

Land and Houses Public Company Limited and its subsidiaries

Balance sheets

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	Note	30 June 2010	31 December 2009	30 June 2010	31 December 2009
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Assets					
Current assets					
Cash and cash equivalents	3	1,735,415	2,168,059	1,165,389	1,516,665
Trade accounts receivables - net	4	12,806	13,467	-	-
Amounts due from and accounts receivables - related parties	3	103	107	12,321	5,461
Short-term loans to and accrued interest receivables					
from related parties	3	61	318	944,424	1,175,732
Inventories - net	5	24,850,244	22,998,786	23,507,769	21,659,612
Other current assets					
Withholding tax deducted at source		5,816	7,003	-	-
Advance payment for constructions		384,672	377,633	217,986	174,636
Deposits		262,810	232,862	259,648	229,504
Others		92,943	96,146	75,791	79,432
Total current assets		27,344,870	25,894,381	26,183,328	24,841,042
Non-current assets					
Investments in subsidiaries - net	6	-	-	2,705,704	2,705,704
Investments in associates - net	7	12,086,812	10,741,442	9,785,983	8,645,221
Other long-term investments - net	8	1,094,066	1,072,129	890,863	868,926
Land held for development - net	9	4,304,033	4,418,657	3,064,165	3,178,789
Deposit for purchase of land - net		197,715	197,715	197,715	197,715
Property, plant and equipment - net	10	2,184,653	1,810,758	292,677	290,254
Leasehold rights - net	11	2,704,238	2,754,085	-	-
Other non-current assets					
Deposit to related company	3	8,474	8,474	8,474	8,474
Others		22,889	22,764	20,410	20,285
Total non-current assets		22,602,880	21,026,024	16,965,991	15,915,368
Total assets		49,947,750	46,920,405	43,149,319	40,756,410

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	30 June 2010	31 December 2009	30 June 2010	31 December 2009
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Liabilities and shareholders' equity					
Current liabilities					
Bank overdrafts and short-term loans from					
financial institutions	12	15,465	334,512	-	319,310
Trade accounts payables		1,171,553	882,263	969,612	706,332
Trade accounts payables - related parties	3	18,691	8,531	10,143	8,281
Amounts due to related parties	3	10,915	14,276	5,255	1,656
Short-term loans from and accrued interest payables to					
related parties	3	467,589	432,014	340,899	100,592
Current portion of long-term loans	13	2,350,080	2,208,695	2,138,260	2,000,000
Current portion of debentures	14	-	2,000,000	-	2,000,000
Short-term provisions		70,059	62,275	62,519	57,664
Other current liabilities					
Advance received from customers		284,618	201,935	250,866	169,235
Corporate income tax payable		481,344	641,324	362,678	512,736
Accrued expenses		469,096	445,170	410,043	382,160
Retention guarantees		189,880	172,582	126,885	122,247
Others		124,313	140,375	103,682	127,403
Total current liabilities		5,653,603	7,543,952	4,780,842	6,507,616
Non-current liabilities					
Long-term loans - net of current portion	13	5,777,608	4,809,425	3,707,405	3,197,088
Debentures - net of current portion	14	10,000,000	7,000,000	10,000,000	7,000,000
Long-term provisions		233,923	189,127	211,492	162,544
Other non-current liabilities		56,026	34,498	-	-
Total non-current liabilities		16,067,557	12,033,050	13,918,897	10,359,632
Total liabilities		21,721,160	19,577,002	18,699,739	16,867,248

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	30 June 2010	31 December 2009	30 June 2010	31 December 2009
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Shareholders' equity					
Share capital					
Registered					
10,354,268,670 ordinary shares of Baht 1 each		10,354,269	10,354,269	10,354,269	10,354,269
Issued and paid-up					
10,025,921,523 ordinary shares of Baht 1 each		10,025,922	10,025,922	10,025,922	10,025,922
Premium on ordinary shares		10,643,375	10,643,375	10,643,375	10,643,375
Premium on share capital of associates		256,613	300,718	-	-
Unrealised loss					
Revaluation deficit in investments	15	(20,607)	(45,660)	(33,636)	(55,573)
Translation adjustment		(5,276)	21,905	-	-
Retained earnings					
Appropriated - statutory reserve		1,080,674	1,080,674	1,080,674	1,080,674
Unappropriated		5,139,971	4,174,183	2,733,245	2,194,764
Equity attributable to the parent's shareholders		27,120,672	26,201,117	24,449,580	23,889,162
Minority interest - equity attributable to minority shareholders					
of subsidiaries		1,105,918	1,142,286	-	-
Total shareholders' equity		28,226,590	27,343,403	24,449,580	23,889,162
Total liabilities and shareholders' equity		49,947,750	46,920,405	43,149,319	40,756,410
		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 30 June 2010 and 2009**

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2010	2009	2010	2009
Revenues					
Sales income		3,753,037	4,781,497	3,157,635	4,134,741
Rental and services income		54,218	84,323	-	-
Other income					
Dividend from investments in subsidiaries and associates	6, 7	-	-	520,030	780,165
Gain from investments		-	416	-	416
Infrastructure service income		39,212	37,599	36,670	32,553
Others		20,337	28,862	33,279	27,094
Total revenues		3,866,804	4,932,697	3,747,614	4,974,969
Expenses					
Cost of sales and services		2,499,631	3,259,464	2,139,552	2,838,906
Cost of rental and services		75,125	74,303	-	-
Selling expenses		147,646	141,439	120,784	123,625
Special business tax and transfer fee		123,961	6,949	104,286	2,234
Administrative expenses		257,332	244,318	216,602	202,404
Management benefit expenses		16,259	13,920	16,259	13,920
Other expenses		104	53	-	53
Total expenses		3,120,058	3,740,446	2,597,483	3,181,142
Income before share of income from investments					
in associates, finance cost and corporate income tax		746,746	1,192,251	1,150,131	1,793,827
Share of income from investments in associates	7	316,793	299,961	-	-
Income before finance cost and corporate income tax		1,063,539	1,492,212	1,150,131	1,793,827
Finance cost		(57,344)	(58,463)	(47,121)	(41,937)
Income before corporate income tax		1,006,195	1,433,749	1,103,010	1,751,890
Corporate income tax		(242,920)	(348,451)	(188,322)	(290,618)
Net income for the period		763,275	1,085,298	914,688	1,461,272
Net income attributable to:					
Equity holders of the parent		792,813	1,102,852	914,688	1,461,272
Minority interests of the subsidiaries		(29,538)	(17,554)		
		763,275	1,085,298		
					(Unit: Baht)
Earnings per share					
	16				
Basic earnings per share					
Net income attributable to equity holders of the parent		0.08	0.11	0.09	0.15
Weighted average number of ordinary shares (Thousand shares)		10,025,922	10,025,922	10,025,922	10,025,922

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

(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries**Income statements****For the six-month periods ended 30 June 2010 and 2009**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	<u>Note</u>	<u>2010</u>	<u>2009</u>	<u>2010</u>	<u>2009</u>
Revenues					
Sales income		7,934,451	7,744,347	6,815,906	6,511,581
Rental and services income		160,814	171,146	-	-
Other income					
Dividend from investments in subsidiaries and associates	6, 7	-	-	544,189	1,254,024
Gain from investments		77,022	416	77,187	416
Infrastructure service income		98,458	93,859	93,054	81,442
Others		33,363	43,448	60,682	52,079
Total revenues		8,304,108	8,053,216	7,591,018	7,899,542
Expenses					
Cost of sales and services		5,363,201	5,329,524	4,686,909	4,530,166
Cost of rental and services		155,433	146,624	-	-
Selling expenses		249,755	231,994	208,841	201,527
Special business tax and transfer fee		132,416	13,296	111,965	7,353
Administrative expenses		556,011	482,470	462,927	391,615
Management benefit expenses		30,660	26,829	30,660	26,829
Other expenses		2,990	800	1,302	53
Total expenses		6,490,466	6,231,537	5,502,604	5,157,543
Income before share of income from investments					
in associates, finance cost and corporate income tax		1,813,642	1,821,679	2,088,414	2,741,999
Share of income from investments in associates	7	817,131	525,711	-	-
Income before finance cost and corporate income tax		2,630,773	2,347,390	2,088,414	2,741,999
Finance cost		(143,606)	(113,330)	(123,821)	(81,829)
Income before corporate income tax		2,487,167	2,234,060	1,964,593	2,660,170
Corporate income tax		(560,315)	(519,822)	(428,680)	(407,810)
Net income for the period		1,926,852	1,714,238	1,535,913	2,252,360
Net income attributable to:					
Equity holders of the parent		1,963,220	1,746,763	1,535,913	2,252,360
Minority interests of the subsidiaries		(36,368)	(32,525)		
		1,926,852	1,714,238		
					(Unit: Baht)
Earnings per share	16				
Basic earnings per share					
Net income attributable to equity holders of the parent		0.20	0.17	0.15	0.22
Weighted average number of ordinary shares (Thousand shares)		10,025,922	10,025,899	10,025,922	10,025,899
Diluted earnings per share					
Net income attributable to equity holders of the parent			0.17		0.22
Weighted average number of ordinary shares (Thousand shares)			10,025,916		10,025,916

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 six-month periods ended 30 June 2010 and 2009**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2010</u>	<u>2009</u>	<u>2010</u>	<u>2009</u>
Cash flows from operating activities				
Net income before tax	2,487,167	2,234,060	1,964,593	2,660,170
Adjustments to reconcile net income before tax to net cash provided by (paid from) operating activities:				
Inventories decrease from transfer to cost of sales	5,001,687	4,992,841	4,363,738	4,239,782
Depreciation and amortisation	159,208	153,371	59,274	55,578
Share of income from investments in associates	(817,131)	(525,711)	-	-
Loss from impairment of projects	976	-	-	-
Loss from impairment of other assets	84	-	-	-
Loss from sales of property, plant and equipment	1,930	800	1,302	53
Gain from investments	(77,022)	(416)	(77,187)	(416)
Reversal of loss from impairment of land	-	(15,664)	-	-
Amortisation of withholding tax deducted at source	160	2	-	-
Dividend received	(11,091)	(11,858)	(555,274)	(1,265,870)
Interest expenses	137,805	111,745	118,155	81,139
Income from operating activities before change in operating assets and liabilities	6,883,773	6,939,170	5,874,601	5,770,436
Decrease (increase) in operating assets				
Trade accounts receivables	661	1,372	-	-
Inventories	(6,497,978)	(4,754,943)	(5,870,510)	(4,455,917)
Land held for development	-	(1,266)	-	-
Amount due from and accounts receivables - related parties	4	(57)	(6,860)	4,661
Other current assets	(33,868)	60,547	(69,853)	33,059
Other non-current assets	(125)	(1,097)	(125)	(928)
Increase (decrease) in operating liabilities				
Trade accounts payables	270,446	(595,671)	257,204	(500,062)
Trade accounts payables and amounts due to - related parties	6,799	(7,592)	5,461	339
Other current liabilities	67,969	(31,954)	47,424	(27,109)
Other non-current liabilities	66,324	8,169	48,948	11,074
Cash flows from operating activities	764,005	1,616,678	286,290	835,553
Cash paid for corporate income tax	(721,480)	(446,394)	(580,950)	(305,548)
Net cash flows from (used in) operating activities	42,525	1,170,284	(294,660)	530,005

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 six-month periods ended 30 June 2010 and 2009**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2010	2009	2010	2009
Cash flows from investing activities				
Decrease (increase) in short-term loans to and accrued interest receivables from related parties	257	48	231,308	(143,172)
Cash paid for purchase of associates	(1,227,564)	-	(1,227,564)	-
Cash received from disposal of associate	163,989	-	163,989	-
Dividend received from subsidiaries	-	-	-	755,738
Dividend received from associates	544,189	498,286	544,189	498,286
Dividend received from others	11,091	11,858	11,085	11,846
Cash received from sales of other long-term investments	-	1,039	-	1,039
Proceeds from sales of property, plant and equipment	363	246	312	246
Cash paid for purchase of building, equipment and leasehold rights	(446,230)	(181,314)	(57,235)	(49,935)
Net cash flows from (used in) investing activities	(953,905)	330,163	(333,916)	1,074,048
Cash flows from financing activities				
Increase (decrease) in bank overdrafts and short-term loans from financial institutions	-319,737	42,460	-320,000	50,000
Increase (decrease) in short-term loans from related parties	26,000	45,600	240,000	(100,000)
Increase in long-term loans	1,279,500	4,140,030	700,000	4,140,030
Increase in domestic debentures	3,000,000	-	3,000,000	-
Cash paid for debentures	(2,000,000)	(1,500,000)	(2,000,000)	(1,500,000)
Cash paid for long-term loans	(169,932)	(1,602,275)	(51,423)	(1,546,960)
Cash paid for interest expenses	(341,875)	(353,845)	(296,057)	(312,088)
Share capital issued from exercise warrants	-	65	-	65
Dividend paid to minority interest by subsidiaries	-	(5)	-	-
Dividend paid	(995,220)	(1,198,736)	(995,220)	(1,198,736)
Net cash flows from (used in) financing activities	478,736	(426,706)	277,300	(467,689)
Net increase (decrease) in cash and cash equivalents	(432,644)	1,073,741	(351,276)	1,136,364
Cash and cash equivalents at beginning of period	2,168,059	1,233,168	1,516,665	562,905
Cash and cash equivalents at end of period	1,735,415	2,306,909	1,165,389	1,699,269
	-	-	-	-

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 six-month periods ended 30 June 2010 and 2009

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2010</u>	<u>2009</u>	<u>2010</u>	<u>2009</u>
Supplemental cash flow information				
Non-cash items				
Purchases of building and equipment recorded as liabilities	88,635	17,325	17,162	6,002
Increase (decrease) in revaluation surplus in investments	25,053	(37,126)	21,937	24,862
Decrease in translation adjustment	(27,181)	(41,911)	-	-
Transfer land held for development to inventories (book value)	114,624	-	114,624	-
Transfer leasehold rights to assets under construction	7,567	7,567	-	-
Transfer assets under construction to leasehold rights	4,322	-	-	-
Transfer building and equipment to advance payment for constructions	-	297	-	297
Interest recorded as cost of property, plant and equipment	20,475	10,766	-	-
Interest recorded as cost of projects	241,519	286,167	226,761	279,349

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(Unaudited but reviewed)

Land and Houses Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity (continued)

For the six-month periods ended 30 June 2010 and 2009

(Unit: Thousand Baht)

		Separate financial statements						
		Issued and paid-up	Premium on	Revaluation	Cash receipts	Retained earnings		
		share capital	ordinary shares	surplus (deficit)	from share	Statutory	Total	
Note				in investments	subscription	reserve	Unappropriated	
	Balance as at 31 December 2008	10,025,703	10,643,375	(125,771)	154	1,080,674	1,459,021	23,083,156
	Income (expenses) recognised directly in equity:							
	Investment in available-for-sale securities							
	Gain recognised in shareholders' equity	-	-	24,862	-	-	-	24,862
	Income tax from unpaid dividend	-	-	-	-	-	(1,312)	(1,312)
	Net income (expenses) recognised directly in equity	-	-	24,862	-	-	(1,312)	23,550
	Net income for the period	-	-	-	-	-	2,252,360	2,252,360
	Total income for the period	-	-	24,862	-	-	2,251,048	2,275,910
	Dividend paid	18	-	-	-	-	(1,198,736)	(1,198,736)
	Share capital issued from exercise warrants		219	-	(154)	-	-	65
	Balance as at 30 June 2009	10,025,922	10,643,375	(100,909)	-	1,080,674	2,511,333	24,160,395
	Balance as at 31 December 2009	10,025,922	10,643,375	(55,573)	-	1,080,674	2,194,764	23,889,162
	Income (expenses) recognised directly in equity:							
	Investment in available-for-sale securities							
	Gain recognised in shareholders' equity	-	-	21,937	-	-	-	21,937
	Income tax from unpaid dividend	-	-	-	-	-	(2,212)	(2,212)
	Net income (expenses) recognised directly in equity	-	-	21,937	-	-	(2,212)	19,725
	Net income for the period	-	-	-	-	-	1,535,913	1,535,913
	Total income for the period	-	-	21,937	-	-	1,533,701	1,555,638
	Dividend paid	18	-	-	-	-	(995,220)	(995,220)
	Balance as at 30 June 2010	10,025,922	10,643,375	(33,636)	-	1,080,674	2,733,245	24,449,580
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0

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