

Land and Houses Public Company Limited and its subsidiaries

Statement of financial position

As at 31 March 2017

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		As at	As at	As at	As at
		31 March 2017 (Unaudited but reviewed)	31 December 2016 (Audited)	31 March 2017 (Unaudited but reviewed)	31 December 2016 (Audited) (Restated)
Assets					
Current assets					
Cash and cash equivalents	4, 5	3,735,231	2,600,578	2,212,608	1,443,056
Current investments	4, 6	103,358	410,280	-	-
Trade and other receivables	7	184,061	156,929	71,405	26,065
Short-term loans and accrued interest receivables					
- related parties	4	898	762	569,300	265,794
Inventories	8	48,888,811	48,925,724	47,161,291	47,273,349
Advance payment for constructions		589,081	540,773	319,787	412,883
Deposits for purchase of land and others		609,717	341,281	605,842	337,788
Other current assets		447,766	364,321	75,990	65,685
Total current assets		54,558,923	53,340,648	51,016,223	49,824,620
Non-current assets					
Investments in subsidiaries	9	-	-	5,902,064	5,994,791
Investments in associates	10	20,890,456	20,258,980	20,890,456	20,258,980
Other long-term investments	11	5,385,409	5,512,076	4,288,222	4,430,574
Long-term loans and accrued interest receivables - related party	4	-	-	9,787,605	9,868,139
Land held for development	12	3,199,436	3,215,936	3,069,893	3,086,393
Investment properties	13	14,026,744	14,545,298	208,963	208,963
Property, plant and equipment	14	646,954	574,092	340,634	281,643
Leasehold rights	15	3,955,019	3,778,856	-	-
Other intangible assets	16	42,528	45,665	19,406	20,320
Deferred tax assets		235,318	215,617	180,727	134,633
Other non-current assets		18,239	18,374	11,591	11,540
Total non-current assets		48,400,103	48,164,894	44,699,561	44,295,976
Total assets		102,959,026	101,505,542	95,715,784	94,120,596

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

Land and Houses Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 March 2017

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	As at	As at	As at	As at	
	Note	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited) (Restated)
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	17	998,602	-	998,602	-
Trade and other payables	18	2,811,404	3,317,003	2,206,483	2,759,391
Retention guarantees		551,906	574,144	501,890	492,142
Short-term loans and accrued interest payables					
- related parties	4	-	-	141,376	-
Current portion of financial lease liabilities		3,276	3,365	-	-
Current portion of long-term loans	19	3,091,180	3,075,180	3,075,180	3,075,180
Current portion of debentures	20	8,500,000	8,000,000	8,500,000	8,000,000
Income tax payable		931,492	667,247	729,874	491,188
Provisions		731,100	656,839	706,951	632,919
Advance received from customers		2,475,481	2,737,849	2,448,420	2,706,541
Other current liabilities		331,346	573,492	265,692	517,695
Total current liabilities		20,425,787	19,605,119	19,574,468	18,675,056
Non-current liabilities					
Financial lease liabilities - net of current portion		15,636	17,146	-	-
Long-term loans - net of current portion	19	4,265,561	4,331,056	-	-
Debentures - net of current portion	20	27,250,000	28,250,000	27,250,000	28,250,000
Provision for long-term employee benefits		336,144	330,869	265,263	260,470
Deferred tax liabilities		956,223	964,490	-	-
Other non-current liabilities		48,307	55,307	-	-
Total non-current liabilities		32,871,871	33,948,868	27,515,263	28,510,470
Total liabilities		53,297,658	53,553,987	47,089,731	47,185,526

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

Land and Houses Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 March 2017

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	As at	As at	As at	As at	
	Note	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited) (Restated)
Shareholders' equity					
Share capital	21				
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					
11,893,544,146 ordinary shares of Baht 1 each (31 December 2016: 11,786,545,992 ordinary shares of Baht 1 each)		11,893,544	11,786,546	11,893,544	11,786,546
Premium on ordinary shares		15,312,431	15,044,936	15,312,431	15,044,936
Cash receipts from share subscription	23	84,552	374,493	84,552	374,493
Retained earnings					
Appropriated - Statutory reserve		1,203,111	1,203,111	1,203,111	1,203,111
Unappropriated		17,447,494	15,673,941	17,447,494	15,673,941
Other components of shareholders' equity		2,684,921	2,852,043	2,684,921	2,852,043
Equity attributable to the shareholders of the Company		48,626,053	46,935,070	48,626,053	46,935,070
Non-controlling interests of subsidiaries		1,035,315	1,016,485	-	-
Total shareholders' equity		49,661,368	47,951,555	48,626,053	46,935,070
Total liabilities and shareholders' equity		102,959,026	101,505,542	95,715,784	94,120,596
		-	-	-	-

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 statement

For the three-month period ended 31 March 2017

(Unit: Thousand Baht, except earnings per share expressed in Baht)

Note	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
				(Restated)
Revenues				
Sales income	6,369,352	7,015,760	6,270,592	6,834,653
Rental and services income	785,159	629,388	-	-
Other income				
Dividend income	25,672	40,582	11,272	23,231
Interest income	4,596	14,206	97,064	61,870
Infrastructure service income	77,313	76,150	70,702	68,921
Gain on exchange rate	-	3,094	-	3,094
Gain on sales of property, plant and equipment	12,835	503	10,858	-
Gain on sale of land held for development	80,195	-	80,195	-
Others	8,025	142,902	18,537	142,937
Total revenues	7,363,147	7,922,585	6,559,220	7,134,706
Expenses				
Cost of sales and services	4,140,115	4,608,744	4,095,020	4,476,542
Cost of rental and services	566,735	457,804	-	-
Selling expenses	222,120	199,899	185,825	170,932
Specific business tax and transfer fee	242,809	231,689	238,453	225,744
Administrative expenses	506,517	509,630	401,558	436,998
Other expenses				
Loss on sales of property, plant and equipment	-	-	-	719
Loss on derivatives	-	121,909	-	121,909
Loss on exchange rate	131,868	-	131,868	-
Total expenses	5,810,164	6,129,675	5,052,724	5,432,844
Profit before share of profit (loss) from investments in subsidiaries and associates, finance cost and income tax expenses	1,552,983	1,792,910	1,506,496	1,701,862
Share of profit (loss) from investments in subsidiaries	9	-	(55,054)	25,128
Share of profit from investments in associates	10	691,611	691,611	654,429
Profit before finance cost and income tax expenses	2,244,594	2,447,339	2,143,053	2,381,419
Finance cost	(123,890)	(87,964)	(86,884)	(63,646)
Profit before income tax expenses	2,120,704	2,359,375	2,056,169	2,317,773
Income tax expenses	25	(328,321)	(282,616)	(322,258)
Profit for the period	1,792,383	2,013,030	1,773,553	1,995,515
Net income attributable to:				
Equity holders of the Company	1,773,553	1,995,515	1,773,553	1,995,515
Non-controlling interests of the subsidiaries	18,830	17,515		
	1,792,383	2,013,030		
Earnings per share	26			
Basic earnings per share				
Profit attributable to equity holders of the Company	0.15	0.17	0.15	0.17
Diluted earnings per share				
Profit attributable to equity holders of the Company	0.15	0.17	0.15	0.17

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

Land and Houses Public Company Limited and its subsidiaries

Statement of comprehensive income

For the three-month period ended 31 March 2017

(Unit: Thousand Baht)

Note	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
				(Restated)
Profit for the period	<u>1,792,383</u>	<u>2,013,030</u>	<u>1,773,553</u>	<u>1,995,515</u>
Other comprehensive income:				
<i>Other comprehensive income to be reclassified to profit or loss in subsequent periods:</i>				
Gain (loss) on change in value of available-for-sale investments				
- net of income taxes	24 (101,334)	701,958	(113,882)	588,135
Exchange rate differences on translation of financial statements in foreign currency	(50,221)	22,998	-	-
Share of other comprehensive income of subsidiaries	9 -	-	(37,673)	136,821
Share of other comprehensive income of associates	10 (15,567)	118,764	(15,567)	118,764
Other comprehensive income for the period	<u>(167,122)</u>	<u>843,720</u>	<u>(167,122)</u>	<u>843,720</u>
Total comprehensive income for the period	<u>1,625,261</u>	<u>2,856,750</u>	<u>1,606,431</u>	<u>2,839,235</u>
Total comprehensive income attributable to:				
Equity holders of the Company	1,606,431	2,839,235	<u>1,606,431</u>	<u>2,839,235</u>
Non-controlling interests of the subsidiaries	18,830	17,515		
	<u>1,625,261</u>	<u>2,856,750</u>		
	0	0		0

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

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the three-month period ended 31 March 2017

(Unit: Thousand Baht)

Consolidated financial statements															
Equity attributable to the shareholders of the Company															
	Note	Other components of shareholders' equity													
		Other comprehensive income											Total equity attributable to the shareholders of the Company	Equity attributable to non-controlling interests of the subsidiaries	Total shareholders' equity
		Issued and paid-up share capital	Premium on ordinary shares	Cash receipts from share subscription	Retained earnings		Surplus on change in value of available-for-sale investments	Exchange differences on translation of financial statements in foreign currency	Share of other comprehensive income of associates	Premium on share capital of associates	Other surplus	Total other components of shareholders' equity			
			Appropriated - Statutory reserve	Unappropriated											
Balance as at 31 December 2015		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
Total comprehensive income for the period		-	-	-	-	1,995,515	701,958	22,998	118,764	-	-	843,720	2,839,235	17,515	2,856,750
Converted warrants to share capital	21	17,548	43,871	(61,419)	-	-	-	-	-	-	-	-	-	-	-
Cash receipts from share subscription		-	-	86,528	-	-	-	-	-	-	-	-	86,528	-	86,528
Balance as at 31 March 2016		<u>11,747,583</u>	<u>14,947,529</u>	<u>86,528</u>	<u>1,203,111</u>	<u>17,282,804</u>	<u>1,684,235</u>	<u>204,494</u>	<u>77,045</u>	<u>91,042</u>	<u>1,227,782</u>	<u>3,284,598</u>	<u>48,552,153</u>	<u>1,286,251</u>	<u>49,838,404</u>
Balance as at 31 December 2016		11,786,546	15,044,936	374,493	1,203,111	15,673,941	1,231,959	292,822	8,438	91,042	1,227,782	2,852,043	46,935,070	1,016,485	47,951,555
Profit for the period		-	-	-	-	1,773,553	-	-	-	-	-	-	1,773,553	18,830	1,792,383
Other comprehensive income for the period		-	-	-	-	-	(101,334)	(50,221)	(15,567)	-	-	(167,122)	(167,122)	-	(167,122)
Total comprehensive income for the period		-	-	-	-	1,773,553	(101,334)	(50,221)	(15,567)	-	-	(167,122)	1,606,431	18,830	1,625,261
Converted warrants to share capital	21	106,998	267,495	(374,493)	-	-	-	-	-	-	-	-	-	-	-
Cash receipts from share subscription	23	-	-	84,552	-	-	-	-	-	-	-	-	84,552	-	84,552
Balance as at 31 March 2017		<u>11,893,544</u>	<u>15,312,431</u>	<u>84,552</u>	<u>1,203,111</u>	<u>17,447,494</u>	<u>1,130,625</u>	<u>242,601</u>	<u>(7,129)</u>	<u>91,042</u>	<u>1,227,782</u>	<u>2,684,921</u>	<u>48,626,053</u>	<u>1,035,315</u>	<u>49,661,368</u>
		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries
Statement of changes in shareholders' equity (continued)
For the three-month period ended 31 March 2017

(Unit: Thousand Baht)

Separate financial statements													
	Other components of shareholders' equity												
	Other comprehensive income												
			Cash receipts	Retained earnings		Surplus	Share of other	Share of other	Premium on share		Total other	Total	
	Issued and paid-up	Premium on	from share	Appropriated -		(deficit) on	comprehensive	comprehensive	capital of	Other surplus	components of	shareholders'	
Note	share capital	ordinary shares	subscription	Statutory reserve		change in value	income of	income of	associates		shareholders' equity	equity	
						of available-for-	subsidiaries	associates			shareholders' equity	equity	
						sale investments					shareholders' equity	equity	
Balance as at 31 December 2015 - as previously reported		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
Cumulative effect of change in accounting policy for investments in subsidiaries and associates	3	-	-	-	-	9,413,474	-	194,423	(41,719)	91,042	(274,073)	(30,327)	9,383,147
Balance as at 31 December 2015 - as restated		11,730,035	14,903,658	61,419	1,203,111	15,287,289	969,350	194,423	(41,719)	91,042	1,227,782	2,440,878	45,626,390
Profit for the period - restated		-	-	-	-	1,995,515	-	-	-	-	-	-	1,995,515
Other comprehensive income for the period - restated		-	-	-	-	-	588,135	136,821	118,764	-	-	843,720	843,720
Total comprehensive income for the period - restated		-	-	-	-	1,995,515	588,135	136,821	118,764	-	-	843,720	2,839,235
Converted warrants to share capital	21	17,548	43,871	(61,419)	-	-	-	-	-	-	-	-	-
Cash receipts from share subscription		-	-	86,528	-	-	-	-	-	-	-	-	86,528
Balance as at 31 March 2016 - as restated		11,747,583	14,947,529	86,528	1,203,111	17,282,804	1,557,485	331,244	77,045	91,042	1,227,782	3,284,598	48,552,153
Balance as at 31 December 2016 - as previously reported		11,786,546	15,044,936	374,493	1,203,111	5,174,251	1,022,642	-	-	-	1,501,855	2,524,497	36,107,834
Cumulative effect of change in accounting policy for investments in subsidiaries and associates	3	-	-	-	-	10,499,690	-	502,139	8,438	91,042	(274,073)	327,546	10,827,236
Balance as at 31 December 2016 - as restated		11,786,546	15,044,936	374,493	1,203,111	15,673,941	1,022,642	502,139	8,438	91,042	1,227,782	2,852,043	46,935,070
Profit for the period		-	-	-	-	1,773,553	-	-	-	-	-	-	1,773,553
Other comprehensive income for the period		-	-	-	-	-	(113,882)	(37,673)	(15,567)	-	-	(167,122)	(167,122)
Total comprehensive income for the period		-	-	-	-	1,773,553	(113,882)	(37,673)	(15,567)	-	-	(167,122)	1,606,431
Converted warrants to share capital	21	106,998	267,495	(374,493)	-	-	-	-	-	-	-	-	-
Cash receipts from share subscription	23	-	-	84,552	-	-	-	-	-	-	-	-	84,552
Balance as at 31 March 2017		11,893,544	15,312,431	84,552	1,203,111	17,447,494	908,760	464,466	(7,129)	91,042	1,227,782	2,684,921	48,626,053
		-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-

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

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries**Cash flow statement****For the three-month period ended 31 March 2017**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
				(Restated)
Cash flows from operating activities				
Profit before income tax expenses	2,120,704	2,359,375	2,056,169	2,317,773
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	3,843,685	4,336,928	3,809,382	4,216,612
Depreciation and amortisation	144,593	90,574	12,306	12,232
Share of (profit) loss from investments in subsidiaries	-	-	55,054	(25,128)
Share of profit from investments in associates	(691,611)	(654,429)	(691,611)	(654,429)
Provision for legal cases	7,935	24,442	7,935	24,442
Loss (gain) on sales of property, plant and equipment	(12,835)	(503)	(10,858)	719
Gain on sale of land held for development	(80,195)	-	(80,195)	-
Loss on exchange rate	130,466	-	130,466	-
Loss on derivative	-	121,909	-	121,909
Provision for after-sale maintenance expenses	77,324	11,404	77,169	11,226
Provision for compensation for Housing Estate Juristic Persons	7,760	7,180	7,598	6,910
Provision for public utilities maintenance	9,119	2,951	9,099	2,854
Provision for long-term employee benefits	8,183	6,740	5,412	5,818
Interest income	(4,596)	(14,206)	(97,064)	(61,870)
Dividend income	(25,672)	(40,582)	(11,272)	(23,231)
Interest expenses	123,890	87,928	86,884	63,610
Profit from operating activities before change in operating assets and liabilities	5,658,750	6,339,711	5,366,474	6,019,447
Decrease (increase) in operating assets				
Current investment	306,923	1,111,585	-	1,201,839
Trade and other receivables	(27,084)	45,486	(45,340)	3,953
Inventories	(3,615,077)	(4,742,472)	(3,506,593)	(4,652,803)
Other current assets	(398,499)	339,980	(185,263)	165,270
Other non-current assets	134	3,234	(50)	880
Increase (decrease) in operating liabilities				
Trade and other payables	(768,646)	(78,264)	(786,483)	(154,016)
Retention guarantees	(22,238)	(17,453)	9,747	(27,073)
Other current liabilities	(277,195)	(69,110)	(282,699)	243,509
Provision for long-term employee benefits	(2,908)	(3,400)	(619)	(3,400)
Other non-current liabilities	(7,002)	(6,539)	-	-
Cash flows from operating activities	847,158	2,922,758	569,174	2,797,606
Cash paid for income tax	(70,570)	(77,538)	(63,722)	(68,826)
Net cash flows from operating activities	776,588	2,845,220	505,452	2,728,780

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

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries**Cash flow statement (continued)****For the three-month period ended 31 March 2017**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
				(Restated)
Cash flows from investing activities				
Decrease in restricted deposit at financial institutions	-	12,000	-	12,000
Decrease (increase) in short-term loans to related parties	-	-	(300,000)	220,000
Increase in long-term loan to related party	-	-	(210,300)	(746,787)
Cash paid for share subscription of subsidiary	-	-	-	(1,485,700)
Dividend received from associates	44,567	-	44,567	-
Dividend received from other companies	25,672	40,582	11,272	23,231
Proceeds from sale of land held for development	100,697	-	100,697	-
Proceed from sales of property, plant and equipment	13,894	2,253	10,954	530
Cash paid for purchase of leasehold rights, property, plant, equipment and intangible assets	(285,979)	(4,129,212)	(70,187)	(28,530)
Cash paid for purchase of investment properties	(107,919)	-	-	-
Cash paid for guarantee income of fund	-	(18,171)	-	(18,171)
Cash received from interest income	4,413	22,116	899	20,324
Net cash flows used in investing activities	(204,655)	(4,070,432)	(412,098)	(2,003,103)
Cash flows from financing activities				
Increase (decrease) in short-term loans from financial institutions	1,000,000	(19,799)	1,000,000	-
Cash paid for financial lease liabilities	(1,108)	(531)	-	-
Decrease in short-term loans from related parties	-	-	141,000	140,000
Cash paid for debentures repayment	(500,000)	(3,500,000)	(500,000)	(3,500,000)
Cash paid for long-term loans repayment	-	(2,591,921)	-	(2,541,705)
Cash received from drawdown loans	74,000	1,928,374	-	-
Cash received from share subscription	84,552	86,528	84,552	86,528
Interest paid	(89,736)	(227,013)	(49,354)	(199,965)
Net cash flows from (used in) financing activities	567,708	(4,324,362)	676,198	(6,015,142)
Exchange differences on translation of financial statements in foreign currency	(4,988)	138,582	-	-
Net increase (decrease) in cash and cash equivalents	1,134,653	(5,410,992)	769,552	(5,289,465)
Cash and cash equivalents at beginning of period	2,600,578	8,956,752	1,443,056	7,108,991
Cash and cash equivalents at end of period	3,735,231	3,545,760	2,212,608	1,819,526

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

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries

Cash flow statement (continued)

For the three-month period ended 31 March 2017

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
				(Restated)
Supplemental cash flow information				
Non-cash items				
Purchases of building and equipment and leasehold rights recorded as liabilities	167,879	145,979	6,619	13,344
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	191,695	257,965	190,732	249,305
Interest expenses recorded as leasehold rights	1,824	667	-	-
Increase (decrease) in revaluation surplus on change in value of available-for-sale investments - net of income taxes	(101,334)	701,958	(113,882)	588,135
Exchange differences on translation of financial statement in foreign currency	(50,221)	22,998	-	-
Share of other comprehensive income of subsidiaries	-	-	(37,673)	136,821
Share of other comprehensive income of associates	(15,567)	118,764	(15,567)	118,764

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