

LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES

BALANCE SHEETS

AS AT 31st DECEMBER 2004 AND 2003

Assets	Note	Consolidated		Parent company	
		2004 (Thousand Baht)	2003 (Adjustment)	2004 (Thousand Baht)	2003 (Adjustment)
Current assets					
Cash and cash equivalents		378,854	367,054	155,861	188,977
Short-term investments	3	600,000	1,500,000	600,000	1,500,000
Trade accounts and notes receivable - net	4	360,805	200,282	274,927	185,396
Short-term loans to related parties	5	0	0	3,803,245	2,323,535
Inventories	6	25,958,346	19,847,335	19,247,089	15,726,430
Other current assets					
Accrued interest income - net		0	12	76,501	13,849
Withholding income tax		32,961	53,121	0	31,099
Other receivables	7.2.6	0	864,525	0	864,525
Others		232,778	244,166	119,386	208,663
Total current assets		27,563,744	23,076,495	24,277,009	21,042,474
Non-current assets					
Investments in subsidiaries and affiliates	7	6,989,020	3,079,247	8,672,503	4,181,365
Long-term investments	8	1,656,437	4,650,698	1,430,652	4,424,839
Land under contracts to buy and to sell	9	226,000	226,000	226,000	226,000
Property, plant and equipment - net	10	324,599	237,032	244,194	189,650
Other non-current assets		85,458	123,199	7,800	22,318
Total non-current assets		9,281,514	8,316,176	10,581,149	9,044,172
Total assets		36,845,258	31,392,671	34,858,158	30,086,646

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 2004 AND 2003

Liabilities and shareholders' equity	Note	Consolidated		Parent company	
		2004 (Thousand Baht)	2003 (Adjustment)	2004 (Thousand Baht)	2003 (Adjustment)
Current liabilities					
Banks overdraft and short-term loans					
from financial institutions	11	1,815,267	1,445,393	1,795,437	1,439,581
Trade accounts and notes payable		937,141	519,345	550,451	386,649
Current portion of long-term debts	13, 14	1,398,082	1,008,135	1,398,082	1,008,135
Short-term loans from related parties	12	1,025	1,025	285,000	0
Other current liabilities					
Unearned revenue		329,731	282,078	238,400	273,893
Accrued income tax		795,211	682,579	710,784	675,705
Others		783,547	754,754	584,703	688,632
Total current liabilities		6,060,004	4,693,309	5,562,857	4,472,595
Non-current liabilities					
Long-term loans	13	4,849,229	3,001,733	3,548,303	2,100,737
Domestic debentures	14	3,375,000	870,000	3,375,000	870,000
Other non-current liabilities					
Excess loss from investments					
in subsidiaries and affiliates	7.1.2	0	0	46,388	13,932
Others		68,936	63,331	0	0
Total non-current liabilities		8,293,165	3,935,064	6,969,691	2,984,669
Total liabilities		14,353,169	8,628,373	12,532,548	7,457,264

LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES

BALANCE SHEETS (Cont.)

AS AT 31st DECEMBER 2004 AND 2003

Liabilities and shareholders' equity (cont.) Note	Consolidated		Parent company	
	2004 (Thousand Baht)	2003 (Adjustment)	2004 (Thousand Baht)	2003 (Adjustment)
Shareholders' equity				
Share capital				
Authorized share capital				
10,806,737,200 common shares of Baht 1 each	10,806,737	10,806,737	10,806,737	10,806,737
Issued and paid-up share capital				
8,155,734,577 common shares of Baht 1 each	8,155,734		8,155,734	
7,107,565,933 common shares of Baht 1 each		7,107,566		7,107,566
Paid-in capital				
Premium on share capital	8,792,576	7,386,019	8,792,576	7,386,019
Retained earnings				
Appropriated				
Legal reserve 16	805,585	500,548	805,585	500,548
Unappropriated	3,605,733	5,550,466	3,605,733	5,550,466
Other paid-in capital				
Revaluation increment in assets 17	130,717	132,305	130,717	132,305
Premium on share capital of affiliates 7.2.2	165,571	0	165,571	0
Unrealized gain (loss) of investments 18	669,694	1,952,478	669,694	1,952,478
Total shareholders' equity	22,325,610	22,629,382	22,325,610	22,629,382
Minority interest	166,479	134,916	0	0
Total shareholders' equity and minority interest	22,492,089	22,764,298	22,325,610	22,629,382
Total liabilities and shareholders' equity	36,845,258	31,392,671	34,858,158	30,086,646

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 2004 AND 2003

	Note	Consolidated		Parent company	
		2004 (Thousand Baht)	2003	2004 (Thousand Baht)	2003
Revenues					
Sales and hire of works		18,290,868	18,670,455	14,768,184	17,355,708
Other income					
Gain from sales of investments		1,166,565	926,428	1,166,560	910,678
Gain on reversal of impairment loss	8.1	199,526	0	199,526	0
Dividend income		197,188	141,276	197,112	119,684
Others		440,990	298,681	545,706	332,508
Equity gain from investments in subsidiaries and affiliates		994,067	413,018	1,754,899	654,245
Total revenues		<u>21,289,204</u>	<u>20,449,858</u>	<u>18,631,987</u>	<u>19,372,823</u>
Expenses					
Cost of sales and hire of works		11,355,879	11,521,992	9,073,925	10,520,034
Selling and administrative expenses		1,022,934	866,705	877,473	816,319
Equity loss from investments in subsidiaries and affiliates		798	55	89,464	24,987
Specific business tax and transfer fee		704,667	21,843	568,667	19,510
Loss from cancel of project		0	71,543	0	71,543
Loss from impairment	21	35,235	357,312	0	357,312
Total expenses		<u>13,119,513</u>	<u>12,839,450</u>	<u>10,609,529</u>	<u>11,809,705</u>
Profit before interest expenses and income tax		8,169,691	7,610,408	8,022,458	7,563,118
Interest expenses		(121,116)	(52,018)	(154,464)	(49,429)
Income tax		(1,938,775)	(1,443,240)	(1,767,257)	(1,428,036)

LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES

STATEMENTS OF INCOME (Cont.)

FOR THE YEARS ENDED 31st DECEMBER 2004 AND 2003

	Note	Consolidated		Parent company	
		2004 (Thousand Baht)	2003	2004 (Thousand Baht)	2003
Profit after income tax		6,109,800	6,115,150	6,100,737	6,085,653
Net profit of minority interest		(9,063)	(29,497)	0	0
Net profit		<u>6,100,737</u>	<u>6,085,653</u>	<u>6,100,737</u>	<u>6,085,653</u>
Basic earnings per share (Baht/share)	23				
Net profit		0.79	0.91	0.79	0.91
Diluted earnings per share (Baht/share)	23				
Net profit		0.68	0.70	0.68	0.70

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 2004 AND 2003

Parent company

(Unit : Thousand Baht)

Note	Issued and paid-up share capital	Premium on share capital	Legal reserve	Retained earnings (Deficit)	Other paid-in capital	Unrealized gain on non-current marketable securities	Total
Balance as at 1st January 2003	6,450,141	6,463,926	191,006	3,412,733	117,161	1,360,527	17,995,494
Cumulative adjustment	24	0	0	62,760	0	69,343	132,103
Balance after adjustment	6,450,141	6,463,926	191,006	3,475,493	117,161	1,429,870	18,127,597
Revaluation increment in assets	0	0	0	0	15,144	0	15,144
Unrealized gain on securities available for sales	0	0	0	0	0	522,608	522,608
Dividend paid	23	0	0	(3,675,030)	0	0	(3,675,030)
Income tax from unpaid dividend	23	0	0	(26,108)	0	0	(26,108)
Net profit	0	0	0	6,085,653	0	0	6,085,653
Warrants - exercised to purchase ordinary shares	657,425	922,093	0	0	0	0	1,579,518
Legal reserve	0	0	309,542	(309,542)	0	0	0
Balance as at 31st December 2003	7,107,566	7,386,019	500,548	5,550,466	132,305	1,952,478	22,629,382
Balance as at 1st January 2004	7,107,566	7,386,019	500,548	5,531,970	132,305	1,972,524	22,630,932
Cumulative adjustment	24	0	0	18,497	0	(20,046)	(1,549)
Balance after adjustment	7,107,566	7,386,019	500,548	5,550,467	132,305	1,952,478	22,629,383
Revaluation increment in assets	0	0	0	0	(1,588)	0	(1,588)
Premium on share capital of affiliates	0	0	0	0	165,571	0	165,571
Unrealized gain on securities available for sales	0	0	0	0	0	(1,282,784)	(1,282,784)
Dividend paid	23	0	0	(7,692,298)	0	0	(7,692,298)
Income tax from unpaid dividend	23	0	0	(48,136)	0	0	(48,136)
Net profit	0	0	0	6,100,737	0	0	6,100,737
Warrants - exercised to purchase ordinary shares	1,048,168	1,406,557	0	0	0	0	2,454,725
Legal reserve	0	0	305,037	(305,037)	0	0	0
Balance as at 31st December 2004	8,155,734	8,792,576	805,585	3,605,733	296,288	669,694	22,325,610

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 2004 AND 2003

Consolidated

(Unit : Thousand Baht)

Note	Issued and paid-up share capital	Premium on share capital	Legal reserve	Retained earnings (Deficit)	Other paid-in capital	Unrealized gain on non-current marketable securities	Minority interest	Total
Balance as at 1st January 2003	6,450,141	6,463,926	191,006	3,412,733	117,161	1,360,527	105,419	18,100,913
Cumulative adjustment	24 0	0	0	62,760	0	69,343	0	132,103
Balance after adjustment	6,450,141	6,463,926	191,006	3,475,493	117,161	1,429,870	105,419	18,233,016
Revaluation increment in assets	0	0	0	0	15,144	0	0	15,144
Unrealized gain on securities								
available for sales	0	0	0	0	0	522,608	0	522,608
Dividend paid	23 0	0	0	(3,675,030)	0	0	0	(3,675,030)
Income tax from unpaid dividend	23 0	0	0	(26,108)	0	0	0	(26,108)
Net profit	0	0	0	6,085,653	0	0	29,497	6,115,150
Warrants - exercised to purchase								
ordinary shares	657,425	922,093	0	0	0	0	0	1,579,518
Legal reserve	0	0	309,542	(309,542)	0	0	0	0
Balance as at 31st December 2003	7,107,566	7,386,019	500,548	5,550,466	132,305	1,952,478	134,916	22,764,298
Balance as at 1st January 2004	7,107,566	7,386,019	500,548	5,531,970	132,305	1,972,524	134,916	22,765,848
Cumulative adjustment	24 0	0	0	18,497	0	(20,046)	0	(1,549)
Balance after adjustment	7,107,566	7,386,019	500,548	5,550,467	132,305	1,952,478	134,916	22,764,299
Revaluation increment in assets	0	0	0	0	(1,588)	0	0	(1,588)
Premium on share capital of								
affiliates	0	0	0	0	165,571	0	0	165,571
Unrealized gain on securities								
available for sales	0	0	0	0	0	(1,282,784)	0	(1,282,784)
Dividend paid	23 0	0	0	(7,692,298)	0	0	0	(7,692,298)
Income tax from unpaid dividend	23 0	0	0	(48,136)	0	0	0	(48,136)
Net profit	0	0	0	6,100,737	0	0	9,063	6,109,800
Increase ordinary shares - minority								
interest	0	0	0	0	0	0	22,500	22,500
Warrants - exercised to purchase								
ordinary shares	1,048,168	1,406,557	0	0	0	0	0	2,454,725
Legal reserve	0	0	305,037	(305,037)	0	0	0	0
Balance as at 31st December 2004	8,155,734	8,792,576	805,585	3,605,733	296,288	669,694	166,479	22,492,089

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 2004 AND 2003

	Consolidated		Parent company	
	2004 (Thousand Baht)	2003	2004 (Thousand Baht)	2003
Cash flows from operating activities				
Net profit (loss)	6,100,737	6,085,653	6,100,737	6,085,653
Minority interest	9,063	29,497	0	0
Adjustments of net profit to cash receipt (disbursement) from operations				
Depreciation	130,654	132,869	102,796	114,265
Amortization of withholding income tax	31,099	0	31,099	0
Dividend income	(197,188)	(141,276)	(197,113)	(119,684)
Equity (gain) loss from investments in subsidiaries and affiliates	(993,269)	(412,963)	(1,665,435)	(629,258)
Loss from impairment of assets	(199,526)	357,312	(199,526)	357,312
Loss from devaluation of inventories	35,235	0	0	0
Doubtful accounts	(72,500)	(15,000)	(72,500)	(15,000)
(Gain) Loss from sales of investments	(1,166,565)	(926,428)	(1,166,560)	(910,678)
(Gain) Loss from sales of assets	(1,376)	13,646	(1,702)	13,897
Unrealized (gain) from exchange rate	(2,324)	16,512	(2,324)	16,512
Decrease (Increase) in accounts and notes receivable	(160,523)	(21,778)	(89,531)	(15,029)
Decrease (Increase) in inventories	(6,198,986)	(1,603,252)	(3,520,659)	363,255
Decrease (Increase) in other current assets	(33,479)	146,241	(7,313)	160,390
Decrease (Increase) in other non-current assets	37,741	(49,367)	14,518	(6,290)
Increase (Decrease) in accounts and notes payables	417,797	255,562	163,802	182,140
Increase (Decrease) in other current liabilities	140,942	249,045	(152,480)	308,292

LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES

STATEMENTS OF CASH FLOWS (Cont.)

FOR THE YEARS ENDED 31st DECEMBER 2004 AND 2003

	Consolidated		Parent company	
	2004 (Thousand Baht)	2003	2004 (Thousand Baht)	2003
Increase (Decrease) in other non-current liabilities	4,847	(3,700)	0	0
Net cash provided by (used in) operating activities	(2,117,621)	4,112,573	(662,191)	5,905,777
Cash flows from investing activities				
Decrease (Increase) in short-term investments	900,000	(947,440)	900,000	(947,441)
Decrease (Increase) in loans to related parties	72,500	15,000	(1,407,210)	(1,657,490)
Sales of investments in subsidiaries and affiliates	205,813	296,988	205,813	296,988
Purchase of investments in affiliates	(305,281)	(173,412)	(332,781)	(236,146)
Dividend received from affiliates	254,892	149,668	404,891	149,668
Increase share capital of minority interest	22,500	0	0	0
Dividend received from long-term investments	197,188	141,276	197,113	119,684
Sales of long-term investments	1,307,669	937,971	1,307,590	1,162,971
Cash received from decrease in long-term investments unit	0	100,896	0	52,736
Purchase of long-term investments	(358,935)	(1,780,937)	(358,935)	(1,880,069)
Sales of building and equipment	1,853	72,723	1,853	72,431
Purchase of building and equipment	(219,329)	(167,132)	(157,491)	(152,594)
Net cash provided by (used in) investing activities	2,078,870	(1,354,399)	760,843	(3,019,262)

LAND AND HOUSES PUBLIC COMPANY LIMITED AND SUBSIDIARIES

STATEMENTS OF CASH FLOWS (Cont.)

FOR THE YEARS ENDED 31st DECEMBER 2004 AND 2003

	Consolidated		Parent company	
	2004 (Thousand Baht)	2003	2004 (Thousand Baht)	2003
Cash flows from financing activities				
Increase (Decrease) in banks overdraft and loans from financial institutions	364,465	248,145	350,447	262,870
Cash received from debentures	3,000,000	0	3,000,000	0
Cash paid for debentures	(615,000)	(819,952)	(615,000)	(819,952)
Increase on loans from related parties	0	157	285,000	0
Increase (Decrease) in long-term loans	2,538,659	(125,731)	2,085,358	(308,353)
Warrants - exercised to purchase ordinary shares	2,454,725	1,579,518	2,454,725	1,579,518
Dividend paid	(7,692,298)	(3,675,030)	(7,692,298)	(3,675,030)
Net cash provided by (used in) financing activities	50,551	(2,792,893)	(131,768)	(2,960,947)
Net increase in cash and cash equivalents	11,800	(34,719)	(33,116)	(74,432)
Cash and cash equivalents, beginning of the period	367,054	401,773	188,977	263,409
Cash and cash equivalents, end of the period	<u>378,854</u>	<u>367,054</u>	<u>155,861</u>	<u>188,977</u>
Additional disclosure of cash flows information				
Cash paid during the period				
Interest expenses	473,418	368,074	417,704	326,410
Corporate income tax	1,805,595	819,417	1,698,331	778,439

Notes to financial statements are parts of these financial statements.