

LAND AND HOUSES PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
REVIEW REPORT AND INTERIM FINANCIAL STATEMENTS
FOR THE THREE-MONTH AND SIX-MONTH PERIODS ENDED 30 JUNE 2007

Review Report of Independent Auditor

To The 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 June 2007, and the related consolidated statements of income for the three-month and six-month periods ended 30 June 2007 and 2006, changes in shareholders' equity, and cash flows for the six-month periods ended 30 June 2007 and 2006; and the separate financial statements of Land and Houses Public Company Limited for the same periods. 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 reviews. I did not review the interim financial statements of 2 associated companies, which are included in the financial statements for the three-month and six-month periods ended 30 June 2007. As at 30 June 2007, the consolidated financial statements included investments in these associated companies recorded under the equity method amounting to Baht 1,115.6 million and share of profit from these associated companies for the three-month and six-month periods then ended amounting to Baht 19.7 million, and Baht 40.3 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 financial statements of the Company, 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 six-month period ended 30 June 2007. Accordingly, the investment in the associated company accounted for under the equity method in the consolidated financial statements as at 30 June 2007, amounting to Baht 1,044.9 million, and the shares of profit from investment accounted for under the equity method in the consolidated financial statements for the three-month and six-month periods then ended in equal amounts of Baht 60.9 million, 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 8 to the financial statements.

Except for the effect to the consolidated 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.

I have previously audited 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 2006, in accordance with generally accepted auditing standards and expressed a qualified opinion on those statements, under my report dated 27 February 2007, regarding the scope limitation imposed by circumstance on my audit, which may affect the investment transactions in respect of the Baht 969 million and share of profit from investment in an overseas associated company accounted for under the equity method for the year ended 31 December 2006, amounting to Baht 50 million, which were determined based on unaudited financial statements prepared by the management of this company. The consolidated and separate balance sheets as at 31 December 2006, as presented herein for comparative purposes, formed an integral part of the financial statements which I audited and reported on. I have not performed any other audit procedures subsequent to the date of that report, except for the Company's restatement of the separate financial statements for the period of 2006 to reflect the change in accounting policy for recording investments in subsidiary and associated companies from equity method to cost method as described in Note 2 to the financial statements. In my opinion, the adjustments made for the preparation of such statements are appropriate and have been properly applied.

During the six-month period ended 30 June 2007, the Company obtained the financial statements of an associated company audited by its auditor as discussed in the preceding paragraph, who expressed a qualified opinion on those statements with respect to the scope limitation imposed on his audit. The Company has made the appropriate adjustments for differences to the consolidated financial statements. In addition, significant accounting policies of this associated company differ from those of the group of companies, as described in Note 8 to the financial statements. The Company is still unable to quantify the possible impact to the financial statements.

Rungnapa Lertsuwankul

Certified Public Accountant (Thailand) No. 3516

Ernst & Young Office Limited

Bangkok: 14 August 2007