

Land and Houses Public Company Limited and its subsidiaries

Statements of financial position

As at 31 December 2011 and 2010

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2011	2010	2011	2010
Assets					
Current assets					
Cash and cash equivalents	8, 9	1,199,381,498	2,131,096,112	883,435,381	1,870,320,961
Trade and other receivables	10	104,510,885	49,039,115	31,976,935	33,035,422
Short-term loans to and accrued interest receivables					
from related parties	8	260,247	251,712	1,094,955,456	737,373,480
Inventories	11	31,471,827,015	27,054,254,013	30,469,504,228	25,716,325,983
Advance payment for constructions		267,770,715	448,496,950	263,205,738	347,873,854
Deposits for purchase of land and other		30,922,017	584,595,889	28,268,825	581,400,972
Other current assets		184,710,673	71,893,323	138,956,280	51,635,785
Total current assets		33,259,383,050	30,339,627,114	32,910,302,843	29,337,966,457
Non-current assets					
Investments in subsidiaries	12	-	-	2,337,899,591	2,256,993,791
Investments in associates	13	14,378,924,586	12,524,752,062	11,262,858,016	10,044,568,639
Other long-term investments	14	455,970,161	1,108,690,442	252,766,700	905,486,981
Land held for development	15	4,483,585,890	4,564,561,235	3,358,229,896	3,354,653,047
Investment properties	16	386,512,910	412,308,790	-	-
Property, plant and equipment	17	638,422,491	481,464,998	363,448,690	299,528,094
Leasehold rights	18	6,870,713,575	4,933,723,212	-	-
Deposit for purchase of land	19	197,715,000	197,715,000	197,715,000	197,715,000
Other intangible assets	20	105,879,728	8,408,756	6,394,242	6,707,575
Other non-current assets	8	55,486,068	32,465,652	49,970,726	30,027,489
Total non-current assets		27,573,210,409	24,264,090,147	17,829,282,861	17,095,680,616
Total assets		60,832,593,459	54,603,717,261	50,739,585,704	46,433,647,073

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

Land and Houses Public Company Limited and its subsidiaries

Statements of financial position (continued)

As at 31 December 2011 and 2010

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2011	2010	2011	2010
Liabilities and shareholders' equity					
Current liabilities					
Bank overdrafts and short-term loans from financial institutions	21	22,950,758	512,422,419	-	500,000,000
Trade and other payables	22	1,861,587,443	1,844,756,596	1,464,197,280	1,416,859,996
Retention guarantees		288,455,795	266,886,359	238,446,607	175,931,621
Short-term loans from and accrued interest payables to related parties	8	737,706,440	486,426,033	-	120,808,767
Current portion of long-term loans	23	573,031,000	477,511,200	-	138,260,000
Current portion of debentures	24	3,000,000,000	2,000,000,000	3,000,000,000	2,000,000,000
Short-term borrowings	21	4,428,068,364	2,705,163,529	4,428,068,364	2,705,163,529
Income tax payable		65,653,717	592,128,441	-	479,675,024
Short-term provisions	25	79,279,211	65,903,526	74,544,201	59,691,872
Advance received from customers		573,518,724	475,739,009	518,613,036	421,051,627
Other current liabilities		104,399,123	89,943,048	76,775,511	66,763,926
Total current liabilities		11,734,650,575	9,516,880,160	9,800,644,999	8,084,206,362
Non-current liabilities					
Long-term loans - net of current portion	23	9,441,259,000	7,136,534,800	5,923,000,000	4,532,000,000
Debentures - net of current portion	24	8,500,000,000	9,000,000,000	8,500,000,000	9,000,000,000
Provision for long-term employees benefits	26	131,650,572	-	126,190,682	-
Long-term provisions	25	311,753,823	258,370,879	287,897,539	238,482,131
Other non-current liabilities		241,033,729	140,500,826	-	-
Total non-current liabilities		18,625,697,124	16,535,406,505	14,837,088,221	13,770,482,131
Total liabilities		30,360,347,699	26,052,286,665	24,637,733,220	21,854,688,493

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

Land and Houses Public Company Limited and its subsidiaries

Statements of financial position (continued)

As at 31 December 2011 and 2010

(Unit: Baht)

Note	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Shareholders' equity				
Share capital				
Registered				
	10,354,268,670	10,354,268,670	10,354,268,670	10,354,268,670
10,354,268,670 ordinary shares of Baht 1 each				
Issued and paid-up				
	10,025,921,523	10,025,921,523	10,025,921,523	10,025,921,523
10,025,921,523 ordinary shares of Baht 1 each				
	10,643,375,083	10,643,375,083	10,643,375,083	10,643,375,083
Premium on ordinary shares				
Retained earnings				
	1,080,673,720	1,080,673,720	1,080,673,720	1,080,673,720
Appropriated - Statutory reserve				
28	7,468,079,096	5,553,847,479	4,397,683,167	2,848,000,104
Unappropriated				
	178,298,853	200,353,730	(45,801,009)	(19,011,850)
Other components of shareholders' equity				
	29,396,348,275	27,504,171,535	26,101,852,484	24,578,958,580
Equity attributable to the shareholders of the Company				
	1,075,897,485	1,047,259,061	-	-
Non-controlling interests of subsidiaries				
	30,472,245,760	28,551,430,596	26,101,852,484	24,578,958,580
Total shareholders' equity				
	60,832,593,459	54,603,717,261	50,739,585,704	46,433,647,073
Total liabilities and shareholders' equity				
	0	0	0	0

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

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Directors
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Land and Houses Public Company Limited and its subsidiaries

Income statements

For the years ended 31 December 2011 and 2010

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2011	2010	2011	2010
Revenues					
Sales income		18,580,089,575	16,545,287,182	16,778,004,775	14,609,274,682
Rental and services income		648,991,906	350,233,771	-	-
Other income					
Dividend from subsidiaries and associates	12, 13	-	-	840,011,010	638,506,515
Gain from investments	29	2,490,300,963	357,811,318	2,637,026,348	403,828,814
Gain on change in shareholders' equity of an associate	13.6	136,056,294	-	-	-
Interest income		22,108,374	6,576,476	66,453,806	49,252,325
Infrastructure service income		167,603,032	163,132,010	151,525,023	149,989,688
Others		93,816,115	55,006,030	53,046,927	56,706,080
Total revenues		22,138,966,259	17,478,046,787	20,526,067,889	15,907,558,104
Expenses					
Cost of sales and services		12,516,076,719	10,971,533,041	11,351,127,560	9,829,392,501
Cost of rental and services		465,368,406	312,413,864	-	-
Selling expenses		878,329,826	655,954,532	702,822,839	573,310,541
Specific business tax and transfer fee		716,357,551	466,936,757	645,721,559	411,805,360
Administrative expenses		1,467,625,751	1,169,972,891	1,195,770,432	972,634,830
Reversal of provision for impairment of investment in associate	13.6	-	-	-	(344,743,570)
Other expenses					
Loss from impairment of investment in subsidiary	11	-	-	-	25,000,000
Loss from impairment of projects	15	13,824,233	6,035,166	-	-
Loss from impairment of land held for development		1,980,000	29,960,000	-	-
Loss from impairment of other assets		-	84,187	-	-
Loss from disposal of property, plant and equipment		-	3,744,663	-	3,166,075
Total expenses		16,059,562,486	13,616,635,101	13,895,442,390	11,470,565,737
Profit before share of income from investments in associates, finance cost and corporate income tax		6,079,403,773	3,861,411,686	6,630,625,499	4,436,992,367
Share of income from investment in associates	13	1,156,137,551	1,468,613,846	-	-
Profit before finance cost and corporate income tax		7,235,541,324	5,330,025,532	6,630,625,499	4,436,992,367
Finance cost		(309,596,587)	(257,973,707)	(205,099,187)	(210,378,913)
Profit before corporate income tax		6,925,944,737	5,072,051,825	6,425,526,312	4,226,613,454
Corporate income tax		(1,398,898,702)	(1,195,914,653)	(1,265,855,998)	(981,880,035)
Profit for the year		5,527,046,035	3,876,137,172	5,159,670,314	3,244,733,419
Net income attributable to:					
Equity holders of the Company		5,608,559,773	3,971,161,679	5,159,670,314	3,244,733,419
Non-controlling interests of the subsidiaries		(81,513,738)	(95,024,507)	-	-
		<u>5,527,046,035</u>	<u>3,876,137,172</u>		
Earnings per share					
	32				
Basic earnings per share		<u>0.56</u>	<u>0.40</u>	<u>0.51</u>	<u>0.32</u>
Profit attributable to equity holders of the Company					

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

Land and Houses Public Company Limited and its subsidiaries

Statements of comprehensive income

For the years ended 31 December 2011 and 2010

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Profit for the year	5,527,046,035	3,876,137,172	5,159,670,314	3,244,733,419
Other comprehensive income:				
Gain (loss) on change in value of available-for-sale investments	69,745,620	32,467,896	(26,789,159)	36,561,250
Exchange differences on translation of	52,622,568	(43,824,983)	-	-
financial statements in foreign currency	122,368,188	(11,357,087)	(26,789,159)	36,561,250
Other comprehensive income for the year	5,649,414,223	3,864,780,085	5,132,881,155	3,281,294,669
Total comprehensive income for the year				
Total comprehensive income attributable to:	5,730,927,961	3,959,804,592	5,132,881,155	3,281,294,669
Equity holders of the Company	(81,513,738)	(95,024,507)		
Non-controlling interests of subsidiaries	5,649,414,223	3,864,780,085		
	-	-	-	-

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

Land and Houses Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity

For the years ended 31 December 2011 and 2010

(Unit: Baht)

Consolidated financial statements												
Equity attributable to the shareholders of the Company												
	Note	Equity attributable to the shareholders of the Company					Other components of shareholders' equity			Total equity attributable to the shareholders of the Company	Equity to non-controlling interests of subsidiaries	Total shareholders' equity
		Issued and paid-up share capital	Premium on ordinary shares	Retained earnings		Premium on share capital of associates	Other comprehensive income		Total other components of shareholders' equity			
				Appropriated - Statutory reserve	Unappropriated		Surplus (deficit) on changes in value of available-for-sale investments	Exchange differences on translation of financial statements in foreign currency				
Balance as at 31 December 2009		10,025,921,523	10,643,375,083	1,080,673,720	4,174,183,307	300,718,026	(45,660,007)	21,905,316	276,963,335	26,201,116,968	1,142,286,054	27,343,403,022
Dividend paid	34	-	-	-	(2,584,965,183)	-	-	-	-	(2,584,965,183)	-	(2,584,965,183)
Decrease in non-controlling interest of subsidiaries due to decreasing of share capital of subsidiaries		-	-	-	-	-	-	-	-	-	(2,300)	(2,300)
Subsidiaries paid dividend to non-controlling interests of subsidiaries		-	-	-	-	-	-	-	-	-	(186)	(186)
Income tax from unpaid dividend		-	-	-	(6,532,324)	-	-	-	-	(6,532,324)	-	(6,532,324)
Total comprehensive income for the year		-	-	-	3,971,161,679	(65,252,518)	32,467,896	(43,824,983)	(76,609,605)	3,894,552,074	(95,024,507)	3,799,527,567
Balance as at 31 December 2010		<u>10,025,921,523</u>	<u>10,643,375,083</u>	<u>1,080,673,720</u>	<u>5,553,847,479</u>	<u>235,465,508</u>	<u>(13,192,111)</u>	<u>(21,919,667)</u>	<u>200,353,730</u>	<u>27,504,171,535</u>	<u>1,047,259,061</u>	<u>28,551,430,596</u>
Balance as at 31 December 2010		10,025,921,523	10,643,375,083	1,080,673,720	5,553,847,479	235,465,508	(13,192,111)	(21,919,667)	200,353,730	27,504,171,535	1,047,259,061	28,551,430,596
Cumulative effect of changes in accounting policy of employee benefits	5	-	-	-	(200,472,889)	-	-	-	-	(200,472,889)	(1,824,670)	(202,297,559)
Dividend paid	34	-	-	-	(3,487,333,581)	-	-	-	-	(3,487,333,581)	-	(3,487,333,581)
Subsidiaries paid dividend to non-controlling interests of subsidiaries		-	-	-	-	-	-	-	-	-	(23,168)	(23,168)
Subsidiary received share subscription from non-controlling interests		-	-	-	-	-	-	-	-	-	112,000,000	112,000,000
Income tax from unpaid dividend		-	-	-	(6,521,686)	-	-	-	-	(6,521,686)	-	(6,521,686)
Total comprehensive income for the year		-	-	-	5,608,559,773	(144,423,065)	69,745,620	52,622,568	(22,054,877)	5,586,504,899	(81,513,738)	5,504,991,158
Balance as at 31 December 2011		<u>10,025,921,523</u>	<u>10,643,375,083</u>	<u>1,080,673,720</u>	<u>7,468,079,096</u>	<u>91,042,443</u>	<u>56,553,509</u>	<u>30,702,901</u>	<u>178,298,853</u>	<u>29,396,348,275</u>	<u>1,075,897,485</u>	<u>30,472,245,760</u>
		0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0

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

Land and Houses Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity (continued)

For the years ended 31 December 2011 and 2010

(Unit: Baht)

Separate financial statements									
				Other components of shareholders' equity					
				Other comprehensive					
				income					
				Surplus (deficit)					
				Retained earnings		on changes in value		Total other	
				Appropriated -		of available-for-		components of	
				Statutory reserve		sale investments		shareholders' equity	
				Unappropriated		Total other		Total	
Note	Issued and paid-up share capital	Premium on ordinary shares	Statutory reserve	Unappropriated	of available-for- sale investments	shareholders' equity	shareholders' equity	equity	
Balance as at 31 December 2009	10,025,921,523	10,643,375,083	1,080,673,720	2,194,764,192	(55,573,100)	(55,573,100)	23,889,161,418		
Dividend paid	34	-	-	(2,584,965,183)	-	-	(2,584,965,183)		
Income tax from unpaid dividend		-	-	(6,532,324)	-	-	(6,532,324)		
Total comprehensive income for the year		-	-	3,244,733,419	36,561,250	36,561,250	3,281,294,669		
Balance as at 31 December 2010	<u>10,025,921,523</u>	<u>10,643,375,083</u>	<u>1,080,673,720</u>	<u>2,848,000,104</u>	<u>(19,011,850)</u>	<u>(19,011,850)</u>	<u>24,578,958,580</u>		
Balance as at 31 December 2010	10,025,921,523	10,643,375,083	1,080,673,720	2,848,000,104	(19,011,850)	(19,011,850)	24,578,958,580		
Cumulative effect of changes in accounting									
policy of employee benefits	5	-	-	(116,131,984)	-	-	(116,131,984)		
Dividend paid	34	-	-	(3,487,333,581)	-	-	(3,487,333,581)		
Income tax from unpaid dividend		-	-	(6,521,686)	-	-	(6,521,686)		
Total comprehensive income for the year		-	-	5,159,670,314	(26,789,159)	(26,789,159)	5,132,881,155		
Balance as at 31 December 2011	<u>10,025,921,523</u>	<u>10,643,375,083</u>	<u>1,080,673,720</u>	<u>4,397,683,167</u>	<u>(45,801,009)</u>	<u>(45,801,009)</u>	<u>26,101,852,484</u>		
	0	0	0	0	0	0	0		
	0	0	0	0	0	0	0		

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

Land and Houses Public Company Limited and its subsidiaries

Cash flow statements

For the years ended 31 December 2011 and 2010

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Cash flows from operating activities				
Profit before tax	6,925,944,737	5,072,051,825	6,425,526,312	4,226,613,454
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities:				
Inventories and land held for development decrease from transfer to cost of sales	11,662,573,653	10,223,115,030	10,571,127,005	9,161,866,038
Depreciation and amortisation	350,787,943	316,841,937	115,523,462	116,401,256
Gain on change in shareholders' equity of an associate	(136,056,294)	-	-	-
Share of income from investments in associates	(1,156,137,551)	(1,468,613,846)	-	-
Loss from impairment of investment in subsidiary	-	-	-	25,000,000
Loss from impairment of projects	13,824,233	6,035,166	-	-
Loss from impairment of land held for development	1,980,000	29,960,000	-	-
Loss from impairment of other assets	-	84,187	-	-
Loss (gain) from disposal of property, plant and equipment	(1,169,687)	3,744,663	(2,942,933)	3,166,075
Reversal of provision for impairment of investment in associate	-	-	-	(344,743,570)
Gain from investments	(2,490,300,963)	(357,811,318)	(2,637,026,348)	(403,828,814)
Provision for long-term employee benefits	13,434,781	-	12,098,698	-
Amortisation of withholding tax deducted at source	4,734,036	658,075	-	-
Dividend received	(41,190,639)	(23,839,892)	(858,408,631)	(659,875,834)
Interest expenses	304,032,494	249,552,835	199,536,164	202,092,626
Income from operating activities before change in operating assets and liabilities	15,452,456,743	14,051,778,662	13,825,433,729	12,326,691,231
Decrease (increase) in operating assets				
Trade and other receivables	(55,471,770)	(5,118,294)	1,058,487	700,813
Inventories	(15,333,843,494)	(13,926,535,503)	(14,655,422,587)	(12,881,398,951)
Land held for development	(3,576,849)	(153,120)	(3,576,849)	(153,120)
Other current assets	702,558,283	(422,112,416)	627,731,093	(525,614,208)
Other non-current assets	(23,020,416)	(1,228,404)	(19,943,237)	(1,268,494)
Increase (decrease) in operating liabilities				
Trade and other payables	(9,329,063)	284,499,529	23,886,166	270,907,243
Other current liabilities	147,180,911	343,801,917	184,940,309	266,053,016
Other non-current liabilities	151,875,846	175,246,321	47,375,407	75,938,003
Cash flows from (used in) operating activities	1,028,830,191	500,178,692	31,482,518	(468,144,467)
Cash paid for corporate income tax	(2,017,604,669)	(1,251,962,476)	(1,829,304,033)	(1,021,473,979)
Net cash flows used in operating activities	(988,774,478)	(751,783,784)	(1,797,821,515)	(1,489,618,446)

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

Land and Houses Public Company Limited and its subsidiaries

Cash flow statements (continued)

For the years ended 31 December 2011 and 2010

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Cash flows from investing activities				
Decrease (increase) in short-term loans to and				
accrued interest receivables from related parties	(8,535)	66,069	(357,581,976)	438,358,417
Cash paid for purchases of investments in associates	(1,806,688,000)	(1,227,564,160)	(1,806,688,000)	(1,227,564,160)
Cash received from sales of investments in associates	3,500,660,179	543,789,040	3,500,660,179	543,789,040
Cash received from decrease capital of subsidiaries	-	-	87,094,200	58,000,000
Cash paid from share subscription of subsidiary	-	-	(168,000,000)	-
Dividend received from subsidiaries	-	-	407,733,182	24,786,640
Dividend received from associates	432,277,828	613,719,875	432,277,828	613,719,875
Dividend received from others	41,190,639	23,839,892	18,397,621	21,369,319
Cash received from sales of other long-term investments	346,773,623	-	346,773,623	-
Cash received from share reduction of subsidiaries	3,922,291	-	3,922,291	-
Proceeds from disposal of property, plant and equipment	8,029,308	495,440	5,164,683	395,440
Cash paid for purchases of building and equipment and leasehold rights	(2,309,511,207)	(1,375,703,804)	(190,723,539)	(123,282,107)
Cash paid for purchase of other intangible assets	(100,895,857)	(1,984,973)	(1,369,611)	(424,121)
Net cash flows from (used in) investing activities	115,750,269	(1,423,342,621)	2,277,660,481	349,148,343
Cash flows from financing activities				
Increase (decrease) in bank overdrafts and short-term loans				
from financial institutions	(489,471,661)	497,220,440	(500,000,000)	500,000,000
Increase (decrease) in short-term loans from related parties	220,000,000	34,400,000	(120,000,000)	418,710,100
Increase in short-term borrowings	1,738,000,000	2,405,000,000	1,738,000,000	2,405,000,000
Cash paid for debentures	(2,000,000,000)	(2,000,000,000)	(2,000,000,000)	(2,000,000,000)
Cash received from issue of debentures	2,500,000,000	4,000,000,000	2,500,000,000	4,000,000,000
Cash paid for long-term loans	(472,756,000)	(2,225,573,600)	(138,260,000)	(2,058,827,600)
Cash paid for interest expenses	(1,052,105,995)	(809,416,130)	(850,130,965)	(717,791,567)
Increase in long-term loans	2,873,000,000	2,821,500,000	1,391,000,000	1,532,000,000
Cash received from share subscription of subsidiary	112,000,000	-	-	-
Subsidiaries paid dividend to non-controlling interests of subsidiaries	(23,168)	(186)	-	-
Cash paid to non-controlling interest for share capital reduction	-	(2,300)	-	-
Dividend paid	(3,487,333,581)	(2,584,965,183)	(3,487,333,581)	(2,584,965,183)
Net cash flows from (used in) financing activities	(58,690,405)	2,138,163,041	(1,466,724,546)	1,494,125,750
Net increase (decrease) in cash and cash equivalents	(931,714,614)	(36,963,364)	(986,885,580)	353,655,647
Cash and cash equivalents at beginning of year	2,131,096,112	2,168,059,476	1,870,320,961	1,516,665,314
Cash and cash equivalents at end of year (Note 9)	1,199,381,498	2,131,096,112	883,435,381	1,870,320,961
	0	0	0	0

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

Land and Houses Public Company Limited and its subsidiaries

Cash flow statements (continued)

For the years ended 31 December 2011 and 2010

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Supplemental cash flow information				
Non-cash items				
Purchases of building and equipment and leasehold rights recorded as liabilities	232,328,624	231,681,905	12,583,432	23,324,109
Increase (decrease) in revaluation surplus in investments	69,745,620	32,467,896	(26,789,159)	36,561,250
Exchange differences on translation of financial statements in foreign currency	52,622,568	(43,824,983)	-	-
Decrease in premium on share capital of associates due to disposals of investments in associates	(144,423,065)	(65,252,518)	-	-
Transfer land held for development to inventories (book value)	-	114,624,342	-	114,624,342
Transfer inventories to land held for development (book value)	-	290,335,228	-	290,335,228
Interest recorded as cost of leasehold rights	112,216,735	52,565,071	-	-
Interest recorded as cost of projects	677,555,200	533,793,223	668,882,663	512,891,988
Settlement loans from subsidiaries with proceed from share reduction	-	-	-	398,710,100
Adjustment of reserve for long-term employee benefits with the beginning balance of retained earnings	200,472,889	-	116,131,984	-

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