest income				
Subsidiaries	-	-	12,677,316.44	4,431,921.05
Related company				
LKH Development Company Limited (Notes 4.3)	348,668.79	-	-	-
Total	348,668.79	-	12,677,316.44	4,431,921.05
Total other current receivables	348,668.79	29,970,398.38	21,015,303.34	7,056,897.77
Total trade and other current receivables	5,943,404.41	32,939,015.49	27,209,426.84	10,655,435.19
Short-term loans - net				
Subsidiaries	-	-	345,360,740.59	208,660,740.59
Related company				
LKH Development Company Limited (Notes 4.3)	13,290,507.93	-	-	-
<u>Less</u> Allowance for doubtful accounts	-	-	(60,740.59)	(60,740.59)
Total short-term loans - net	13,290,507.93	-	345,300,000.00	208,600,000.00
Other current assets				
Related company				
Retentions receivable				
Ruamchokchai Engineering Company Limited	160,002.83	65,902.45	160,002.83	65,902.45

Unit: Baht				
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Deposit for construction cost				
Ruamchokchai Engineering Company Limited	26,382,881.59	15,955,520.42	-	-
Total other current assets	26,542,884.42	16,021,422.87	160,002.83	65,902.45
Trade and other current payables				
Trade payables				
Subsidiary	-	-	20,554.70	6,160.53
Related company				
Ruamchokchai Engineering Company Limited	5,059,751.12	14,284,595.43	-	-
Total trade payable	5,059,751.12	14,284,595.43	20,554.70	6,160.53
Other current payables				
Advances from related parties				
Related persons - Directors	438,467.01	327,723.12	145,800.86	29,673.00
Total	438,467.01	327,723.12	145,800.86	29,673.00
Other payable				
Related company				
LKH Development Company Limited	56,670.00	56,670.00	-	-
LKH Trading Company Limited	16,050.00	-	-	-
Related persons - Directors	-	85,659.50	-	-
Total	72,720.00	142,329.50	-	-
Reservation fee for lease				
Related persons - Directors	9,552,900.00	15,652,900.00	-	-
Total	9,552,900.00	15,652,900.00	-	-
Total other current payables	10,064,087.01	16,122,952.62	145,800.86	29,673.00
Total trade and other current payables	15,123,838.13	30,407,548.05	166,355.56	35,833.53
Short-term loans to				
Subsidiary	-	-	1,995,000.00	1,995,000.00
Total short-term loans - net	-	-	1,995,000.00	1,995,000.00
Customer deposits				
Subsidiary	-	-	227,700.00	293,700.00
Total customer deposits	-	-	227,700.00	293,700.00
Retention payable				
Related company				
Ruamchokchai Engineering Company Limited	9,911,404.76	4,107,642.16	-	-
Total retention payable	9,911,404.76	4,107,642.16	-	-
Liability for guarantee refund to lessee				
Related persons - Directors	32,240,000.00	-	-	-
Total liability for guarantee refund to lessee	32,240,000.00	-	-	-

During the six-month period ended June 30, 2019, the related party, who is a close relative of the director, entered into two lease agreements - guaranteed refund for two residential villas (a lease agreement is jointly made with third party). The lease agreements, totaling Baht 32.24 million, are presented in the “Liability for guarantee refund to lessee” account in the statement of financial position. In addition, the related party also paid reservation fees, totaling Baht 9.55 million, for the lease of an apartment unit at the Senior Living Project, currently under development.

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

- 4.3 During the six-month period ended June 30, 2019, movements of short-term loans to related parties were as follows:

Unit: Baht					
Consolidated financial statements					
	As at	Movement during the period			As at
	January 1, 2019	Convert	Increase	Decrease	June 30, 2019
Short-term loans to related company					
Related company					
LKH Development Company Limited	-	20,263,987.93	109,141.00	(7,082,621.00)	13,290,507.93
Total	-				13,290,507.93

A subsidiary, Teak Development Limited, has not yet received, from LKH Development Company Limited (“the Seller”), deposits and advances for purchases of condominium units in “The Teak Sukhumvit 39” project, for 38 condominium units, in the amount of Baht 20.26 million since the rights and obligations under the sales and purchase agreements are being novated to the subsidiary. However, such deposits and advances received were recorded as “Other receivables - LKH Development Company Limited” and “Deposits and advances received for the purchase of condominium units”.

On May 13, 2019, such subsidiary entered into a loan agreement with LKH Development Company Limited to convert the balance of the deposits and advances received for the purchase of condominium units, recorded as “Other receivables - LKH Development Company Limited” as at March 1, 2019, in the amount of Baht 20.26 million, to “Short-term loan from related party”. This loan bears interest at the rate of 6.0% per annum and is due within August 2019.

Subsequently, the subsidiary converted the deposits and advances, for purchases of condominium units from the customer, who continued to make installment payments for the purchase through the Seller’s account from March 1, 2019 to June 30, 2019, by way of an annex to the agreement. The terms of the additional loans are the same as specified in the loan agreement.

	Unit: Baht			
	Separate financial statements			
	As at	Movement during the period		As at
	January 1, 2019	Increase	Decrease	June 30, 2019
<u>Short-term loans to related parties</u>				
<u>Subsidiaries</u>				
Sansara Development Limited	116,000,000.00	86,000,000.00	-	202,000,000.00
Building Bling Limited	60,740.59	-	-	60,740.59
Teak Development Limited	92,600,000.00	50,700,000.00	-	143,300,000.00
Total	208,660,740.59	136,700,000.00	-	345,360,740.59
<u>Less</u> Allowance for doubtful account	(60,740.59)	-	-	(60,740.59)
Net	208,600,000.00			345,300,000.00

As at June 30, 2019, short-term loans to its subsidiary company, Sansara Development Limited, in term of loan agreement for the purpose of development and construction of a Senior Living Project bear interest at the rate of 4.5% - 6.7% per annum and is due at call.

As at June 30, 2019, a short-term loan to its subsidiary company, Building Bling Limited, in term of loan agreement for the purpose for development of louvre system with Louvre Systems Ltd bears interest at the rate of 6.25% per annum and is due at call.

As at June 30, 2019, a short-term loan to its subsidiary company, Teak Development Limited, in term of loan agreement for the purpose for support operations of Teak Development Limited bears interest at the rate of 4.5% - 6.7% per annum and is due at call.

- 4.4 During the six-month period ended June 30, 2019, movements of short-term loan from related party were as follows:

	Unit: Baht			
	Separate financial statements			
	As at	Movement during the period		As at
	January 1, 2019	Increase	Decrease	June 30, 2019
<u>Short-term loan from related party</u>				
<u>Subsidiary</u>				
Install Direct Company Limited	1,995,000.00	-	-	1,995,000.00
Total	1,995,000.00			1,995,000.00

As at June 30, 2019, a short-term loan from Install Direct Company Limited, in term of loan agreement for the purpose for its working capital bears interest at the rate of 2.8% per annum and is due at call.

4.5 Key management personnel compensation

Key management personnel compensation for the three-month periods ended June 30, 2019 and 2018 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Short-term benefits	11,524,617.87	8,781,969.74	8,747,090.87	6,421,207.74
Post-employment benefits	546,868.94	474,262.24	394,787.73	362,532.53
Total key management personnel compensation	12,071,486.81	9,256,231.98	9,141,878.60	6,783,740.27

Key management personnel compensation for the six-month periods ended June 30, 2019 and 2018 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Short-term benefits	20,971,798.87	17,844,342.92	15,697,509.87	13,318,518.92
Post-employment benefits	1,083,257.97	945,889.16	786,603.51	719,435.75
Total key management personnel compensation	22,055,056.84	18,790,232.08	16,484,113.38	14,037,954.67

Compensation paid to the Management of a subsidiary, Sansara Development Limited by the Company for the six-month periods ended June 30, 2019 and 2018 are Baht 3.67 million and Baht 3.62 million, respectively. The Company agreed not to charge them back to such subsidiary.

4.6 Commitments and contingent liabilities

Operating leases and service agreements

As at June 30, 2019, the Group entered into a long-term lease of land, buildings and vehicles with related parties for periods of 1 year to 5 years. The future minimum lease payments are summarized as follows:

Year	Unit: Baht
Within 1 year	3,962,330.00
Over 1 year but not over 5 years	2,113,320.00

As at June 30, 2019, the subsidiary entered into lease agreements with a related party to lease back villas for use as project model-showroom units for periods of 1 year to 3 years. The future minimum lease payments (Note 13) are summarized as follows:

Year	Unit: Baht
Within 1 year	2,294,437.98
Over 1 year but not over 3 years	899,313.38

Capital expenditure

As at June 30, 2019, the Group has construction contract with a related party. The Group has commitments under these contracts totaling amount of Baht 137.48 million.

5. CASH AND CASH EQUIVALENTS

The cash and cash equivalents as at June 30, 2019 and December 31, 2018 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Cash on hand	320,823.11	319,107.04	100,823.11	99,101.00
Cash at banks - saving accounts	36,493,633.84	128,079,684.21	22,563,550.47	97,138,974.91
Cash at banks - current accounts	1,903,842.95	1,864,594.57	1,239,813.36	1,317,863.23
High liquidity short-term investments	-	61,297,743.00	-	61,297,743.00
Total	38,718,299.90	191,561,128.82	23,904,186.94	159,853,682.14

6. TRADE AND OTHER CURRENT RECEIVABLES - NET

Trade and other current receivables - net as at June 30, 2019 and December 31, 2018 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Trade receivables				
Trade receivables - other parties	100,719,867.71	102,230,131.49	86,156,948.21	83,024,944.71
Trade receivables - related parties	5,594,735.62	2,968,617.11	6,194,123.50	3,598,537.42
<u>Less</u> Allowance for doubtful accounts	(13,913,140.79)	(13,558,180.92)	(9,458,629.51)	(9,303,669.64)
Total trade receivables - net	92,401,462.54	91,640,567.68	82,892,442.20	77,319,812.49
Other receivables				
Other receivables - related parties	-	29,970,398.38	7,192,449.37	2,271,460.31
Advances to related parties	-	-	4,587,796.46	3,795,775.34
Accrued interest income - related parties	348,668.79	-	12,677,316.44	4,431,921.05
Unbilled receivables	2,879,076.39	2,879,076.39	-	-
Prepaid commission	10,188,768.92	4,270,457.84	-	-
Prepaid expenses	3,867,019.84	2,214,458.66	1,063,486.23	831,906.88
Revenue Department receivable	7,437,438.56	8,383,216.12	80,272.38	264,520.95
Others	738,083.32	349,641.20	292,083.32	304,641.20
<u>Less</u> Allowance for doubtful accounts - advances to related parties	-	-	(3,442,258.93)	(3,442,258.93)
Total other receivables - net	25,459,055.82	48,067,248.59	22,451,145.27	8,457,966.80
Total trade and other current receivables - net	117,860,518.36	139,707,816.27	105,343,587.47	85,777,779.29

As at June 30, 2019 and December 31, 2018, aging of trade receivables were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Trade receivables - other parties				
Within credit term	61,683,129.60	58,567,959.85	59,564,135.13	56,002,908.08
Over credit term				
Up to 3 months	16,575,663.11	21,186,266.59	15,184,176.37	15,788,097.25
3 - 6 months	66,406.68	3,614,164.98	15,916.47	669,215.69
6 - 12 months	6,366,355.82	3,579,512.93	1,003,134.46	671,237.25
Over 12 months	16,028,312.50	15,282,227.14	10,389,585.78	9,893,486.44
Total trade receivables - other parties	100,719,867.71	102,230,131.49	86,156,948.21	83,024,944.71
<u>Less</u> Allowance for doubtful accounts	(13,913,140.79)	(13,558,180.92)	(9,458,629.51)	(9,303,669.64)
Total trade receivables - other parties - net	86,806,726.92	88,671,950.57	76,698,318.70	73,721,275.07
Trade receivables - related parties				
Within credit term	3,430,235.28	2,702,732.81	3,776,870.25	3,322,498.81
Over credit term				
Up to 3 months	2,164,500.34	265,884.30	2,374,142.94	265,884.30
3 - 6 months	-	-	32,956.00	10,154.31
6 - 12 months	-	-	10,154.31	-
Over 12 months	-	-	-	-
Total trade receivables - related parties	5,594,735.62	2,968,617.11	6,194,123.50	3,598,537.42
Total trade receivables - net	92,401,462.54	91,640,567.68	82,892,442.20	77,319,812.49

7. INVENTORIES - NET

Inventories - net as at June 30, 2019 and December 31, 2018 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Finished goods	62,253,237.62	65,569,486.52	62,253,237.62	65,569,486.52
Raw materials	20,651,229.64	21,246,829.14	-	-
Work-in-progress	10,694,685.27	12,120,843.49	1,050,673.20	1,442,633.17
Goods in transit	1,708,052.67	-	159,728.42	-
<u>Less</u> Allowance for obsolete inventory	(5,517,137.69)	(5,517,137.69)	(3,393,676.37)	(3,393,676.37)
Net	89,790,067.51	93,420,021.46	60,069,962.87	63,618,443.32

8. COST OF REAL ESTATE DEVELOPMENT PROJECT

Movements of cost of real estate development project during the six-month period ended June 30, 2019 are summarized below:

	Unit: Baht
	Consolidated
	financial statements
Accumulated cost of real estate development project as at January 1, 2019	576,110,404.11
Additions	181,316,150.35
Total	757,426,554.46
Transfer to cost of real estate sold	-
Accumulated cost of real estate development project as at June 30, 2019	757,426,554.46

As at June 30, 2019, five projects, "The Teak Sukhumvit 39" project, "The Teak Sathorn - Lumpini" project, "The Teak Ratchada" project, "The Teak Ari" project, and "The Teak Sathorn - Nanglinchee", are in the process of construction.

For the six-month period ended June 30, 2019, interest expenses of loans for the construction of the Projects, in the amount of Baht 12.14 million, have been capitalized as part of the cost of real estate development project.

As at June 30, 2019, the subsidiary mortgaged the land and any structures thereon of the five projects with two bank as collateral for financial support credit facilities, for the operation of the projects.

9. RESTRICTED DEPOSITS WITH FINANCIAL INSTITUTIONS

As at June 30, 2019, the Group held time deposits and saving with two commercial banks in the total amount of Baht 40.25 million. (December 31, 2018: Baht 36.50 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, 2019 and December 31, 2018 consisted of:

	Issued and paid-up capital		Shareholding proportion		Unit: Thousand Baht	
			(%)		At cost	
	Unit: Thousands Baht	Unit: Thousands Rupee	2019	2018	2019	2018
Install Direct Company Limited	10,000.00	-	100.00	100.00	9,999.70	9,999.70
BuilderSmart Construction Systems Private Limited	-	1,000.00	99.70	99.70	683.80	683.80
D&W (Asia) Limited	60,000.00	-	100.00	100.00	59,999.70	59,999.70
Building Bling Limited	500.00	-	50.99	50.99	254.95	254.95
Sansara Development Company Limited	150,000.00	-	100.00	100.00	149,999.98	149,999.98
Sansara Lifestyle Service Company Limited	500.00	-	100.00	100.00	499.98	499.98
Teak Development Limited	150,000.00	-	100.00	100.00	149,999.50	149,999.50
Total					371,437.61	371,437.61
<u>Less</u> Allowance for impairment loss of investments					(3,668.31)	(3,668.31)
Net					367,769.30	367,769.30

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, 2019 are summarized below:

	Unit: Baht
	Consolidated and separate financial statement
Net book value as at January 1, 2019	11,051,338.66
Acquisition	-
Accumulated amortization	(70,891.29)
Net book value as at June 30, 2019	10,980,447.37

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

As at June 30, 2019, 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, 2019 are summarized below:

	Unit: Baht
	Consolidated financial statement
Accumulated project costs as at January 1, 2019	180,899,626.30
Additions	93,639,148.63
Total	274,538,774.93
Transfer to investment properties - accumulated	(34,007,889.90)
Accumulated project costs as at June 30, 2019	240,530,885.03

For the six-month period ended June 30, 2019, interest expenses of loans for the construction of the Senior Living Project, in the amount of Baht 0.88 million, have been capitalised as part of the cost of the Senior Living Project under development.

13. INVESTMENT PROPERTIES - NET

Movements of the investment properties - net account during the six-month period ended June 30, 2019 are summarized below:

	Unit: Baht
	Consolidated financial statement
	Senior Living Project - Villas
As at January 1, 2019	188,707,800.00
Transfer from Senior Living Project under development	34,007,889.90
Gain on fair value adjustment (Level 2)	10,528,510.10
As at June 30, 2019	233,244,200.00
Cost	146,044,917.09
Accumulated gain on fair value adjustment	87,199,282.91
Fair value - net	233,244,200.00

The fair values of investment properties - net of the subsidiary, were assessed by the independent appraiser, Fast and Fair Valuation Co., Ltd., according to the appraisal report dated as at February 18, 2019, and Ktac Appraisal And Service Co., Ltd., according to the appraisal report dated as at June 24, 2019. The appraisal values, determined according to the Market Comparison Approach, are categorised as Fair Value - Level 2 based on the inputs to the valuation technique used.

As at June 30, 2019, the subsidiary entered into lease agreements - guaranteed refund for three villas, equal to 27% of all completed villa units. Said villas are recognized as investment properties. Their lease amounts total Baht 65.39 million.

As at June 30, 2019, the subsidiary entered into a lease agreement with a third party, and into another two lease agreements with a related party, who is a close relative of the director, both of which are for residential villas (a lease agreement is jointly made with third party) (Note.4.6). However, the subsidiary has entered into lease agreements to lease back those villas from the lessees for a 3-year period for use as project model showroom-units. The quarterly lease back fee is Baht 1,162,238.

14. BUILDING IMPROVEMENTS AND EQUIPMENT - NET

Movements of the building improvements and equipment - net account during the six-month period ended June 30, 2019, are summarized below:

	Unit: Baht	
	Consolidated	Separate
	financial statement	financial statement
Net book value as at January 1, 2019	28,901,221.91	12,856,642.92
Acquisitions during the period - cost	9,172,503.92	1,536,369.34
Disposal during the period - net book value at the date of disposal	(6,544.41)	(6,544.41)
Depreciation for the period	(5,660,219.92)	(2,485,224.22)
Net book value as at June 30, 2019	32,406,961.50	11,901,243.63

Depreciations for the six-month periods ended June 30, 2019 and 2018, have been charged to profit or loss of consolidated financial statements amounting to Baht 5.66 million and Baht 5.26 million, respectively, and have been charged to profit or loss of separate financial statements amounting to Baht 2.49 million and Baht 2.36 million, respectively.

The gross carrying amount of fully depreciated assets of the Group that were still in use as at June 30, 2019 amounted to Baht 59.77 million (December 31, 2018: Baht 55.93 million).

As at June 30, 2019, the Group has vehicles under financial lease agreements with a net book value of Baht 7.48 million (December 31, 2018: Baht 5.50 million).

15. INTANGIBLE ASSETS - NET

Movements of the intangible asset - net account during the six-month period ended June 30, 2019 are summarized below:

	Unit: Baht	
	Consolidated	Separate
	financial statement	financial statement
Net book value as at January 1, 2019	15,331,203.39	9,468,062.43
Addition - cost	2,052,731.65	1,818,210.62
Amortization	(631,505.28)	(343,365.35)
Net book value as at June 30, 2019	16,752,429.76	10,942,907.70

Amortization for the six-month periods ended June 30, 2019 and 2018, have been charged to profit or loss of consolidated financial statements amounting to Baht 0.63 million and Baht 0.75 million, respectively, and have been charged to profit or loss of separate financial statements amounting to Baht 0.34 million and Baht 0.32 million, respectively.

The gross carrying amount of fully amortization intangible assets of the Group that were still in use as at June 30, 2019 amounted to Baht 5.23 million (December 31, 2018: Baht 4.82 million).

16. SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

Short-term loans from financial institutions as at June 30, 2019 and December 31, 2018 comprised:

	Interest rate (%)		Unit: Baht			
	As at	As at	Consolidated financial statements		Separate financial statements	
	June 30, 2019	December 31, 2018	2019	2018	2019	2018
Bank overdrafts	MOR	MOR	4,803,851.84	4,625,374.81	-	-
Trust receipt	-	11.25%	-	1,025,072.66	-	1,025,072.66
Domestic trust receipt	5.00%	5.00%	60,687,050.52	34,664,039.70	60,687,050.52	34,664,039.70
Promissory notes	4.35% - 5.25%	5.25%	52,036,185.20	25,768,417.35	52,036,185.20	25,768,417.35
Total			117,527,087.56	66,082,904.52	112,723,235.72	61,457,529.71

17. TRADE AND OTHER CURRENT PAYABLES

Trade and other current payables as at June 30, 2019 and December 31, 2018 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Trade payables				
Trade payables - other parties	74,739,835.88	76,504,157.92	55,798,352.73	58,394,806.32
Trade payables - related parties	5,059,751.12	14,284,595.43	20,554.70	6,160.53
Total trade payables	79,799,587.00	90,788,753.35	55,818,907.43	58,400,966.85
Other payables				
Advances from related parties	438,467.01	327,723.12	145,800.86	29,673.00
Other payables	10,734,372.78	13,252,125.11	6,980,385.61	7,372,990.26
Other payables - related party	72,720.00	142,329.50	-	-
Commission payables	23,196,717.36	18,466,941.00	18,039,071.66	15,847,276.62
Accrued expenses	10,866,774.54	5,124,554.13	7,294,519.59	4,018,374.64
Accrued senior living project under development cost	14,019,078.50	11,677,377.72	-	-
Accrued bonus expenses	1,305,434.19	8,913,756.71	1,305,434.19	6,517,928.49
Revenue Department payable	168,220.65	168,220.65	-	-
Withholding tax	2,235,134.68	2,227,604.13	923,849.54	1,034,003.50
Reservation fee for lease - related parties	9,552,900.00	15,652,900.00	-	-
Reservation fee for lease - other parties	1,200,000.00	2,600,000.00	-	-
Retentions	145,489.13	183,124.72	-	-
Others	482,655.59	494,396.78	487,246.82	503,732.28
Total other payables	74,417,964.43	79,231,053.57	35,176,308.27	35,323,978.79
Total trade and other payables	154,217,551.43	170,019,806.92	90,995,215.70	93,724,945.64

18. LONG-TERM LIABILITIES UNDER FINANCE LEASES

Long-term liabilities under finance lease as at June 30, 2019 and December 31, 2018 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Long-term liabilities under finance leases				
- Within 1 year	1,814,642.76	1,678,459.22	1,172,183.04	1,669,354.55
- Over 1 year but not over 5 years	2,835,028.53	1,620,236.19	1,086,183.93	1,620,236.19
<u>Less</u> Deferred interest expenses	(353,635.56)	(182,877.43)	(117,423.82)	(182,828.47)
Present value of long-term liabilities under finance leases	4,296,035.73	3,115,817.98	2,140,943.15	3,106,762.27

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
<u>Less</u> Current portion of long-term liabilities under finance leases	(1,632,835.53)	(1,568,120.57)	(1,096,882.40)	(1,559,064.86)
Net	2,663,200.20	1,547,697.41	1,044,060.75	1,547,697.41

As at June 30, 2019, the Company and a subsidiary entered into financial lease agreements to rent vehicles and machinery. The rental fee is payable on a monthly basis in the total amount of Baht 159,893.44 for 48 periods ending June 20, 2023.

19. LONG-TERM LOANS FROM FINANCIAL INSTITUTIONS

Movements of long-term loans from financial institutions during the six-month period ended June 30, 2019 are summarized below:

	Unit: Baht			
	Consolidated financial statements			
	As at	Movement during the period		As at
	January 1, 2019	Increase	Decrease	June 30, 2019
Long-term loans from financial institutions				
Credit limit of Baht 131.00 million - The Teak Sukhumvit 39	83,884,000.00	42,923,800.00	(90,083.37)	126,717,716.63
Credit limit of Baht 154.47 million - The Teak Sathorn - Lumpini	77,470,000.00	12,724,927.50	(48,625.20)	90,146,302.30
Credit limit of Baht 161.25 million - The Teak Ari	78,750,000.00	-	(59,155.19)	78,690,844.81
Credit limit of Baht 160.00 million - The Teak Ratchada	80,000,000.00	-	-	80,000,000.00
Credit limit of Baht 61.00 million - The Teak Sathorn - Nanglinchee	-	60,900,000.00	(19,187.67)	60,880,812.33
Total	320,104,000.00	116,548,727.50	(217,051.43)	436,435,676.07
Less Current portion of long-term loans	(83,884,000.00)			(187,598,528.96)
Net	236,220,000.00			248,837,147.11

As at June 30, 2019, the subsidiary, Teak Development Limited, entered into financial support credit facility agreements with two local financial institutions to receive financial support for “The Teak Sukhumvit 39” project, “The Teak Sathorn - Lumpini” project, “The Teak Ari” project and “The Teak Ratchada” project. Significant conditions under such agreements are disclosed in the financial statements for the year ended December 31, 2018. The new loan agreement for “The Teak Sathorn - Nanglinchee” project was entered into during the second quarter of 2018. The agreement contains the following significant conditions:

Credit limit				
Unit:	Repayment		Payment conditions	Collateral
Million Baht	periods	Interest rate (%)		
61.00	12 months from May 14, 2019	MLR-1.40 per annum	The lender shall repay the loans within the period of the loan agreement.	Land and building of project and Builder Smart Public Company Limited.

20. SHORT-TERM LOANS FROM OTHER PARTIES - NET

Short-term loans from other parties - net as at June 30, 2019 and December 31, 2018 comprised:

	Interest rate (%)		Unit: Baht	
	Consolidated and separate		Consolidated and separate	
	financial statements		financial statements	
	2019	2018	2019	2018
Bills of Exchange	5.05%, 6.20%	5.00%, 6.20%	90,000,000.00	100,000,000.00
<u>Less</u> Deferred interest expenses - Bills of exchange			(2,033,691.51)	(674,979.80)
Total			87,966,308.49	99,325,020.20

As at June 30, 2019, the Company issue the Bills of Exchange in the amount of not exceeding Baht 164.52 million with a maturity period of 270 days and due within January 30, 2020, to the investors for support the operation of two subsidiaries, Teak Development Company Limited and Sansara Development Limited and/or for the Company's working capital.

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, 2019 and 2018 were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Non-current provisions for employee benefit				
as at January 1,	8,504,311.00	6,977,986.00	6,465,027.00	5,365,323.00
Included in profit or loss:				
Current service cost	633,001.50	637,974.00	467,226.00	453,265.50
Past service cost	605,686.50	-	360,588.00	-
Interest cost	145,418.50	125,188.50	113,952.00	96,586.50
Included in other comprehensive income:				
Actuarial gains arising from				
Financial assumptions changes	(2,344,562.00)	-	(1,856,740.00)	-
Experience adjustments	(51,210.00)	-	317,094.00	-
Benefit paid during the year	-	-	-	-
Non-current provisions for employee benefit				
as at June 30,	7,492,645.50	7,741,148.50	5,867,147.00	5,915,175.00

The actuarial assumption of discount rate is estimated from weighted average of yield rate of government bonds as at the end of reporting date that reflects the estimated timing of benefit payments.

The actuarial assumption of mortality rate for reasonable estimation of probability of retirement in the future is estimated from mortality table.

Principal actuarial assumptions as at June 30, 2019 and December 31, 2018 (represented by the weighted-average) consisted of:

	(Percentage (%)/annum)			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Discount rate	2.55, 2.66, 3.19, 3.29	3.08, 3.03, 2.81	2.66	3.08
Future monthly salary increase rate	6.34	7.96	6.34	7.96
Mortality rate	100% of Thai Mortality Ordinary Tables of 2017	100% of Thai Mortality Ordinary Tables of 2017	100% of Thai Mortality Ordinary Tables of 2017	100% of Thai Mortality Ordinary Tables of 2017

The Labor Protection Act (No. 7) B.E. 2562 was announced in the Royal Gazette on April 5, 2019, and became effective on May 5, 2019. The Act stipulates additional severance pay rates. Employees who have worked for an uninterrupted period of 20 years or more are entitled to receive no less than 400 days' compensation at the latest wage rate. This change qualifies as an amendment to the post-employment benefits plan. The Company and its subsidiaries reflected the effect of the change by recognizing past service costs as expenses in the income statement for the second quarter of 2019, the period during which the law became effective.

22. DEFERRED TAX

Movements in deferred tax assets and deferred tax liabilities during the six-month periods ended June 30, 2019 and 2018 were as follows:

	Unit: Baht							
	Consolidated financial statements				Separate financial statements			
	As at January 1, 2019	Profit (loss)	Other comprehensive income	As at June 30, 2019	As at January 1, 2019	Profit (loss)	Other comprehensive income	As at June 30, 2019
Deferred tax assets - net								
Allowance for doubtful accounts	2,131,800.81	70,992.00	-	2,202,792.81	1,860,733.92	30,991.99	-	1,891,725.91
Allowance for obsolete of inventories	1,080,503.99	-	-	1,080,503.99	678,735.28	-	-	678,735.28
Non-current provisions for employee benefit	1,434,220.20	204,358.10	(397,162.40)	1,241,415.90	1,293,005.40	188,353.20	(307,929.20)	1,173,429.40
Difference of depreciation	79,596.88	(79,596.88)	-	-	84,144.25	(84,144.25)	-	-
Tax losses	2,292,725.54	1,605,122.51	-	3,897,848.05	-	-	-	-
Total	7,018,847.42	1,800,875.73	(397,162.40)	8,422,560.75	3,916,618.85	135,200.94	(307,929.20)	3,743,890.59
Deferred tax liabilities - net								
Non-current provisions for employee benefit	266,642.00	72,467.20	(81,992.00)	257,117.20	-	-	-	-
Tax depreciation - investment properties	(278,301.20)	(202,568.15)	-	(480,869.35)	-	-	-	-
Gain on fair value adjustment of investment properties	(15,333,773.81)	(2,106,082.84)	-	(17,439,856.65)	-	-	-	-
Liability for guarantee refund to lessee	547,811.18	217,973.32	-	765,784.50	-	-	-	-
Tax losses	13,405,513.83	2,468,466.00	-	15,873,979.83	-	-	-	-
Total	(1,392,108.00)	450,255.53	(81,992.00)	(1,023,844.47)	-	-	-	-

Unit: Baht

	Consolidated financial statements			Separate financial statements		
	As at		As at	As at		As at
	January 1,		June 30,	January 1,		June 30,
	2019	Profit (loss)	2019	2019	Profit (loss)	2019
Deferred tax assets - net						
Allowance for doubtful accounts	2,243,674.16	(170,786.58)	2,072,887.58	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
Different from depreciation	23,388.96	42,989.76	66,378.72	102,457.24	5,729.30	108,186.54
Total	4,774,970.12	(62,676.40)	4,712,293.72	3,896,136.76	(124,359.26)	3,771,777.50
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	-	-	-
Total	(5,235,357.74)	(6,936,737.33)	(12,172,095.07)	-	-	-

All subsidiaries have unutilized tax loss carried forward as at June 30, 2019 and December 31, 2018 in the amounts of Baht 3.03 million and Baht 2.65 million, respectively. As such subsidiaries will not have sufficient taxable profit to utilize unused tax loss as a tax credit, Management, therefore, will not account for the deferred tax on these unutilized tax losses carried forward in the financial statements.

23. INCOME TAX

Income tax for the six-month periods ended June 30, 2019 and 2018 were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Current tax expense				
Current period	5,342,572.90	4,054,590.90	5,342,572.90	4,054,590.90
Deferred tax expense				
Movements in temporary differences				
- Deferred tax assets - net	(1,800,875.73)	62,676.40	(135,200.94)	124,359.26
- Deferred tax liabilities - net	(450,255.53)	6,936,737.33	-	-
Tax expenses	3,091,441.64	11,054,004.63	5,207,371.96	4,178,950.16

24. SHARE CAPITAL

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

During the second quarter of 2018, the existing shareholders had exercised the rights to purchase the increase share capital of 19,429,902 ordinary shares with a per value of Baht 0.10 per share amounting Baht 1,942,990.20, at an exercise price of Baht 0.489 per share amounting Baht 9,451,295.18. The Company registered new paid-in share capital amount with the Ministry of Commerce on April 10, and July 12, 2018.

25. EARNINGS PER SHARE

For the six-month period 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:

	For the three-month period ended June 30, 2018	
	Consolidated financial statement	Separate financial statement
Profit equity holders of the company for the period	14,396,515.62	7,529,695.40
Weighted average number of ordinary shares (basic) (Thousand shares)	1,915,311	1,915,311
Effect of dilutive potential ordinary shares Rights to purchase the Company's Ordinary Shares No.2 (BSM-W2) (Thousand shares)	85,344	85,344
Weighted average number of ordinary shares outstanding during the year (diluted) (Thousand shares)	2,000,655	2,000,655
Earnings per share		
Basic earnings per share (Baht/share)	0.008	0.004
Diluted earnings per share (Baht/share)	0.007	0.004

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

	For the six-month period ended June 30, 2018	
	Consolidated financial statement	Separate financial statement
Profit equity holders of the company for the period	29,765,475.98	16,023,455.10
Weighted average number of ordinary shares (basic) (Thousand shares)	1,886,023	1,886,023
Effect of dilutive potential ordinary shares Rights to purchase the Company's Ordinary Shares No.2 (BSM-W2) (Thousand shares)	88,693	88,693
Weighted average number of ordinary shares outstanding during the year (diluted) (Thousand shares)	1,974,716	1,974,716
Earnings per share		
Basic earnings per share (Baht/share)	0.016	0.008
Diluted earnings per share (Baht/share)	0.015	0.008

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, 2019, the Group's contributions to the provident fund are Baht 1.20 million. (2018: Baht 1.04 million)

28. DIVIDENDS PAID

The Annual General Meeting of the Company's Shareholders for the year 2019, held on April 30, 2019, approved an annual dividend payment from the operating results of the year 2018, at the rate of Baht 0.015 per share, totaling Baht 31.96 million, which will be paid on May 28, 2019.

The Annual General Meeting of the Company's Shareholders for the year 2018, held on April 24, 2018, approved an annual dividend payment from the operating results of the year 2017, at the rate of Baht 0.01 per share, totaling Baht 19.15 million, which will be paid 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, 2019 and 2018 were as follows:

Unit: Thousand Baht														
	Sales of		Selling and installing		Senior Living Project		Real estate		Unallocated assets		Elimination of		Consolidated	
	construction materials						development				inter-segment revenue		financial statements	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
Revenue from sales and services	114,168.49	103,352.34	18,485.80	28,949.31	-	-	-	-	-	-	-	-	132,654.29	132,301.65
Inter-segment revenue	333.17	69.52	4,213.80	32.20	-	-	-	-	-	-	(4,546.97)	(101.72)	-	-
Cost of sales and services	(78,740.23)	(69,391.26)	(16,845.36)	(23,642.39)	-	-	-	-	-	-	1,439.19	220.71	(94,146.40)	(92,812.94)
Segment gross profit	35,761.43	34,030.60	5,854.24	5,339.12	-	-	-	-	-	-	(3,107.78)	118.99	38,507.89	39,488.71
Other income					19.99	42.61	387.80	24.49	9,483.87	1,461.48	(7,433.59)	454.06	2,458.07	1,982.64
Gain on fair value adjustment of investment properties					4,754.48	16,417.77	-	-	-	-	-	-	4,754.48	16,417.77
Selling expenses					(4,502.01)	(5,218.77)	(1,622.05)	(34.97)	(12,573.48)	(11,401.69)	-	39.69	(18,697.54)	(16,615.74)
Administrative expenses					(2,148.44)	(1,114.65)	(3,006.33)	(1,799.39)	(20,029.81)	(17,593.71)	26.53	102.57	(25,158.05)	(20,405.18)
Finance costs					(38.35)	(16.06)	(206.39)	(734.18)	(2,203.38)	(1,152.60)	1,279.96	574.43	(1,168.16)	(1,328.41)
Profit (loss) before income tax expense					(1,914.33)	10,110.90	(4,446.97)	(2,544.05)	(25,322.80)	(28,686.52)	(9,234.88)	1,289.74	696.69	19,539.79
Tax (expense) income					374.90	(3,229.96)	889.40	-	(2,621.89)	(1,920.81)	-	-	(1,357.59)	(5,150.77)
Profit (loss) for the period					(1,539.43)	6,880.94	(3,557.57)	(2,544.05)	(27,944.69)	(30,607.33)	(9,234.88)	1,289.74	(660.90)	14,389.02

The Group's business segment information and reconciliation of reportable segment profit or loss for the six-month periods ended June 30, 2019 and 2018 were as follows:

Unit: Thousand Baht														
	Sales of		Selling and installing		Senior Living Project		Real estate		Unallocated assets		Elimination of		Consolidated	
	construction materials						development				inter-segment revenue		financial statements	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
Revenue from sales and services	227,444.16	212,817.58	36,272.41	56,590.24	-	-	-	-	-	-	-	-	263,716.57	269,407.82
Inter-segment revenue	615.48	139.31	6,330.99	115.60	-	-	-	-	-	-	(6,946.47)	(254.91)	-	-
Cost of sales and services	(157,425.56)	(142,861.86)	(33,256.44)	(47,245.56)	-	-	-	-	-	-	3,965.66	534.16	(186,716.34)	(189,573.26)
Segment gross profit	70,634.08	70,095.03	9,346.96	9,460.28	-	-	-	-	-	-	(2,980.81)	279.25	77,000.23	79,834.56
Other income					19.99	42.61	437.82	24.49	13,698.46	5,437.31	(11,190.67)	(403.11)	2,965.60	5,101.30
Gain on fair value adjustment of investment properties					10,528.51	36,220.42	-	-	-	-	-	-	10,528.51	36,220.42
Selling expenses					(7,384.97)	(8,883.21)	(2,695.57)	(34.97)	(26,354.11)	(24,083.69)	-	74.85	(36,434.65)	(32,927.02)
Administrative expenses					(5,426.98)	(5,617.41)	(5,448.78)	(3,613.83)	(37,063.02)	(36,600.75)	2.36	172.58	(47,936.42)	(45,659.41)
Loss on impairment of investment in subsidiary					-	-	-	-	-	(254.95)	-	254.95	-	-
Finance costs					(67.13)	(25.36)	(328.77)	(734.18)	(4,091.56)	(1,526.38)	1,943.88	550.04	(2,543.58)	(1,735.88)
Profit (loss) before income tax expense					(2,330.58)	21,737.05	(8,035.30)	(4,358.49)	(53,810.23)	(57,028.46)	(12,225.24)	928.56	3,579.69	40,833.97
Tax (expense) income					450.26	(6,936.74)	1,607.06	-	(5,148.76)	(4,117.26)	-	-	(3,091.44)	(11,054.00)
Profit (loss) for the period					(1,880.32)	14,800.31	(6,428.24)	(4,358.49)	(58,958.99)	(61,145.72)	(12,225.24)	928.56	488.25	29,779.97

The reconciliations of each segment total assets to the Group's assets and other material items as at June 30, 2019 and December 31, 2018 were as follows:

	Unit: Thousand Baht													
	Sale of construction						Real estate		Unallocated		Elimination of inter-		Consolidated financial	
	materials		Selling and installing		Senior Living Project		development project		assets		segment revenue		statements	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
Non-current assets														
Restricted deposits with financial institutions	37,250.00	33,500.00	3,000.00	3,000.00	-	-	-	-	-	-	-	-	40,250.00	36,500.00
Investment in debt securities held to maturity - net	10,980.45	11,051.34	-	-	-	-	-	-	-	-	-	-	10,980.45	11,051.34
Senior living project under development	-	-	-	-	251,252.34	184,559.35	-	-	-	-	(10,721.45)	(3,659.72)	240,530.89	180,899.63
Investment properties - net	-	-	-	-	233,244.20	188,707.80	-	-	-	-	-	-	233,244.20	188,707.80
Building improvement and equipment - net	11,901.24	12,856.64	9,120.66	5,109.36	9,729.58	10,161.12	1,653.66	766.68	1.82	7.42	-	-	32,406.96	28,901.22
Intangible asset - net	10,942.91	9,468.06	4,508.08	4,561.70	1,301.44	1,301.44	-	-	-	-	-	-	16,752.43	15,331.20
Deferred tax assets - net	3,743.89	3,916.62	778.88	809.50	-	-	3,899.79	2,292.73	-	-	-	-	8,422.56	7,018.85
Other non-current assets	1,578.54	1,578.54	810.00	810.00	-	169.42	2,289.00	1,647.00	-	-	-	-	4,677.54	4,204.96
Total non-current assets	76,397.03	72,371.20	18,217.62	14,290.56	495,527.56	384,899.13	7,842.45	4,706.41	1.82	7.42	(10,721.45)	(3,659.72)	587,265.03	472,615.00

For the six-month periods ended June 30, 2019 and 2018, the Group has a major customer account for sales of construction material in the amounts of Baht 36.46 million and Baht 22.66 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, 2019 and 2018 was as follows:

Unit: Thousand Baht								
	Thailand		Foreign countries		Elimination of inter-segment revenue		Consolidated financial statements	
	2019	2018	2019	2018	2019	2018	2019	2018
For the three-month period ended June 30								
Revenue from sales and services	107,074.05	118,063.97	30,127.21	14,339.40	(4,546.97)	(101.72)	132,654.29	132,301.65
For the six-month period ended June 30								
Revenue from sales and services	226,097.16	239,743.18	44,565.88	29,919.56	(6,946.47)	(254.91)	263,716.57	269,407.82

30. FINANCIAL INSTRUMENTS

Foreign currency risk

The Group exposed to foreign currency related primarily to its accounts payables and anticipated purchases denominated in foreign currencies. During the six-month periods ended June 30, 2019 and 2018, the Group unhedged the foreign currency on accounts payable and part of its anticipated purchases.

However, the unhedged balances of financial assets and liabilities denominated in foreign currencies as at June 30, 2019 and December 31, 2018, are summarised below.

Foreign currency	Unit: Baht				Exchange rate as at	
	As at June 30, 2019					
	Consolidated financial statement		Separate financial statement		June 30, 2019	
	Financial	Financial	Financial	Financial	(Baht per foreign currency unit)	
	assets	liabilities	assets	liabilities	Buying rate	Selling rate
US Dollars	35,996,985.08	20,200,181.21	35,388,370.35	20,293,886.16	30.57	30.92
New Zealand Dollars	-	3,859,248.76	-	-	20.29	20.89
Australian Dollars	-	196,045.02	-	-	21.15	21.92

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

31. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

31.1 Operating leases and service agreements

As at June 30, 2019, the Group entered into long-term rental agreements with third parties for land, building, cars and services for periods of 1 year to 5 years. The commitment to repay leases and service fees, according to agreements, are summarized as follows:

Year	Unit: Baht
Within 1 year	13,836,313.24
Over 1 year but not over 5 years	13,047,130.02

31.2 Capital expenditure

As at June 30, 2019 the subsidiary company has several construction contracts. The subsidiary company has commitment under these contracts totaling amount of Baht 53.44 million. (December 31, 2018: Baht 26.72 million).

31.3 Bank guarantee issued by financial institutions

As at June 30, 2019 the Group has outstanding commitments and contingent liabilities with financial institutions as follows:

Consolidated financial statement			
Unit: Million Baht			
	Credit limit	Used	Unused
1) Bank overdrafts	35.70	(4.80)	30.90
2) Short-term loan - trust receipts, letters of credit and promissory notes	274.38*	(112.72)	161.66
3) Forward contract	35.00	-	35.00
4) Letter of guarantee	142.63	(47.15)	95.48
5) Long-term loan	667.72	(436.64)	231.08
	1,155.43	(601.31)	554.12

*Joint credit limit of the Company and a subsidiary

As at June 30, 2019, the Group had letters of guarantee issued by financial institutions for payment of goods to certain suppliers amounting to Baht 47.15 million.

Fixed deposits of the Company and subsidiary and the investment in government bond of the Company were pledged as collateral for above trade financing facilities (Note 9 and 11).

32 CAPITAL MANAGEMENT

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

According to the statement of financial position as at June 30, 2019, the Group and the Company's debt-to-equity ratio were 1.62: 1 and 0.47: 1 respectively (as at December 31, 2018: 1.30: 1 and 0.42: 1)

33 EVENTS AFTER THE REPORTING PERIOD

On July 10, 2019, the Company issued short-term debentures with debenture holders' representatives in the amount of Baht 100.00 million that are name-registered certificates, unsubordinated, unsecured and due on a bullet payment basis to no more than 10 high-net-worth investors. The maturity date of such debentures is March 31, 2020.

34 RECLASSIFICATION

The Group has reclassified certain consolidated financial statements accounts in the statement of profit or loss and other comprehensive income for the three-month and six-month periods ended June 30, 2018, to conform to the current period's classification but with no effect to previously reported net income or shareholders' equity. The reclassifications are as follows:

Unit: Baht						
Consolidated financial statements						
Account	For the three-month periods ended			For the six-month periods ended		
	June 30, 2018			June 30, 2018		
	As previously reported	Reclassified amount	As reclassified	As previously reported	Reclassified amount	As reclassified
Statement of profit or loss and other comprehensive income						
Selling expenses	14,268,761.19	2,346,983.26	16,615,744.45	30,580,043.19	2,346,983.26	32,927,026.45
Administrative expenses	22,752,164.21	(2,346,983.26)	20,405,180.95	48,006,391.26	(2,346,983.26)	45,659,408.00

35 APPROVAL OF INTERIM FINANCIAL STATEMENTS

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