### Land and Houses Public Company Limited and its subsidiaries Statement of financial position

As at 31 March 2016

(Unit: Thousand Baht)

	Consolidated f	inancial statements	Separate fina	ancial statements
	As at	As at	As at	As at
No	e 31 March 2016	31 December 2015	31 March 2016	31 December 2015
	(Unaudited	(Audited)	(Unaudited	(Audited)
	but reviewed)		but reviewed)	
Assets				
Current assets				
Cash and cash equivalents 2,	3,545,760	8,956,752	1,819,526	7,108,991
Current investments 2,	90,254	1,201,839	-	1,201,839
Trade and other receivables 2,	5 136,031	184,022	26,118	32,623
Short-term loans and accrued interest receivables				
- related parties 2	984	6,388	547,624	951,083
Inventories 6	48,706,753	48,117,961	46,966,309	46,355,530
Advance payment for constructions	900,699	1,047,650	823,969	930,369
Deposits for purchase of land and others	49,988	301,397	45,110	111,340
Other current assets	627,007	565,772	87,502	80,142
Total current assets	54,057,476	60,381,781	50,316,158	56,771,917
Non-current assets				
Restricted deposit at financial institutions	-	12,000	-	12,000
Investments in subsidiaries 7	-	-	5,680,217	4,194,517
Investments in associates 8	19,736,911	18,963,718	10,233,517	10,233,517
Other long-term investments 9	6,087,422	5,209,974	5,109,128	4,373,959
Long-term loans and accrued interest				
receivables - related party 2	-	-	5,082,690	4,238,932
Land held for development 10	4,166,893	4,093,702	3,092,350	3,019,159
Investment properties 11	9,752,327	6,418,436	207,854	207,854
Property, plant and equipment 12	327,488	310,862	244,823	227,594
Leasehold rights 13	2,991,751	2,402,475	-	-
Other intangible assets	50,264	41,061	22,136	23,068
Deferred tax assets	69,156	212,116	-	135,554
Other non-current assets 2	20,399	23,633	11,390	12,270
Total non-current assets	43,202,611	37,687,977	29,684,105	26,678,424
Total assets	97,260,087	98,069,758	80,000,263	83,450,341

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

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# Land and Houses Public Company Limited and its subsidiaries Statement of financial position (continued)

As at 31 March 2016

(Unit: Thousand Baht)

	С	Consolidated financial statements		Separate financial statements		
		As at	As at	As at	As at	
<u>^</u>	lote 3	1 March 2016	31 December 2015	31 March 2016	31 December 2015	
		(Unaudited	(Audited)	(Unaudited	(Audited)	
	b	out reviewed)		but reviewed)		
Liabilities and shareholders' equity						
Current liabilities						
Bank overdrafts and short-term loans from financial						
institutions	15	200,000	219,799	-	-	
Trade and other payables 2	, 16	3,315,540	3,218,438	2,822,328	2,862,153	
Retention guarantees		485,995	503,448	444,553	471,626	
Short-term loans and accrued interest payables						
- related parties	2	72,088	71,467	140,023	-	
Current portion of financial lease liabilities		3,263	3,241	-	-	
Current portion of long-term loans	17	458,164	371,155	1,000	-	
Current portion of debentures	18	5,500,000	8,500,000	5,500,000	8,500,000	
Income tax payable		775,930	498,386	739,456	488,754	
Short-term provisions	2	619,484	633,694	609,684	623,712	
Advance received from customers		2,735,167	2,446,549	2,700,014	2,398,470	
Other current liabilities		512,454	828,166	453,063	659,664	
Total current liabilities		14,678,085	17,294,343	13,410,121	16,004,379	
Non-current liabilities						
Financial lease liabilities - net of current portion		19,683	20,236	-	-	
Long-term loans - net of current portion	17	7,830,380	8,489,266	4,545,180	6,966,486	
Debentures - net of current portion	18	23,500,000	24,000,000	23,500,000	24,000,000	
Provision for long-term employee benefits		283,869	280,529	238,651	236,233	
Long-term provisions		15,000	15,000	-	-	
Deferred tax liabilities		1,030,240	1,004,293	14,210	-	
Other non-current liabilities		64,426	70,965			
Total non-current liabilities		32,743,598	33,880,289	28,298,041	31,202,719	
Total liabilities		47,421,683	51,174,632	41,708,162	47,207,098	

### Land and Houses Public Company Limited and its subsidiaries Statement of financial position (continued)

As at 31 March 2016

(Unit: Thousand Baht)

		Consolidated fi	inancial statements	Separate financial statements		
		As at	As at	As at	As at	
1	Vote	31 March 2016	31 December 2015	31 March 2016	31 December 2015	
_		(Unaudited	(Audited)	(Unaudited	(Audited)	
		but reviewed)		but reviewed)		
Shareholders' equity						
Share capital	19					
Registered						
12,031,105,828 ordinary shares of Baht 1 each		12,031,106	12,031,106	12,031,106	12,031,106	
Issued and paid-up						
11,747,583,203 ordinary shares of Baht 1 each						
(31 December 2015: 11,730,034,787 ordinary shares		11,747,583	11,730,035	11,747,583	11,730,035	
of Baht 1 each)						
Premium on ordinary shares		14,947,529	14,903,658	14,947,529	14,903,658	
Cash receipts from share subscription	21	86,528	61,419	86,528	61,419	
Retained earnings						
Appropriated - Statutory reserve		1,203,111	1,203,111	1,203,111	1,203,111	
Unappropriated		17,282,804	15,287,289	7,248,010	5,873,815	
Other components of shareholders' equity		3,284,598	2,440,878	3,059,340	2,471,205	
Equity attributable to the shareholders of the Company		48,552,153	45,626,390	38,292,101	36,243,243	
Non-controlling interests of subsidiaries		1,286,251	1,268,736			
Total shareholders' equity		49,838,404	46,895,126	38,292,101	36,243,243	
Total liabilities and shareholders' equity		97,260,087	98,069,758	80,000,263	83,450,341	

Directors

### Land and Houses Public Company Limited and its subsidiaries Income statement

For the three-month period ended 31 March 2016

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financia	l statements	
	Note	2016	2015	2016	2015
Revenues					
Sales income		7,015,760	5,213,719	6,834,653	4,956,875
Rental and services income		629,388	482,468	-	-
Other income					
Dividend income	2	40,582	23,758	23,231	23,758
Interest income		14,206	13,754	61,870	55,185
Infrastructure service income		76,150	76,945	68,921	64,768
Gain on liquidation of associate and other long-term investment		-	5,364	-	17,054
Gain on exchange rate		3,094	-	62,365	-
Gain on disposal of property, plant and equipment		503	9,840	-	9,844
Others	_	142,902	19,492	142,937	10,912
Total revenues	•	7,922,585	5,845,340	7,193,977	5,138,396
Expenses	•				
Cost of sales and services		4,608,744	3,524,104	4,476,542	3,334,218
Cost of rental and services		457,804	313,405	-	-
Selling expenses		199,899	194,962	170,932	167,551
Specific business tax and transfer fee		231,689	197,305	225,744	187,698
Administrative expenses		509,630	447,535	436,998	360,585
Other expenses					
Loss on diminution in value of projects		-	650	-	-
Loss on disposal of property, plant and equipment		-	-	719	-
Loss on exchange rate		-	-	-	14,388
Loss on derivatives		121,909	-	121,909	-
Total expenses	•	6,129,675	4,677,961	5,432,844	4,064,440
Profit before share of profit from investments in associates,	•				
finance cost and income tax expenses		1,792,910	1,167,379	1,761,133	1,073,956
Share of profit from investments in associates	8.3	654,429	483,508	-	-
Profit before finance cost and income tax expenses	•	2,447,339	1,650,887	1,761,133	1,073,956
Finance cost		(87,964)	(54,319)	(64,680)	(46,866)
Profit before income tax expenses	•	2,359,375	1,596,568	1,696,453	1,027,090
Income tax expenses	14	(346,345)	(245,082)	(322,258)	(201,946)
Profit for the period	:	2,013,030	1,351,486	1,374,195	825,144
Net income attributable to:					
Equity holders of the Company		1,995,515	1,345,330	1,374,195	825,144
Non-controlling interests of the subsidiaries		17,515	6,156	1,074,180	020,144
Non-controlling interests of the subsidiaries	•	2,013,030	1,351,486		
	=	2,013,030	1,331,400		(Unit: Baht)
Earnings per share	23				,
Basic earnings per share					
Profit attributable to equity holders of the Company		0.17	0.12	0.12	0.07
Diluted earnings per share	•				
Profit attributable to equity holders of the Company	<u> </u>	0.17	0.12	0.12	0.07

#### Land and Houses Public Company Limited and its subsidiaries Statement of comprehensive income For the three-month period ended 31 March 2016

(Unit: Thousand Baht)

	Co	Consolidated financial statements			Separate financial statements			
	Note	2016	2015	2016	2015			
Profit for the period	=	2,013,030	1,351,486	1,374,195	825,144			
Other comprehensive income:								
Other comprehensive income to be reclassified to								
profit or loss in subsequent periods:								
Gain on change in value of available-for-sale investments								
- net of income taxes	22	701,958	74,901	588,135	74,901			
Exchange rate differences on translation of								
financial statements in foreign currency		22,998	(11,152)	-	-			
Other comprehensive income to be reclassified	-							
to profit or loss in subsequent periods		724,956	63,749	588,135	74,901			
Other comprehensive income not to be reclassified	-							
to profit or loss in subsequent periods:								
Share of other comprehensive income of associates	8.3	118,764	112	-	-			
Other comprehensive income not to be reclassified	-							
to profit or loss in subsequent periods		118,764	112	-	-			
Other comprehensive income for the period	=	843,720	63,861	588,135	74,901			
Total comprehensive income for the period	=	2,856,750	1,415,347	1,962,330	900,045			
Total comprehensive income attributable to:								
Equity holders of the Company		2,839,235	1,409,191	1,962,330	900,045			
Non-controlling interests of the subsidiaries		17,515	6,156					
-	-	2,856,750	1,415,347					
	=				_			

Land and Houses Public Company Limited and its subsidiaries
Statement of changes in shareholders' equity
For the three-month period ended 31 March 2016

(Unit: Thousand Baht)

17,515

2,839,235

86,528

48,552,153 1,286,251

843,720

3,284,598

2,856,750

86,528

49,838,404

		Equity attributable to the shareholders of the Company												
							Oth	er components of s	hareholders' equi	ty				
						Oth	er comprehensive inco	me						
							Exchange							
						Surplus on	differences on	Share of other				Total equity	quity attributable	
	Issued		Cash receipts	Retaine	d earnings	change in value	translation of	comprehensive F	Premium on share	)	Total other	attributable to	non-controllin	Total
	and paid-up	Premium on	from share	Appropriated -		of available-for-	financial statements	income of	capital of		components of	the shareholders	interests of the	shareholders'
	Note share capital	ordinary shares	subscription	Statutory reserve	Unappropriated	sale investments	in foreign currency	associates	associates	Other surplus	shareholders' equity	of the Company	subsidiaries	equity
Balance as at 1 January 2015	10,985,568	13,042,491	37,254	1,203,111	14,953,982	1,341,026	(17,728)	(33,112)	91,042	1,227,782	2,609,010	42,831,416	1,443,531	44,274,947
Profit for the period	-	-	-	-	1,345,330	-	-	-	-	-	-	1,345,330	6,156	1,351,486
Other comprehensive income for the period	-	-	-	-	-	74,901	(11,152)	112	-	-	63,861	63,861	-	63,861
Total comprehensive income for the period	-	-	-	-	1,345,330	74,901	(11,152)	112	-	-	63,861	1,409,191	6,156	1,415,347
Converted warrants to share capital	10,644	26,610	(37,254)	-	-	-	-	-	-	-	-	-	-	-
Cash receipts from share subscription	-	-	2,445,742	-	-	-	-	-	-	-	-	2,445,742	-	2,445,742
Balance as at 31 March 2015	10,996,212	13,069,101	2,445,742	1,203,111	16,299,312	1,415,927	(28,880)	(33,000)	91,042	1,227,782	2,672,871	46,686,349	1,449,687	48,136,036
				· <del></del>										
Balance as at 1 January 2016	11,730,035	14,903,658	61,419	1,203,111	15,287,289	982,277	181,496	(41,719)	91,042	1,227,782	2,440,878	45,626,390	1,268,736	46,895,126
Profit for the period	-	-	-	-	1,995,515	-	-	-	-	-	-	1,995,515	17,515	2,013,030
Other comprehensive income for the period	-	-	-	-	-	701,958	22,998	118,764	-	-	843,720	843,720	-	843,720

701,958

1,684,235

22,998

204,494

118,764

77,045

91,042

1,227,782

1,995,515

17,282,804

Consolidated financial statements

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

19

21

17,548

11,747,583

43,871

14,947,529

(61,419)

86,528

86,528

1,203,111

Total comprehensive income for the period

Converted warrants to share capital

Balance as at 31 March 2016

Cash receipts from share subscription

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Land and Houses Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity (continued)

For the three-month period ended 31 March 2016

(Unit: Thousand Baht)

Separate	financial	statements
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							her comprehens			
							income			
							Surplus on			
				Cash receipts	Retained	earnings	change in value	9	Total other	Total
		Issued and paid-up	Premium on	from share	Appropriated -		of available-for-	-	components of	shareholders'
	Note	share capital	ordinary shares	subscription	Statutory reserve	Unappropriated	sale investment	s Other surplus	shareholders' equity	equity
Balance as at 1 January 2015		10,985,568	13,042,491	37,254	1,203,111	6,722,870	1,341,026	1,501,855	2,842,881	34,834,175
Profit for the period		-	-	-	-	825,144	-	-	-	825,144
Other comprehensive income for the period							74,901		74,901	74,901
Total comprehensive income for the period		-	-	-	-	825,144	74,901	-	74,901	900,045
Converted warrants to share capital		10,644	26,610	(37,254)	-	-	-	-	-	-
Cash receipts from share subscription		-	-	2,445,742	-	-	-	-	-	2,445,742
Balance as at 31 March 2015		10,996,212	13,069,101	2,445,742	1,203,111	7,548,014	1,415,927	1,501,855	2,917,782	38,179,962
Balance as at 1 January 2016		11,730,035	14,903,658	61,419	1,203,111	5,873,815	969,350	1,501,855	2,471,205	36,243,243
Profit for the period		-	-	-	-	1,374,195	-	-	-	1,374,195
Other comprehensive income for the period		-	-	-	-	-	588,135	-	588,135	588,135
Total comprehensive income for the period		-	-	-	-	1,374,195	588,135	-	588,135	1,962,330
Converted warrants to share capital	19	17,548	43,871	(61,419)	-	-	-	-	-	-
Cash receipts from share subscription	21	-	-	86,528	-	-	-	-	-	86,528
Balance as at 31 March 2016		11,747,583	14,947,529	86,528	1,203,111	7,248,010	1,557,485	1,501,855	3,059,340	38,292,101
		-	-	-	-	-			-	-

## Land and Houses Public Company Limited and its subsidiaries Cash flow statement

For the three-month period ended 31 March 2016

(Unit: Thousand Baht)

	Consolidated financial statement Separate financial sta						
	2016	2015	2016	2015			
Cash flows from operating activities							
Profit before income tax expenses	2,359,375	1,596,568	1,696,453	1,027,090			
Adjustments to reconcile profit before income tax expenses							
to net cash provided by (paid from) operating activities:							
Inventories and land held for development decrease from							
transfer to cost of sales	4,336,928	3,271,680	4,216,612	3,094,609			
Depreciation and amortisation	90,574	91,219	12,232	14,071			
Share of profit from investments in associates	(654,429)	(483,508)	-	-			
Provision for legal cases	24,442	2,592	24,442	2,592			
Gain on liquidation of associate	-	(5,344)	-	(17,054)			
Gain on liquidation of long-term investments	-	(20)	-	-			
Loss on diminution in value of projects	-	650	-	-			
(Gain) loss on disposal of property, plant and equipment	(503)	(9,840)	719	(9,844)			
Unrealised (gain) loss on exchange rate	(3,094)	-	(59,271)	14,388			
Loss on derivatives	121,909	-	121,909	-			
Provision for after-sale maintenance expenses	11,404	11,045	11,226	8,788			
Provision for compensation for Housing Estate Juristic Persons	7,180	8,087	6,910	6,694			
Provision for public utilities maintenance	2,951	1,675	2,854	1,532			
Provision for long-term employee benefits	6,740	6,759	5,818	4,941			
Interest income	(14,206)	(13,754)	(61,870)	(55,185)			
Dividend received	(40,582)	(23,758)	(23,231)	(23,758)			
Interest expenses	87,928	53,985	64,644	46,534			
Profit from operating activities before change in operating							
assets and liabilities	6,336,617	4,508,036	6,019,447	4,115,398			
Decrease (increase) in operating assets							
Current investments	1,111,585	(199,450)	1,201,839	(199,450)			
Trade and other receivables	45,486	22,410	3,953	642			
Inventories	(4,742,472)	(3,966,538)	(4,652,803)	(3,751,538)			
Other current assets	339,980	(350,369)	165,270	(277,222)			
Other non-current assets	3,234	(15,004)	880	(840)			
Increase (decrease) in operating liabilities							
Trade and other payables	(78,264)	(142,658)	(154,016)	(60,325)			
Retention guarantees	(17,453)	25,048	(27,073)	25,298			
Other current liabilities	(69,110)	160,203	243,509	349,393			
Paid for long-term employee benefits	(3,400)	-	(3,400)	-			
Other non-current liabilities	(6,539)	35,421	-	-			
Cash flows from operating activities	2,919,664	77,099	2,797,606	201,356			
Cash paid for income tax	(77,538)	(58,624)	(68,826)	(49,686)			
Net cash flows from operating activities	2,842,126	18,475	2,728,780	151,670			
				· · · · · · · · · · · · · · · · · · ·			

# Land and Houses Public Company Limited and its subsidiaries Cash flow statement (continued)

For the three-month period ended 31 March 2016

(Unit: Thousand Baht)

	Consolidated fina	ıncial statemen	ntsSeparate financia	al statements
	2016	2015	2016	2015
Cash flows from investing activities				
Increase in restricted deposit at financial institutions	12,000	-	12,000	-
Decrease (increase) in short-term loans to related parties	-	-	220,000	(1,904,082)
Increase in long-term loans to related party	-	-	(746,787)	(467,846)
Cash paid for share subscription of subsidiaries	-	-	(1,485,700)	-
Cash received from liquidation of associates	-	37,746	-	37,746
Cash received from liquidation of other investments	-	44	-	-
Dividend received from other companies	40,582	23,758	23,231	23,758
Proceed from disposal of property, plant and equipment	2,253	16,200	530	16,197
Cash paid for purchase of investment properties, leasehold rights,				
plant, equipment and intangible assets	(4,129,212)	(2,499,655)	(28,530)	(16,400)
Cash paid for guarantee income of fund	(18,171)	(15,410)	(18,171)	(15,410)
Cash received from interest income	22,116	22,983	20,324	23,145
Net cash flows used in investing activities	(4,070,432)	(2,414,334)	(2,003,103)	(2,302,892)
Cash flows from financing activities				
Increase (decrease) in bank overdrafts and short-term loans				
from financial institutions	(19,799)	21,617	-	-
Increase (decrease) in short-term loans from related parties	-	-	140,000	(585,000)
Cash paid for financial lease liabilities	(531)	-	-	-
Cash paid for debentures repayment	(3,500,000)	(3,100,000)	(3,500,000)	(3,100,000)
Cash received from issuance of debentures	-	1,000,000	-	1,000,000
Cash paid for long-term loans repayment	(2,591,921)	(1,797,023)	(2,541,705)	(1,000,000)
Cash received from drawdown loans	1,928,374	32,800	-	-
Cash received from share subscription	86,528	2,445,742	86,528	2,445,742
Interest paid	(227,013)	(355,498)	(199,965)	(343,085)
Net cash flows used in financing activities	(4,324,362)	(1,752,362)	(6,015,142)	(1,582,343)
Exchange differences on translation of financial statements				
in foreign currency	141,676	34,970	-	-
Net increase in cash and cash equivalents	(5,410,992)	(4,113,251)	(5,289,465)	(3,733,565)
Cash and cash equivalents at beginning of period	8,956,752	6,436,444	7,108,991	5,028,260
Cash and cash equivalents at end of period (Note 3)	3,545,760	2,323,193	1,819,526	1,294,695

## Land and Houses Public Company Limited and its subsidiaries Cash flow statement (continued)

For the three-month period ended 31 March 2016

(Unit: Thousand Baht)

	Consolidated fina	ncial statement	Separate financia	al statements
	2016	2015	2016	2015
Supplemental cash flow information				
Non-cash items				
Purchases of investment properties, property, plant and equipment,				
leasehold rights, and intangible assets recorded as liabilities	145,979	32,905	13,344	7,713
Transfer inventories to land held for development (book value)	73,191	-	73,191	-
Transfer inventories to property, plant and equipment (book value)	1,526	-	1,526	-
Interest expenses recorded as cost of projects	257,965	281,190	249,305	272,721
Interest expenses recorded as leasehold rights	667	-	-	-
Increase in revaluation surplus on change in value of				
available-for-sale investments - net of income taxes	701,958	74,901	588,135	74,901
Actuarial loss - net of income taxes		-		-
Exchange differences on translation of financial statement				
in foreign currency	22,998	(11,152)	-	-

118,764

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

Share of other comprehensive income of associates