

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity

For the three-month periods ended 31 March 2008 and 2007

(Unit: Thousand Baht)

Separate financial statements

	Note	Issued and paid-up share capital	Premium on ordinary shares	Revaluation surplus (deficit) in investments	Cash receipts from share subscription	Retained earnings		Total
						Statutory reserve	Unappropriated	
Balance as at 1 January 2007		8,476,271	9,050,975	(48,650)	9,474	1,080,674	1,360,464	19,929,208
Conversion of warrants of ordinary shares		5,238	4,306	-	(9,474)	-	-	70
Cash receipts from share subscription		-	-	-	368,113	-	-	368,113
Revaluation deficit in investments		-	-	(14,310)	-	-	-	(14,310)
Net income for the period		-	-	-	-	-	661,725	661,725
Balance as at 31 March 2007		<u>8,481,509</u>	<u>9,055,281</u>	<u>(62,960)</u>	<u>368,113</u>	<u>1,080,674</u>	<u>2,022,189</u>	<u>20,944,806</u>
Balance as at 1 January 2008		8,673,061	9,256,878	53,244	19,263	1,080,674	2,806,950	21,890,070
Conversion of warrants of ordinary shares	15	9,943	9,371	-	(19,263)	-	-	51
Cash receipts from share subscription	17	-	-	-	2,512,743	-	-	2,512,743
Revaluation surplus in investments		-	-	123,671	-	-	-	123,671
Net income for the period		-	-	-	-	-	358,834	358,834
Balance as at 31 March 2008		<u>8,683,004</u>	<u>9,266,249</u>	<u>176,915</u>	<u>2,512,743</u>	<u>1,080,674</u>	<u>3,165,784</u>	<u>24,885,369</u>
		-	-	-	-	-	-	-

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

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity

For the three-month periods ended 31 March 2008 and 2007

(Unit: Thousand Baht)

Consolidated financial statements											
	Note	Issued and paid-up share capital	Premium on ordinary shares	Premium on share capital of associates	Revaluation surplus (deficit) in investments	Cash receipts from share subscription	Translation adjustment	Retained earnings		Minority	Total
								Statutory reserve	Unappropriated	interest - equity attributable to minority shareholders of subsidiaries	
Balance as at 1 January 2007		8,476,271	9,050,975	300,718	(49,375)	9,474	34,063	1,080,674	3,604,356	944,459	23,451,615
Conversion of warrants of ordinary shares		5,238	4,306	-	-	(9,474)	-	-	-	-	70
Cash receipts from share subscription		-	-	-	-	368,113	-	-	-	-	368,113
Revaluation surplus in investments		-	-	-	19,724	-	-	-	-	-	19,724
Translation adjustment		-	-	-	-	-	23	-	-	-	23
Net income for the period		-	-	-	-	-	-	-	530,037	(6,638)	523,399
Increase in ordinary shares of subsidiary - minority interest		-	-	-	-	-	-	-	-	48,000	48,000
Dividend paid to minority interest by subsidiary		-	-	-	-	-	-	-	-	(2)	(2)
Balance as at 31 March 2007		<u>8,481,509</u>	<u>9,055,281</u>	<u>300,718</u>	<u>(29,651)</u>	<u>368,113</u>	<u>34,086</u>	<u>1,080,674</u>	<u>4,134,393</u>	<u>985,819</u>	<u>24,410,942</u>
Balance as at 1 January 2008		8,673,061	9,256,878	300,718	66,891	19,263	149,479	1,080,674	4,439,523	1,250,514	25,237,001
Conversion of warrants of ordinary shares	15	9,943	9,371	-	-	(19,263)	-	-	-	-	51
Cash receipts from share subscription	17	-	-	-	-	2,512,743	-	-	-	-	2,512,743
Revaluation surplus in investments		-	-	-	133,282	-	-	-	-	-	133,282
Translation adjustment		-	-	-	-	-	(80,386)	-	-	-	(80,386)
Net income for the period		-	-	-	-	-	-	-	676,786	(18,615)	658,171
Balance as at 31 March 2008		<u>8,683,004</u>	<u>9,266,249</u>	<u>300,718</u>	<u>200,173</u>	<u>2,512,743</u>	<u>69,093</u>	<u>1,080,674</u>	<u>5,116,309</u>	<u>1,231,899</u>	<u>28,460,862</u>

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

Land and Houses Public Company Limited and its subsidiaries

Balance sheets

(Unit: Thousand Baht)

	Note	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
		31 March 2008 (Unaudited but reviewed)	31 December 2007 (Audited)	31 March 2008 (Unaudited but reviewed)	31 December 2007 (Audited)
Assets					
Current assets					
Cash and cash equivalents	2	1,324,237	1,027,218	894,619	864,993
Trade accounts receivable - net	3	10,256	6,973	-	-
Amounts due from and other receivable - related parties	2	24,329	212,797	38,710	215,886
Short-term loans to and accrued interests receivable					
from related parties	2	407	432	970,623	950,691
Inventories - net	4	22,132,251	20,891,064	19,337,497	18,109,596
Other current assets					
Withholding income tax		45,343	40,601	-	-
Advance payment for debentures and accrued interests	5	1,546,159	-	1,546,159	-
Advance payment for constructions		241,128	217,224	204,704	172,167
Deposits		98,419	245,316	94,164	230,915
Others		176,606	123,777	117,304	66,735
Total current assets		25,599,135	22,765,402	23,203,780	20,610,983
Non-current assets					
Investments in subsidiaries	6	-	-	2,730,704	2,730,704
Investments in associates - net	7	8,893,290	8,855,783	7,601,947	7,684,111
Other long-term investments - net	8	1,457,311	1,296,589	1,244,998	1,084,253
Land held for development - net	9	4,327,337	4,464,783	2,915,772	2,955,408
Land under contracts to buy and to sell - net		226,000	226,000	226,000	226,000
Property, plant and equipment - net	10	1,152,962	1,160,927	309,139	310,999
Leasehold rights - net	11	2,874,294	2,875,354	-	-
Other non-current assets					
Deposit to related company	2	7,810	7,446	7,810	7,446
Goodwill		72,000	72,000	-	-
Other		23,524	21,727	20,447	20,488
Total non-current assets		19,034,528	18,980,609	15,056,817	15,019,409
Total assets		44,633,663	41,746,011	38,260,597	35,630,392

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

Land and Houses Public Company Limited and its subsidiaries

Balance sheets (continued)

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	Note	31 March 2008	31 December 2007	31 March 2008	31 December 2007
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Liabilities and shareholders' equity					
Current liabilities					
Bank overdrafts and short-term loans from financial institutions	12	518,191	8,870	488,678	-
Trade accounts payable - related parties	2	18,522	18,167	15,349	15,784
Trade accounts payable - unrelated parties		1,001,524	991,897	810,179	797,201
Amounts due to related parties	2	7,949	20,770	3,027	4,093
Short-term loans from and accrued interests payable to related parties	2	62,598	37,344	90,814	70,222
Current portion of long-term loans	13	643,619	32,716	412,090	-
Current portion of debentures	14	1,500,000	2,500,000	1,500,000	2,500,000
Other current liabilities					
Unearned revenue		280,928	252,107	209,442	197,231
Corporate income tax payable		641,425	507,346	530,754	425,843
Accrued expenses		240,727	300,743	201,645	257,182
Retention guarantees		157,636	165,632	113,248	120,980
Others		324,651	280,496	287,149	235,385
Total current liabilities		5,397,770	5,116,088	4,662,375	4,623,921
Non-current liabilities					
Long-term loans - net of current portion	13	5,097,858	5,738,014	3,097,554	3,509,644
Debentures - net of current portion	14	5,500,000	5,500,000	5,500,000	5,500,000
Other non-current liabilities		177,173	154,908	115,299	106,757
Total non-current liabilities		10,775,031	11,392,922	8,712,853	9,116,401
Total liabilities		16,172,801	16,509,010	13,375,228	13,740,322

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

Land and Houses Public Company Limited and its subsidiaries

Balance sheets (continued)

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	<u>Note</u>	<u>31 March 2008</u>	<u>31 December 2007</u>	<u>31 March 2008</u>	<u>31 December 2007</u>
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Shareholders' equity					
Share capital	15				
Registered					
10,354,268,670 ordinary shares of Baht 1 each		<u>10,354,269</u>	<u>10,354,269</u>	<u>10,354,269</u>	<u>10,354,269</u>
Issued and paid-up					
8,683,003,900 ordinary shares of Baht 1 each					
(31 December 2007: 8,673,061,416 ordinary shares of Baht 1 each)		8,683,004	8,673,061	8,683,004	8,673,061
Paid-in capital					
Premium on ordinary shares		9,266,249	9,256,878	9,266,249	9,256,878
Premium on share capital of associates		300,718	300,718	-	-
Revaluation surplus in investments	18	200,173	66,891	176,915	53,244
Cash receipts from share subscription	17	2,512,743	19,263	2,512,743	19,263
Translation adjustment		69,093	149,479	-	-
Retained earnings					
Appropriated - Statutory reserve		1,080,674	1,080,674	1,080,674	1,080,674
Unappropriated		<u>5,116,309</u>	<u>4,439,523</u>	<u>3,165,784</u>	<u>2,806,950</u>
Equity attributable to the Company's shareholders		<u>27,228,963</u>	<u>23,986,487</u>	<u>24,885,369</u>	<u>21,890,070</u>
Minority interest - equity attributable to minority shareholders of subsidiaries		1,231,899	1,250,514	-	-
Total shareholders' equity		<u>28,460,862</u>	<u>25,237,001</u>	<u>24,885,369</u>	<u>21,890,070</u>
Total liabilities and shareholders' equity		<u>44,633,663</u>	<u>41,746,011</u>	<u>38,260,597</u>	<u>35,630,392</u>
		0	0	0	0

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

Directors

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries**Income statements**

For the three-month periods ended 31 March 2008 and 2007

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2008	2007	2008	2007
Revenues					
Sales income		3,678,214	3,907,760	2,852,993	2,897,813
Rental and services income		80,620	-	-	-
Other income					
Gain from sales of investments		3,302	91	53,488	91
Dividend income		5,850	53	7,374	358,782
Others		39,386	51,429	51,900	64,988
Share of income from investments in associates	7	242,168	137,137	-	-
Total revenues		4,049,540	4,096,470	2,965,755	3,321,674
Expenses					
Cost of sales and services		2,590,291	2,760,204	2,034,427	2,016,887
Cost of rental and services		72,434	-	-	-
Selling and administrative expenses		394,511	434,019	324,280	346,635
Specific business tax and transfer fee		122,390	148,658	94,588	109,689
Share of loss from investments in associates	7	-	11,684	-	-
Loss from impairment of assets	4	3,495	-	-	-
Total expenses		3,183,121	3,354,565	2,453,295	2,473,211
Income before interest expenses and corporate income tax		866,419	741,905	512,460	848,463
Interest expenses		(41,307)	(43,690)	(19,899)	(49,568)
Corporate income tax		(166,941)	(174,816)	(133,727)	(137,170)
Net income for the period		658,171	523,399	358,834	661,725
Net income attributable to:					
Equity holders of the parent		676,786	530,037	358,834	661,725
Minority interests of the subsidiaries		(18,615)	(6,638)	-	-
		658,171	523,399		
(Unit: Baht)					
Earnings per share	19				
Basic earnings per share					
Net income attributable to equity holders of the parent		0.08	0.06	0.04	0.08
Weighted average number of ordinary share (Thousand shares)		8,696,582	8,485,424	8,696,582	8,485,424
Diluted earnings per share					
Net income attributable to equity holders of the parent		0.07	0.06	0.04	0.07
Weighted average number of ordinary share (Thousand shares)		9,727,113	9,527,792	9,727,113	9,527,792

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

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries

Cash flows statements

For the three-month periods ended 31 March 2008 and 2007

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2008	2007	2008	2007
Cash flows from operating activities				
Net income before tax	825,112	698,215	492,561	798,895
Adjustments to reconcile net income to net cash provided by (paid from) operating activities:				
Inventories decrease from transfer to cost	2,411,117	2,598,192	1,883,855	1,891,203
Depreciation and amortisation	76,809	35,336	28,632	27,172
Share of income from investments in associates	(242,168)	(137,137)	-	-
Share of loss from investments in associates	-	11,684	-	-
Loss from impairment of assets	3,495	-	-	-
Allowance for doubtful accounts	3,419	-	3,419	-
Gain from sales of investments	(3,302)	(91)	(53,488)	(91)
Loss (gain) from sales of property, plant and equipment	1,656	(96)	1,719	(96)
Amortisation of prepaid interest	596	15,130	596	15,130
Amortisation of goodwill	-	651	-	-
Interest expenses	41,307	43,690	19,899	49,568
Income from operating activities before change in operating assets and liabilities	3,118,041	3,265,574	2,377,193	2,781,781
Decrease (increase) in operating assets				
Trade accounts receivable	(3,283)	-	-	-
Amounts due from and other receivable - related parties	188,468	121	177,176	6,683
Inventories	(3,382,150)	(2,399,688)	(2,946,419)	(2,098,537)
Other current assets	70,212	115,299	53,645	58,260
Other non-current assets	(2,161)	(102)	(323)	50
Increase (decrease) in operating liabilities				
Trade accounts payable and other payables - related parties	(12,466)	(6,860)	(1,501)	(1,466)
Trade accounts payable - unrelated parties	7,767	31,282	12,978	32,603
Other current liabilities	(35,239)	(160,848)	(47,436)	(143,863)
Other non-current liabilities	22,265	17,098	8,542	3,978
Cash flows from (used in) operating activities	(28,546)	861,876	(366,145)	639,489
Cash paid for interest expenses	(133,979)	(151,599)	(93,539)	(122,450)
Cash paid for corporate income tax	(37,651)	(39,876)	(28,815)	(29,400)
Net cash from (used in) operating activities	(200,176)	670,401	(488,499)	487,639

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

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries**Cash flows statements (continued)****For the three-month periods ended 31 March 2008 and 2007**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2008	2007	2008	2007
Cash flows from investing activities				
Decrease in current investments	-	621,131	-	621,131
Decrease (increase) in short-term loans to and accrued interests receivable from related parties	25	581	(19,932)	210,463
Cash paid for purchase of subsidiary and associates	(15,463)	(384,248)	(15,463)	(456,248)
Cash received from decrease capital of associate	147,824	-	147,824	-
Dividend received from associate	1,524	38,578	-	-
Cash received from sales of other long-term investments	33	152	-	152
Cash paid for purchase of other long-term investment	(37,201)	-	(37,201)	-
Proceeds from sales of equipment	153	116	-	116
Cash paid for purchase of building, equipment and leasehold rights	(67,732)	(560,574)	(28,491)	(13,688)
Net cash from (used in) investing activities	29,163	(284,264)	46,737	361,926
Cash flows from financing activities				
Advance payment for debentures and accrued interests	(1,546,159)	-	(1,546,159)	-
Increase (decrease) in bank overdrafts and short-term loans from financial institutions	505,396	(603,836)	484,753	(602,110)
Increase (decrease) in short-term loans from and accrued interests payable to related parties	25,254	449	20,000	(150,000)
Cash received from long-term loans	-	389,600	-	-
Cash paid for long-term loans	(29,253)	(65,030)	-	(13,249)
Cash paid for debentures	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
Cash received from share subscription	2,512,794	368,183	2,512,794	368,183
Proceed from increase in share capital of subsidiary from minority interest	-	48,000	-	-
Dividend paid to minority interest by subsidiary	-	(2)	-	-
Net cash from (used in) financing activities	468,032	(862,636)	471,388	(1,397,176)
Net increase (decrease) in cash and cash equivalents	297,019	(476,499)	29,626	(547,611)
Cash and cash equivalents at beginning of period	1,027,218	1,784,963	864,993	1,622,990
Cash and cash equivalents at end of period	1,324,237	1,308,464	894,619	1,075,379
	-	-	-	-
Supplemental cash flow information				
Non-cash items				
Purchases of building and equipment recorded as liabilities	25,338	115,554	-	-
Increase (decrease) in revaluation surplus in investments	133,282	19,724	123,671	(14,310)
Transfer land held for development to inventories	137,446	-	39,636	-
Transfer leasehold rights to assets under construction	3,805	3,777	-	-
Increase (decrease) in translation adjustment	(80,386)	23	-	-

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