

LAND AND HOUSES PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
REVIEW REPORT AND INTERIM FINANCIAL STATEMENTS
FOR THE THREE-MONTH AND NINE-MONTH PERIODS ENDED 30 SEPTEMBER 2006

Review Report of Independent Auditor

To the Board of Directors and Shareholders of
Land and Houses Public Company Limited

I have reviewed the accompanying consolidated balance sheet of Land and Houses Public Company Limited and its subsidiaries as at 30 September 2006, the related consolidated statements of earnings for the three-month and nine-month periods ended 30 September 2006, the consolidated statements of changes in shareholders' equity and cash flows for the nine-month period ended 30 September 2006, and the separate financial statements of Land and Houses Public Company Limited for the same period. These financial statements are the responsibility of the management of the Company and its subsidiaries as to their correctness and the completeness of the presentation. My responsibility is to issue a report on these financial statements based on my review. I did not review the interim financial statements of 3 associated companies, which are included in the financial statements for the three-month and nine-month periods ended 30 September 2006. As at 30 September 2006, the consolidated and the Company's financial statements include investments in these associated companies recorded under the equity method amounting to Baht 2,084 million, and share of profits from these associated companies accounted for under the equity method for the three-month and nine-month periods then ended amounting to Baht 64 million and Baht 174 million, respectively. The financial statements of the associated companies were reviewed by other auditors whose reports, which have been furnished to me, were unqualified. My report, in so far as it relates to the amounts of the various transactions of these companies included in the consolidated and the Company's financial statements, is based solely on those auditors' reports.

Except as discussed in the next paragraph, I conducted my review in accordance with the auditing standard applicable to review engagements. This standard requires that I plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. I have not performed an audit and, accordingly, I do not express an audit opinion.

I have yet to receive the reviewed financial statements of an overseas associated company for the nine-month period ended 30 September 2006. Accordingly, the investment in the associated company accounted for under the equity method as at 30 September 2006, amounting to Baht 970 million, and the shares of profit from investment accounted for under the equity method for the three-month and nine-month periods ended 30 September 2006, amounting to Baht 5 million and Baht 29 million, respectively, were determined based on unreviewed financial statements which were prepared by the management of this company. In addition, the Company was unable to quantify the possible effect to the financial statements of applying different accounting policies, as discussed in Note 7 to the financial statements.

Except for the effect to the financial statements of the adjustments that might have been required had I been able to review the value of the investment in an associated company discussed in the preceding paragraph, based on my review and the reports of other auditors, nothing has come to my attention that causes me to believe that the accompanying financial statements are not presented fairly, in all material respects, in accordance with generally accepted accounting principles.

The consolidated financial statements of Land and Houses Public Company Limited and its subsidiaries, and the separate financial statements of Land and Houses Public Company Limited for the year ended 31 December 2005 were audited in accordance with generally accepted auditing standards by another auditor who, under her report dated 28 February 2006, expressed a qualified opinion on those statements regarding the scope limitation imposed by circumstance on her audit, which may affect the investment transactions in respect of the Baht 81.5 million share of profit (loss) from investments in four associated companies accounted for under the equity method for the year ended 31 December 2005, which were determined based on unaudited financial statements prepared by the management of these companies. The balance sheet as at 31 December 2005, as presented herein for comparative purposes, formed an integral part of the financial statements which that auditor audited and reported on after adjustment as described in the last paragraph.

During the nine-month period ended 30 September 2006, the Company obtained financial statements of three associated companies for the year ended 31 December 2005 which had been audited by their auditors, being the predecessor auditor mentioned above. The Company has made the appropriate adjustments for differences to the financial statements, with which I agreed. In addition, the Company obtained the financial statements of an associated company audited by its auditor, who expressed a qualified opinion on those statements with respect to the scope limitation imposed on his audit. In addition, significant accounting policies of this associated company differ from those of the group of companies, as described in Note 7 to the financial statements. The Company is still unable to quantify the possible impact to the financial statements.

The consolidated statements of earnings of Land and Houses Public Company Limited and its subsidiaries for the three-month and nine-month periods ended 30 September 2005, the consolidated statements of changes in shareholders' equity and cash flows for the nine-month period then ended, and the separate financial statements of Land and Houses Public Company Limited for the same periods, as presented herein for comparative purposes, formed an integral part of the interim financial statements which were reviewed by the aforementioned auditor who, under her review report dated 14 November 2005, reported that except for the scope limitation imposed by circumstance on her review in respect of the Baht 46.59 million share of profit from investments in four associated companies accounted for under the equity method for the nine-month period ended 30 September 2005 being determined based on unreviewed financial statements prepared by management, nothing had come to her attention that caused her to believe that those financial statements were not presented fairly, in all material respects, in accordance with generally accepted accounting principles.

Without changing my report on the financial statements for the three-month and nine-month periods ended 30 September 2006, I draw attention to the matter discussed under Note 2 to the financial statements. During the current period, the Company changed the accounting policies of the group of associated companies such that they have the same accounting policies, with which I agreed. The Company has therefore adjusted the financial statements of an associated company for the purpose of equity taking, to reflect the change of its accounting policy regarding the property, plant and equipment of its hospital, from reappraised value to the cost method. In addition, the Company has adjusted the financial statements of two property funds which are associated companies for equity taking purposes, to reflect the change in their accounting policy for investments in properties from fair value to the cost method. The Company has therefore restated the financial statements presented herein for comparative purposes. These adjustments have the effect of decreasing net earnings for the three-month and nine-month periods ended 30 September 2005 by Baht 15.3 million and Baht 42.5 million, respectively. The cumulative effect of the adjustment up to the beginning of the year 2005 has been presented in the statements of changes in shareholders' equity. The Company has also adjusted the retained earnings and the related accounts in the statements of changes in shareholders' equity.

Rungnapa Lertsuwankul

Certified Public Accountant (Thailand) No. 3516

Ernst & Young Office Limited

Bangkok: 14 November 2006