

LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES

BALANCE SHEETS

AS AT 31st DECEMBER 2002 AND 2001

Assets	Note	Consolidated		Parent company	
		2002 (Thousand Baht)	2001	2002 (Thousand Baht)	2001
<b>Current assets</b>					
Cash and cash equivalents		401,773	57,224	263,409	13,466
Short-term investments	3	550,000	248,826	550,000	155,453
Trade accounts and notes receivable - net	4	178,503	38,702	170,367	32,311
Short-term loans to related parties	5	0	29,219	624,742	554,461
Inventories	6	18,226,234	18,726,433	16,080,022	16,487,610
Other current assets					
Accrued interest income - net		479	27,569	28,496	58,629
Withholding income tax		267,550	262,576	250,135	250,135
Others		351,157	213,549	337,320	206,068
<b>Total current assets</b>		<b>19,975,696</b>	<b>19,604,098</b>	<b>18,304,491</b>	<b>17,758,133</b>
<b>Non-current assets</b>					
Investments in subsidiaries and affiliates	7	1,523,434	1,584,624	2,286,589	2,115,070
Long-term investments	8	5,030,610	2,683,681	4,898,208	2,489,461
Land under contracts to buy and to sell	9	226,000	226,000	226,000	226,000
Property, plant and equipment - net	10	306,986	312,662	247,311	243,496
Other non-current assets		33,831	67,733	16,027	57,266
<b>Total non-current assets</b>		<b>7,120,861</b>	<b>4,874,700</b>	<b>7,674,135</b>	<b>5,131,293</b>
<b>Total assets</b>		<b>27,096,557</b>	<b>24,478,798</b>	<b>25,978,626</b>	<b>22,889,426</b>

Notes to financial statements are parts of these financial statements.

LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES

BALANCE SHEETS (Cont.)

AS AT 31st DECEMBER 2002 AND 2001

	Note	Consolidated		Parent company	
		2002 (Thousand Baht)	2001	2002 (Thousand Baht)	2001
<b>Liabilities and shareholders' equity</b>					
<b>Current liabilities</b>					
Banks overdraft and short-term loans					
from financial institutions	11	1,224,968	974,823	1,204,431	821,838
Trade accounts and notes payable	12	263,783	174,369	204,509	107,662
Current portion of long-term debts	13 - 15	819,952	295,210	819,952	200,000
Short-term loans from related parties		868	868	0	0
Other current liabilities					
Unearned revenue		366,993	933,352	307,441	814,486
Accrued income tax		615,535	0	599,123	0
Accrued interest expense		29,372	309,242	27,041	45,750
Others		432,358	352,167	370,225	307,918
<b>Total current liabilities</b>		<b>3,753,829</b>	<b>3,040,031</b>	<b>3,532,722</b>	<b>2,297,654</b>
<b>Non-current liabilities</b>					
Long-term loans	13	3,683,784	5,888,376	2,965,410	5,031,664
Domestic debentures	14	1,485,000	2,100,000	1,485,000	2,100,000
Convertible debentures	15	0	204,952	0	204,952
Other non-current liabilities					
Excess loss from investments					
in subsidiaries and affiliates	7	0	163,030	0	337,410
Others		73,031	75,244	0	0
<b>Total non-current liabilities</b>		<b>5,241,815</b>	<b>8,431,602</b>	<b>4,450,410</b>	<b>7,674,026</b>
<b>Total liabilities</b>		<b>8,995,644</b>	<b>11,471,633</b>	<b>7,983,132</b>	<b>9,971,680</b>

LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES

BALANCE SHEETS (Cont.)

AS AT 31st DECEMBER 2002 AND 2001

Liabilities and shareholders' equity (cont.)	Note	Consolidated		Parent company	
		2002 (Thousand Baht)	2001	2002 (Thousand Baht)	2001
<b>Shareholders' equity</b>					
Share capital					
Authorized share capital					
1,080,673,720 common shares					
of Baht 10 each		10,806,737	10,806,737	10,806,737	10,806,737
Issued and paid-up share capital					
645,014,115 common shares					
of Baht 10 each		6,450,141		6,450,141	
623,617,911 common shares					
of Baht 10 each			6,236,179		6,236,179
Paid-in capital					
Premium on share capital		6,463,926	6,219,991	6,463,926	6,219,991
Retained earnings					
Appropriated					
Legal reserve	16	191,006	0	191,006	0
Unappropriated		3,412,733	224,877	3,412,733	224,877
Other premium on share					
Revaluation increment in assets	17	117,161	118,960	117,161	118,960
Unrealized gain (loss) of					
investments	18	1,360,527	117,739	1,360,527	117,739
<b>Total shareholders' equity</b>		<b>17,995,494</b>	<b>12,917,746</b>	<b>17,995,494</b>	<b>12,917,746</b>
Minority interest		105,419	89,419	0	0
<b>Total shareholders' equity</b>					
<b>and minority interest</b>		<b>18,100,913</b>	<b>13,007,165</b>	<b>17,995,494</b>	<b>12,917,746</b>
<b>Total liabilities and shareholders' equity</b>		<b>27,096,557</b>	<b>24,478,798</b>	<b>25,978,626</b>	<b>22,889,426</b>

Notes to financial statements are parts of these financial statements.

**LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES**

**STATEMENTS OF INCOME**

**FOR THE YEARS ENDED 31st DECEMBER 2002 AND 2001**

	Note	Consolidated		Parent company	
		2002 (Thousand Baht)	2001	2002 (Thousand Baht)	2001
<b>Revenues</b>					
Sales and hire of works		15,102,557	10,409,541	13,756,151	9,606,853
Other income					
Equity gain from investments					
in subsidiaries and affiliates		129,146	116,561	395,913	141,227
Gain from sales of investment		625,461	1,720	531,671	0
Gain from exchange rate		667	35,737	667	35,097
Others		225,800	111,467	239,594	163,954
Total revenues		<u>16,083,631</u>	<u>10,675,026</u>	<u>14,923,996</u>	<u>9,947,131</u>
<b>Expenses</b>					
Cost of sales and hire of works		9,422,330	6,990,052	8,471,445	6,375,605
Selling and administrative expenses		1,144,923	983,507	1,016,055	873,298
Equity loss from investments					
in subsidiaries and affiliates		10,128	710,263	20,991	755,389
Specific business tax		18,056	11,574	15,214	10,531
Loss from sales of investment		0	0	0	27,372
Loss from impairment	8	789,996	68,026	780,606	0
Doubtful accounts		60,321	0	60,321	0
Total expenses		<u>11,445,754</u>	<u>8,763,422</u>	<u>10,364,632</u>	<u>8,042,195</u>
Profit before interest expenses and					
income tax		4,637,877	1,911,604	4,559,364	1,904,936
Interest expenses		(206,391)	(411,487)	(172,224)	(353,616)
Income tax		(898,790)	(689)	(870,452)	0

LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES

STATEMENTS OF INCOME (Cont.)

FOR THE YEARS ENDED 31st DECEMBER 2002 AND 2001

	Note	Consolidated		Parent company	
		2002 (Thousand Baht)	2001	2002 (Thousand Baht)	2001
Profit after income tax		3,532,696	1,499,428	3,516,688	1,551,320
Net profit of minority interest		(16,008)	16,701	0	0
Profit from ordinary activities		3,516,688	1,516,129	3,516,688	1,551,320
Extraordinary items	21	303,433	35,191	303,432	0
Less Minority interest - net		(1)	0	0	0
Net (from minority interest)		303,432	35,191	303,432	0
Net profit		3,820,120	1,551,320	3,820,120	1,551,320
<b>Basic earnings per share (Baht/share)</b>	<b>22</b>				
Profit before extraordinary items		5.59	2.43	5.59	2.49
Extraordinary items - net (from minority interest)		0.48	0.06	0.48	0.00
Net profit		6.07	2.49	6.07	2.49
<b>Diluted earnings per share (Baht/share)</b>	<b>22</b>				
Profit before extraordinary items		4.25	2.43	4.25	2.49
Extraordinary items - net (from minority interest)		0.37	0.06	0.37	0.00
Net profit		4.62	2.49	4.62	2.49

Notes to financial statements are parts of these financial statements.

**LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES**  
**STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY**  
**FOR THE YEARS ENDED 31st DECEMBER 2002 AND 2001**

**Parent company**

(Unit : Thousand Baht)

Note	Issued and paid-up share capital	Premium on share capital	Legal reserve	Retained earnings (Deficit)	Revaluation increment in assets	Unrealized gain on non-current marketable securities	Total
Balance as at 1st January 2001	6,236,179	8,720,127	162,241	(3,988,820)	0	(166,294)	10,963,433
Revaluation increment in assets	0	0	0	0	118,960	0	118,960
Unrealized gain on non-current marketable securities	0	0	0	0	0	284,033	284,033
Decrease in deficit							
- Transfer net profit	0	0	0	2,662,377	0	0	2,662,377
- Transfer premium on share capital	0	(2,500,136)	0	0	0	0	(2,500,136)
- Transfer legal reserve	0	0	(162,241)	0	0	0	(162,241)
Net profit	0	0	0	1,551,320	0	0	1,551,320
Balance as at 31st December 2001	6,236,179	6,219,991	0	224,877	118,960	117,739	12,917,746
Revaluation increment in assets	0	0	0	0	(1,799)	0	(1,799)
Unrealized gain on non-current marketable securities	0	0	0	0	0	1,242,788	1,242,788
Net profit	0	0	0	3,820,120	0	0	3,820,120
Dividend paid							
Common share	213,962	0	0	0	0	0	213,962
Premium on share capital	0	243,935	0	0	0	0	243,935
Legal reserve	0	0	191,006	(191,006)	0	0	0
Balance as at 31st December 2002	6,450,141	6,463,926	191,006	3,412,733	117,161	1,360,527	17,995,494

Notes to financial statements are parts of these financial statements.

**LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES**  
**STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY**  
**FOR THE YEARS ENDED 31st DECEMBER 2002 AND 2001**

Consolidated

(Unit : Thousand Baht)

Note	Issued and paid-up share capital	Premium on share capital	Legal reserve	Retained earnings (Deficit)	Revaluation increment in assets	Unrealized gain on non-current marketable securities	Minority interest	Total
Balance as at 1st January 2001	6,236,179	8,720,127	162,241	(3,988,820)	0	(166,294)	31,685	10,995,118
Revaluation increment in assets	0	0	0	0	118,960	0	0	118,960
Unrealized gain on non-current marketable securities	0	0	0	0	0	284,033	0	284,033
Decrease in deficit	19							
- Transfer net profit	0	0	0	2,662,377	0	0	0	2,662,377
- Transfer premium on share capital	0	(2,500,136)	0	0	0	0	0	(2,500,136)
- Transfer legal reserve	0	0	(162,241)	0	0	0	0	(162,241)
Net profit	0	0	0	1,551,320	0	0	57,734	1,609,054
Balance as at 31st December 2001	6,236,179	6,219,991	0	224,877	118,960	117,739	89,419	13,007,165
Revaluation increment in assets	0	0	0	0	(1,799)	0	0	(1,799)
Unrealized gain on non-current marketable securities	0	0	0	0	0	1,242,788	0	1,242,788
Net profit	0	0	0	3,820,120	0	0	16,000	3,836,120
Dividend paid	23	0	0	(441,258)	0	0	0	(441,258)
Common share	213,962	0	0	0	0	0	0	213,962
Premium on share capital	0	243,935	0	0	0	0		243,935
Legal reserve	0	0	191,006	(191,006)	0	0	0	0
Balance as at 31st December 2002	6,450,141	6,463,926	191,006	3,412,733	117,161	1,360,527	105,419	18,100,913

Notes to financial statements are parts of these financial statements.

**LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES**

**STATEMENTS OF RETAINED EARNINGS**

**FOR THE YEARS ENDED 31st DECEMBER 2002 AND 2001**

	Note	Consolidated		Parent company	
		2002 (Thousand Baht)	2001	2002 (Thousand Baht)	2001
<b>Unappropriated retained earnings</b>					
Beginning of the period		224,877	(3,988,820)	224,877	(3,988,820)
Appropriated retained earnings					
Reversal of paid-in capital	19	0	2,500,136	0	2,500,136
Reversal of legal reserve	19	0	162,241	0	162,241
Net profit for the fiscal period		3,820,120	1,551,320	3,820,120	1,551,320
Dividend paid	23	(441,258)	0	(441,258)	0
Legal reserve		(191,006)	0	(191,006)	0
Total unappropriated retained earnings		<u>3,412,733</u>	<u>224,877</u>	<u>3,412,733</u>	<u>224,877</u>
<b>Appropriated retained earnings</b>					
Legal reserve		<u>191,006</u>	<u>0</u>	<u>191,006</u>	<u>0</u>
Total appropriated retained earnings		<u>191,006</u>	<u>0</u>	<u>191,006</u>	<u>0</u>
<b>Total retained earnings (deficit)</b>		<u><u>3,603,739</u></u>	<u><u>224,877</u></u>	<u><u>3,603,739</u></u>	<u><u>224,877</u></u>

Notes to financial statements are parts of these financial statements.



**LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED 31st DECEMBER 2002 AND 2001**

	Consolidated		Parent company	
	2002 (Thousand Baht)	2001	2002 (Thousand Baht)	2001
<b>Cash flows from operating activities</b>				
Net profit (loss)	3,820,120	1,551,320	3,820,120	1,551,320
Minority interest	16,009	(16,701)	0	0
Adjustments of net profit to cash receipt (disbursement) from operations				
Depreciation	116,088	100,070	101,259	85,533
Unrealized (gain) loss from exchange rate	0	(32,677)	0	(32,677)
Equity (gain) loss from subsidiaries and affiliates	(119,018)	593,702	(374,922)	614,162
Loss from impairment of assets	789,996	68,026	780,606	0
Doubtful accounts	60,321	0	60,321	0
(Gain) Loss from sales of investments	(625,461)	(1,720)	(531,671)	27,372
(Gain) Loss from sales of assets	(307)	6,986	335	7,313
Gain from debt restructuring	(303,433)	(35,191)	(303,432)	0
Decrease (Increase) in accounts and notes receivable	(139,801)	(21,940)	(138,057)	(22,987)
Decrease (Increase) in inventories	519,227	746,467	430,011	677,636
Decrease (Increase) in other current assets	(128,094)	(235,853)	(115,537)	(289,784)
Decrease (Increase) in other assets	(6,099)	(17,324)	1,239	(16,722)
Increase (Decrease) in accounts and notes payables	78,410	80,881	85,844	40,636
Increase (Decrease) in other current liabilities	105,593	151,056	135,676	72,317
Increase (Decrease) in other liabilities	4,787	8,770	0	0
<b>Net cash provided by (used in) operating activities</b>	<b>4,188,338</b>	<b>2,945,872</b>	<b>3,951,792</b>	<b>2,714,119</b>

**LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES**  
**STATEMENTS OF CASH FLOWS (Cont.)**  
**FOR THE YEARS ENDED 31st DECEMBER 2002 AND 2001**

	Consolidated		Parent company	
	2002 (Thousand Baht)	2001	2002 (Thousand Baht)	2001
<b>Cash flows from investing activities</b>				
Decrease (Increase) in short-term investments	(293,901)	208,292	(393,987)	301,666
Decrease (Increase) in loans to employees	0	50,000	0	0
Decrease (Increase) in loans to related parties	21,500	0	(190,000)	(146,400)
Cash received from sales of investments in subsidiaries and affiliates	225,500	104,536	250,591	104,536
Cash paid for purchase of investments in affiliates	(211,066)	(72,141)	(211,066)	(75,501)
Cash received from decrease share capital of affiliates	0	45,466	0	45,466
Cash received from increase share capital of minority interest	0	82,338	0	0
Dividend received from affiliates	1,472	9,000	1,472	9,000
Cash received from sales of long-term investment	591,832	430,964	472,232	375,645
Cash paid for purchase of long-term investment	(1,687,241)	(132,365)	(1,647,241)	(70,011)
Cash received from sales of building and equipment	2,177	447	1,542	96
Cash paid for purchase of building and equipment	(129,696)	(153,338)	(118,370)	(147,990)
<b>Net cash provided by (used in) investing activities</b>	<b>(1,479,423)</b>	<b>573,199</b>	<b>(1,834,827)</b>	<b>396,507</b>

**LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES**  
**STATEMENTS OF CASH FLOWS (Cont.)**  
**FOR THE YEARS ENDED 31st DECEMBER 2002 AND 2001**

	Consolidated		Parent company	
	2002 (Thousand Baht)	2001	2002 (Thousand Baht)	2001
<b>Cash flows from financing activities</b>				
Share capital issuance	213,962	0	213,962	0
Premium on share capital	243,934	0	243,934	0
Dividend paid	(441,258)	0	(441,258)	0
Increase (Decrease) in banks overdraft and loans from financial institutions	250,146	639,347	382,594	654,144
Cash paid for domestic debentures	(200,000)	0	(200,000)	0
Cash received from issuance of domestic debentures	0	1,454,328	0	1,454,328
Increase (Decrease) in loans from related parties	0	(235)	0	0
Increase (Decrease) in long-term loans	(2,431,150)	(5,545,619)	(2,066,254)	(5,190,977)
Increase (Decrease) in notes payable	0	(29,641)	0	(29,641)
<b>Net cash provided by (used in) financing activities</b>	<b>(2,364,366)</b>	<b>(3,481,820)</b>	<b>(1,867,022)</b>	<b>(3,112,146)</b>
Net increase in cash and cash equivalents	344,549	37,251	249,943	(1,520)
Cash and cash equivalents, beginning of the period	57,224	19,973	13,466	14,986
Cash and cash equivalents, end of the period	401,773	57,224	263,409	13,466

**Additional disclosure of cash flows information**

Cash paid during the period

Interest expenses	553,785	918,916	464,271	855,977
Corporate income tax	894,739	104,024	870,452	96,015