Note Contents

1. General information
2. Basis of preparation of the interim financial statements
3. Impact of COVID-19 pandemic
4. Related parties
5. Trade and other receivables
6. Other non-current financial asset - long term investment
7. Real estate development for sale
8. Investments in associate and joint venture
9. Investments in subsidiaries
10. Investment properties
11. Interest-bearing liabilities
12. Segment information and disaggregation of revenue
13. Leases
14. Income tax expense
15. Earnings per share
16. Financial instruments
17. Commitments with non-related parties
18. Litigations

These notes form an integral part of the interim financial statements.

The interim financial statements issued for Thai regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language financial statements and were approved and authorised for issue by the Board of Directors on 7 May 2021.

**1 General information**

The principal activity of the Group is real estate development in Thailand.

**2** **Basis of preparation of the interim financial statements**

*(a) Statement of compliance*

The condensed interim financial statements are presented in the same format as the annual financial statements together with notes to the interim financial statements on a condensed basis (“interim financial statements”) in accordance with Thai Accounting Standard (TAS) No. 34 *Interim Financial Reporting,* guidelines promulgated by the Federation of Accounting Professions and applicable rules and regulations of the Thai Securities and Exchange Commission.

The interim financial statements do not include all of the financial information required for annual financial statements but focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements of the Company and its subsidiaries for the year ended   
31 December 2020.

The Group has initially applied revised TFRS that are effective for annual periods beginning on or after 1 January 2021 and has not early adopted TFRS which are not yet effective. The application has no material impact on the financial statements.

*(b) Use of judgements, estimates and accounting policies*

In preparing these interim financial statements, judgements and estimates are made by management in applying the Group’s accounting policies. Actual results may differ from these estimates. The accounting policies, methods of computation and the key sources of estimation uncertainty were the same as those that described in the financial statements for the year ended 31 December 2020, except for those described in note 3.

**3 Impact of COVID-19 pandemic**

COVID-19 pandemic is still on going, while vaccines for COVID-19 are being rolled out during 2021. Due to uncertainty of the situation in 2020, the Group applied accounting guidance on temporary accounting relief measures for additional accounting options in response to impact from the situation of COVID-19 in preparing the financial statements for the year ended 31 December 2020 by excluding COVID-19 situation in considering of impairment of trade accounts receivables under simplified approach using historical loss rate and did not take forward-looking information into account and fair value under TFRS13. Non-financial assets and non-marketable equity securities. The Group choose to exclude the factor of COVID-19 situation, which may affect future financial forecast, in fair value measurement technique. As the accounting guidance already expired on 31 December 2020, the Group has adjusted the value of assets in 2021 (see note 16).

**4 Related parties**

Relationships with subsidiaries, associates and joint venture are described in notes 8 and 9.

| ***Significant transactions with related parties*** | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
| ***Three-month period ended 31 March*** | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in thousand Baht)* | | | | | | |
| **Ultimate parent company** |  |  |  |  |  |  |  |
| Rental and service cost | 565 |  | - |  | 565 |  | - |
| Construction management income | 1,113 |  | - |  | 1,113 |  | - |
| Management fee | 14,893 |  | 18,527 |  | 14,563 |  | 18,167 |
|  |  |  |  |  |  |  |  |
| **Parent company** |  |  |  |  |  |  |  |
| Interest expense | 9,342 |  | 195 |  | 9,342 |  | 195 |
|  |  |  |  |  |  |  |  |
| **Subsidiaries** |  |  |  |  |  |  |  |
| Project management income | - |  | - |  | 11,517 |  | 25,875 |
| Selling management income | - |  | - |  | 1,466 |  | 4,673 |
| Construction management income | - |  | - |  | 402 |  | 617 |
| Interest income | - |  | - |  | 46,409 |  | 54,540 |
| Interest expense | - |  | - |  | 5,997 |  | 9,273 |
| Rental and service expenses | - |  | - |  | 989 |  | - |
|  |  |  |  |  |  |  |  |
| **Associates** |  |  |  |  |  |  |  |
| Rental income | - |  | 36,764 |  | - |  | 24,445 |
| Property management income | - |  | 5,484 |  | - |  | 3,744 |
| Trust management income | - |  | 2,886 |  | - |  | - |
| Dividend income | - |  | - |  | - |  | 308,242 |
| Short-term rental and service expenses | - |  | 2,170 |  | - |  | 2,170 |
| Interest income | 21,874 |  | - |  | - |  | - |
|  |  |  |  |  |  |  |  |
| **Joint venture** |  |  |  |  |  |  |  |
| Interest income | - |  | 25,653 |  | - |  | - |
|  |  |  |  |  |  |  |  |
| **Other related parties** |  |  |  |  |  |  |  |
| Rental income | 71,176 |  | 26,112 |  | 37,460 |  | 12,630 |
| Project management income | 8,423 |  | - |  | 5,396 |  | - |
| Other income | - |  | 167 |  | - |  | - |
| Rental and service expenses | - |  | 1,019 |  | - |  | 1,019 |
|  |  |  |  |  |  |  |  |
| **Key management personnel** |  |  |  |  |  |  |  |
| Key management personnel compensation |  |  |  |  |  |  |  |
| Short-term employee benefit | 9,957 |  | 10,313 |  | 9,957 |  | 10,128 |
|  |  |  |  |  |  |  |  |

Balances as at 31 March 2021 and 31 December 2020 with related parties were as follows:

|  | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | 31 March |  | 31 December |  | 31 March |  | 31 December |
|  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in thousand Baht)* | | | | | | |
| ***Trade accounts receivable*** |  | | | | | | |
| Subsidiaries | - |  | - |  | 7,112 |  | 14,904 |
| Other related parties | 52,097 |  | 20,464 |  | 33,611 |  | 8,680 |
| **Total** | **52,097** |  | **20,464** |  | **40,723** |  | **23,584** |
|  |  |  |  |  |  |  |  |
| ***Other receivables*** |  |  |  |  |  |  |  |
| Ultimate parent company | 739 |  | 739 |  | 739 |  | 739 |
| Subsidiaries | - |  | - |  | 12,549 |  | 51,642 |
| Other related parties | 451 |  | 2,604 |  | 504 |  | 1,644 |
| **Total** | **1,190** |  | **3,343** |  | **13,792** |  | **54,025** |
|  |  |  |  |  |  |  |  |
| ***Property, plant and equipment*** |  |  |  |  |  |  |  |
| Subsidiaries | **-** |  | **-** |  | **8,300** |  | **9,368** |
|  |  |  |  |  |  |  |  |
| ***Investment properties*** |  |  |  |  |  |  |  |
| Other related parties | **232,339** |  | **231,607** |  | **-** |  | **-** |
|  |  |  |  |  |  |  |  |
| ***Rental and service retention***  ***(shown under other non-current***  ***assets)*** |  |  |  |  |  |  |  |
| Other related parties | **-** |  | **3,074** |  | **-** |  | **3,074** |

|  | **Interest rate** | |  | **Consolidated financial statements** | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | 31 December 2020 | 31 March 2021 |  | 31 December 2020 |  | Increase |  | Decrease |  | 31 March 2021 | |
|  | *(% per annum)* | |  | *(in thousand Baht)* | | | | | | |
|  |  |  |  |  | | | | | | |
| ***Long-term loans to*** |  |  |  |  | | | | | | |
| associate | 4.03 | 3.86 |  | 5,198,308 |  | 43,749 |  | - |  | 5,242,057 | |
| *Less* The excess of accumulated share of loss from investment in associate over cost of investment |  |  |  | (409,780) |  | (242) |  | - |  | (410,022) | |
| *Less* The elimination of interest income |  |  |  | (235,924) |  | (21,875) |  | - |  | (257,799) | |
| **Net** |  |  |  | **4,552,604** |  |  |  |  |  | **4,574,236** | |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Interest rate** | | |  | **Separate financial statements** | | | | | | |
|  | 31 December 2020 |  | 31 March 2021 |  | 31 December 2020 |  | Increase |  | Decrease |  | 31 March 2021 |
|  | *(% per annum)* | | |  | *(in thousand Baht)* | | | | | | |
| ***Short-term loans to*** |  |  |  |  |  | | | | | | |
| Subsidiaries | 4.03 |  | 3.86 |  | **1,630,067** |  | 66,533 |  | (16,598) |  | **1,680,002** |
|  |  |  |  |  |  |  |  |  |  |  |  |
| ***Long-term loans to*** |  |  |  |  |  |  |  |  |  |  |  |
| Subsidiaries | 4.03 |  | 3.86 |  | **5,213,673** |  | 46,470 |  | (7) |  | **5,260,136** |

|  | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | 31 March |  | 31 December |  | 31 March |  | 31 December |
|  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in thousand Baht)* | | | | | | |
| ***Trade accounts payable*** |  | | | | | | |
| Ultimate parent company | 725 |  | 4,557 |  | 134 |  | 4,439 |
| Subsidiaries | - |  | - |  | 135,781 |  | 135,799 |
| Other related parties | 790 |  | 2,807 |  | 574 |  | 2,422 |
| **Total** | **1,515** |  | **7,364** |  | **136,489** |  | **142,660** |
|  |  |  |  |  |  |  |  |
| ***Other payables*** |  |  |  |  |  |  |  |
| Ultimate parent company | 19,395 |  | 8,653 |  | 18,991 |  | 8,478 |
| Subsidiaries | - |  | - |  | 49 |  | 50 |
| Other related parties | 138 |  | 82 |  | 21 |  | 21 |
| **Total** | **19,533** |  | **8,735** |  | **19,061** |  | **8,549** |
|  |  |  |  |  |  |  |  |
| ***Retention payable*** |  |  |  |  |  |  |  |
| Other related parties | **-** |  | **1,296** |  | **-** |  | **457** |
|  |  |  |  |  |  |  |  |
| ***Lease liabilities*** |  |  |  |  |  |  |  |
| Other related parties | **134,448** |  | **134,080** |  | **-** |  | **-** |
|  |  |  |  |  |  |  |  |
| ***Advance rental and service income*** |  |  |  |  |  |  |  |
| Other related parties | **4,893,505** |  | **4,948,650** |  | **3,871,881** |  | **3,908,548** |
|  |  |  |  |  |  |  |  |
| ***Rental and service retention*** |  |  |  |  |  |  |  |
| Other related parties | **6,109** |  | **6,109** |  | **-** |  | **-** |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Interest rate** | | |  | **Consolidated financial statements** | | | | | | |
|  | 31 December 2020 |  | 31 March 2021 |  | 31 December 2020 |  | Increase |  | Decrease |  | 31 March 2021 |
|  | *(% per annum)* | | |  | *(in thousand Baht)* | | | | | | |
| ***Short-term loans from*** |  |  |  |  |  | | | | | | |
| Parent company | 2.75 |  | 2.75 |  | **1,426,366** |  | 9,342 |  | (92,522) |  | **1,343,186** |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Interest rate** | | |  | **Separate financial statements** | | | | | | |
|  | 31 December 2020 |  | 31 March 2021 |  | 31 December 2020 |  | Increase |  | Decrease |  | 31 March 2021 |
|  | *(% per annum)* | | |  | *(in thousand Baht)* | | | | | | |
| ***Short-term loans from*** |  |  |  |  |  | | | | | | |
| Parent company | 2.75 |  | 2.75 |  | 1,426,366 |  | 9,342 |  | (92,522) |  | 1,343,186 |
| Subsidiaries | Fixed deposit rate 6M + 2, + 0.25 |  | Fixed deposit rate 6M + 2, + 0.25 |  | 3,421,539 |  | 267,330 |  | (140,398) |  | 3,548,471 |
| **Total** |  |  |  |  | **4,847,905** |  |  |  |  |  | **4,891,657** |

***Significant agreements with related parties***

*Service agreement*

The Company entered into a service agreement with Central Pattana Public Company Limited, an ultimate parent company, for business consulting, setting policies, as well as, advising on business operation. The agreement will be effective for two years from 1 January 2021 to 31 December 2022 with rate 3% of revenue from rental and rendering services of the Company.

*Project management agreements*

The Company and subsidiaries have project management agreements which provide construction and operation management for 1 year. The Company charged construction management fee at 2% from progress from construction and operation management fee at 5% from operating income.

**5 Trade and other receivables**

|  | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | 31 March  2021 |  | 31 December 2020 |  | 31 March  2021 |  | 31 December 2020 |
|  | *(in million Baht)* | | | | | | |
| Within credit terms | 65.82 |  | 34.55 |  | 53.91 |  | 37.02 |
| Overdue: |  |  |  |  |  |  |  |
| Less than 3 months | 23.56 |  | 25.80 |  | 1.79 |  | 0.91 |
| 3 – 6 months | 0.42 |  | 4.20 |  | 0.09 |  | 0.09 |
| 6 – 12 months | 0.06 |  | 0.12 |  | 0.06 |  | 0.11 |
| More than 12 months | 0.18 |  | 0.15 |  | 0.03 |  | - |
| **Total** | **90.04** |  | **64.82** |  | **55.88** |  | **38.13** |
| *Less* allowance for expected credit loss | (1.93) |  | (1.99) |  | (0.13) |  | (0.21) |
| **Trade account receivables, net** | **88.11** |  | **62.83** |  | **55.75** |  | **37.92** |
|  |  |  |  |  |  |  |  |
| **Other receivables** | **93.41** |  | **101.73** |  | **32.16** |  | **75.82** |
| **Total** | **181.52** |  | **164.56** |  | **87.91** |  | **113.74** |

| ***Expected credit loss*** | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
| ***For the three-month period ended 31 March*** | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in million Baht)* | | | | | | |
| * Reversal | - |  | (1) |  | - |  | (2) |

**6 Other non-current financial asset - long term investment**

Long-term investments represent investment in ordinary shares of Central Pattana Nine Square Co., Ltd., in which Praram 9 Square Limited, a subsidiary, holds 3.27 % interest.

**7 Real estate projects development for sale**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Consolidated | | |  | **Separate** | | |
|  | financial statements | | |  | **financial statements** | | |
|  | 31 March |  | 31 December |  | 31 March |  | 31December |
|  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in million Baht)* | | | | | | |
| Real estate under development | 908 |  | 878 |  | 624 |  | 624 |
| Real estate developed | 21 |  | 12 |  | - |  | - |
| **Total** | **929** |  | **890** |  | **624** |  | **624** |

# 8 Investments in associates and joint venture

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Consolidated | | |  | **Separate** | | |
|  | financial statements | | |  | **financial statements** | | |
| ***Three-month period ended 31 March*** | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in million Baht)* | | | | | | |
| **Associates** |  |  |  |  |  |  |  |
| At 1 January | 1.11 |  | 791.46 |  | 0.09 |  | 683.77 |
| Capital reduction | - |  | (683.68) |  | - |  | (683.68) |
| Share of net profits (loss) in associates | (0.24) |  | 201.57 |  | - |  | - |
| Reversal of share of loss of associate over cost of investment | 0.24 |  | - |  | - |  | - |
| Dividend income | - |  | (308.24) |  | - |  | - |
| **At 31 March** | **1.11** |  | **1.11** |  | **0.09** |  | **0.09** |

|  | Consolidated  financial statements | | |
| --- | --- | --- | --- |
| ***Three-month period ended 31 March*** | 2021 |  | 2020 |
|  | *(in million Baht)* | | |
| **Joint venture** |  |  |  |
| At 1 January | - |  | - |
| Share of net loss in joint venture | - |  | 0.79 |
| Reversal of share of loss of investment in joint venture  over cost of investment | - |  | (0.79) |
| **At 31 March** | **-** |  | **-** |
|  |  |  |  |

*Classification from investment in joint venture to be investment in associate*

During the year 2020, Central Pattana Public Company Limited obtained the control over Bayswater   
Co., Ltd. from purchase the ordinary shares of BTS Group Holding Public Company Limited. Investment in such company was classified from indirect joint venture to indirect associate.

|  |  |  | Consolidated financial statements | | | | | | | | | | | | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | Type of business |  | Ownership  interest | | |  | Paid-up capital | | |  | Cost | | |  | Equity | | |  | Fair value of  listed securities | | |  | Dividend income for the three-month periods ended | | |
|  |  |  | 31  March |  | 31  December |  | 31  March |  | 31  December |  | 31  March |  | 31  December |  | 31  March |  | 31  December |  | 31  March |  | 31  December |  | 31  March |  | 31  March |
|  |  |  | 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  |  |  | *(%)* | | |  | *(in million Baht)* | | | | | | | | | | | | | | | | | | |
| ***Associate*** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| GLAND Office Leasehold  Real Estate Investment Trust  *(Under liquidation process)* | Investment  trust |  | 15 |  | 15 |  | 1 |  | 1 |  | 0.09 |  | 0.09 |  | 1.11 |  | 1.11 |  | - |  | - |  | - |  | 308 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ***Associate (indirect shareholding by a subsidiary)*** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bayswater Co., Ltd*.* | Real estate development |  | 50 |  | 50 |  | 10 |  | 10 |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |
| **Total** |  |  |  |  |  |  |  |  |  |  | **0.09** |  | **0.09** |  | **1.11** |  | **1.11** |  |  |  |  |  | **-** |  | **308** |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | **Separate financial statements** | | | | | | | | | | | | | | | | | | |
|  | Type of business |  | Ownership  interest | | |  | Paid-up capital | | |  | Cost | | |  | Fair value of  listed securities | | |  | Dividend income for the three-month periods ended | | |
|  |  |  | 31  March |  | 31  December |  | 31  March |  | 31  December |  | 31  March |  | 31  December |  | 31  March |  | 31  December |  | 31  March |  | 31  March |
|  |  |  | 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  |  |  | *(%)* | | |  | *(in million Baht)* | | | | | | | | | | | | | | |
| ***Associate*** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| GLAND Office Leasehold  Real Estate Investment Trust  *(Under liquidation process)* | Investment  trust |  | 15 |  | 15 |  | 1 |  | 1 |  | **0.09** |  | **0.09** |  | - |  | - |  | **-** |  | **308** |

All associates were incorporated and operated in Thailand.

None of the Group’s and the Company’s associates and joint venture are publicly listed and consequently do not have published price quotations.

At 31 March 2021, the Group presented the excess of accumulated share of loss over cost of investment, amounting to Baht 667.8 million *(31 December 2020: Baht 645.7 million)* as a deduction from long-term loan to associate in the consolidated financial position.

On 22 November 2019, the shareholders approval for dissolution from successfully proceeded with the disposal of GLANDRT’s assets to CPNREIT, including delisting of GLANDRT from being listed securities on the Stock Exchange of Thailand. The Trust was liquidated on 3 March 2020.

# 9 Investments in subsidiaries

|  | Separate  financial statements | | |
| --- | --- | --- | --- |
| ***Three-month period ended 31 March*** | 2021 |  | 2020 |
|  | *(in million Baht)* | | |
| At 1 January | 6,807 |  | 6,817 |
| **At 31 March** | **6,807** |  | **6,817** |

During the period ended 31 March 2021 and 2020, there was no acquisitions or disposals of investments in subsidiaries.

At the annual general meeting of shareholders of GLAND REIT Management Co., Ltd. held on 24 June 2020, approved a resolution to dissolve the company. The company registered for the dissolution to the Ministry of Commerce on 29 June 2020. Moreover, the meeting has resolved to approve as follows;

* Dividend payment from operating result from 1 January - 29 June 2020 (the Dissolution date) and dividend from retained earnings of the company of Baht 59.9 million.
* Reduce capital of Baht 9.7 million.
* Payment for dividend and capital reduction on 23 July 2020.

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  | Separate financial statements | | | | | | | | | | | | | |
|  | Type of business |  | Ownership interest | | | Paid-up capital | | |  | Cost method | | |  | Dividend income for the three-month periods ended | | |
|  |  |  | 31 March |  | 31 December | 31 March |  | 31 December |  | 31 March |  | 31 December |  | 31 March |  | 31 March |
|  |  |  | 2021 |  | 2020 | 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  |  |  | *(%)* | | | *(million Baht)* | | | | | | | | | | |
| ***Direct subsidiaries*** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Belle Development Ltd. | Real estate development |  | 79.57 |  | 79.57 | 2,064 |  | 2,064 |  | 1,920 |  | 1,920 |  | - |  | - |
| Praram 9 Square Ltd. | Real estate for rent and development |  | 93.09 |  | 93.09 | 1,900 |  | 1,900 |  | 1,771 |  | 1,771 |  | - |  | - |
| Sterling Equity Co., Ltd. | Real estate development |  | 100.00 |  | 100.00 | 1,800 |  | 1,800 |  | 1,765 |  | 1,765 |  | - |  | - |
| Belle Assets Co., Ltd. | Real estate development |  | 100.00 |  | 100.00 | 11 |  | 11 |  | 11 |  | 11 |  | - |  | - |
| G Land Property Management Co., Ltd. | Real estate development |  | 100.00 |  | 100.00 | 1,300 |  | 1,300 |  | 1,334 |  | 1,334 |  | - |  | - |
| Ratchada Asset Holding Co., Ltd. | Investment company |  | 100.00 |  | 100.00 | 6 |  | 6 |  | 6 |  | 6 |  | - |  | - |
| GLAND REIT Management Co., Ltd. (under liquidation process) | Trust manager |  | 100.00 |  | 100.00 | 0.3 |  | 0.3 |  | 0.3 |  | 0.3 |  | - |  | - |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ***Indirect subsidiaries*** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Praram 9 Square Hotel Ltd. | Hotel |  | 100.00 |  | 100.00 | 16 |  | 16 |  | - |  | - |  | - |  | - |
| **Total** |  |  |  |  |  |  |  |  |  | **6,807** |  | **6,807** |  | **-** |  | **-** |

All subsidiaries were incorporated and operated in Thailand.

None of the Group’s subsidiaries are publicly listed and consequently do not have published price quotations.

**10 Investment properties**

In 2021, the Group and the Company recognised gains on the fair value changes of investment properties amounting to Baht 35 million and Baht 31 million, respectively, which were determined by independent professional valuers, at discounted cash flow using risk-adjusted discount rates, and was categorised as a Level 3 fair value.

Movements of investment properties were as follows:

|  |  | **Consolidated financial statements** | | |  | | **Separate financial statements** | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | 2021 |  | 2020 |  | | 2021 | |  | | 2020 | |
|  |  | *(in million baht)* | | | | | | | | | | |
| At 1 January |  | 22,341 |  | 22,109 | |  | | 10,365 | |  | | 10,383 |
| Recognised right of use from adoption of TFRS16 |  | - |  | 230 | |  | | - | |  | | - |
| At 1 January - adjusted |  | **22,341** |  | **22,339** | |  | | **10,365** | |  | | **10,383** |
| Additions |  | 29 |  | 17 | |  | | 13 | |  | | 16 |
| Disposals |  | - |  | (1) | |  | | - | |  | | (1) |
| Gain (loss) on fair value changes |  | 35 |  | (91) | |  | | 31 | |  | | (94) |
| **At 31 March** |  | **22,405** |  | **22,264** | |  | | **10,409** | |  | | **10,304** |

**11 Interest-bearing liabilities**

|  | **Consolidated financial statements** | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 31 March 2021 | | | | |  | 31 December 2020 | | | | |
|  | Secured |  | Unsecured |  | Total |  | Secured |  | Unsecured |  | Total |
|  | *(in million Baht)* | | | | | | | | | | |
| Debentures | - |  | 2,189 |  | 2,189 |  | - |  | 2,189 |  | 2,189 |
| Short-term loans from financial institutions | - |  | 550 |  | 550 |  | - |  | 550 |  | 550 |
| Short-term loans from related parties | - |  | 1,343 |  | 1,343 |  | - |  | 1,426 |  | 1,426 |
| Long-term loans from financial institutions | 2,532 |  | - |  | 2,532 |  | 2,532 |  | - |  | 2,532 |
| Lease liabilities | - |  | 134 |  | 134 |  | - |  | 134 |  | 134 |
| **Total interest-bearing liabilities** | **2,532** |  | **4,216** |  | **6,748** |  | **2,532** |  | **4,299** |  | **6,831** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Separate financial statements** | | | | | | |
| 31 March 2021 | | |  | 31 December 2020 | | |
|  | Secured |  | Unsecured |  | Secured |  | Unsecured |
|  | *(in million Baht)* | | | | | | |
| Debentures | - |  | 2,189 |  | - |  | 2,189 |
| Short-term loans from financial institutions | - |  | 550 |  | - |  | 550 |
| Short-term loans from related parties | - |  | 4,892 |  | - |  | 4,848 |
| Lease liabilities | - |  | 8 |  | - |  | 10 |
| **Total interest-bearing liabilities** | **-** |  | **7,639** |  | **-** |  | **7,597** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Consolidated** | | |  | **Separate** | | |
|  | **financial statements** | | |  | **financial statements** | | |
| ***Assets pledged as security for   liabilities*** | 31 March 2021 |  | 31 December 2020 |  | 31 March 2021 |  | 31 December 2020 |
|  | *(in million Baht)* | | | | | | |
| Real estate development for sale | 624 |  | 624 |  | 624 |  | 624 |
| Investment properties | 11,240 |  | 11,240 |  | 4,600 |  | 4,600 |
| **Total** | **11,864** |  | **11,864** |  | **5,224** |  | **5,224** |

Restricted bank deposit represented fixed deposit of the Group as collateral for credit facilities.

The Group had unutilised credit facilities totalling Baht 40 million *(31 December 2020: Baht 940 million).*

***Long-term loans from financial institutions***

In September 2010, the Group entered into a loan agreement within credit line not exceeding Baht 3,100 million with financial institution. Such agreement stipulated the Group to repay the remaining principal within 3 years from 17 July 2019. As at 31 March 2021, the Group had utilised Baht 2,532 million   
*(31 December 2020: Baht 2,532 million).*

***Debentures***

The conditions regarding loan agreements and the rights and obligations of the debenture issuer stipulate certain covenants which, among other things, require the Group to maintain debt-to-equity ratio at the rate prescribed in the agreements.

**12 Segment information and disaggregation of revenue**

The Group’s operations and main revenue streams are described in the last annual financial statements The Group’s main revenue is derived from contracts with customers.

*Geographical segments*

The Group operates real estate for sale business and real estate for rental and service business principally in Thailand.

*Business segments*

The Group have two reportable segments, which are real estate for sale business, consisting of land and house development for sale projects and residential condominium projects, and real estate for rental and service business, consisting of office building for rent project.

Management considers that the Company operates in a single line of business, namely real estate for rental and service business, and has, therefore, only one reportable segment.

Management considers the Company’s timing of revenue recognition which is mainly recognised over time.

In the following table, revenue is disaggregated by business segments and timing of revenue recognition.

| ***For the three-month***  ***period ended 31 March*** | Real estate  **for sale business** | | |  | **Real estate for rental and service business** | | |  | **Total** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in million Baht)* | | | | | | | | | | |
| ***Information about reportable segments*** |  | | | | | | | | | | |
| External revenue | 18 |  | 76 |  | 305 |  | 376 |  | 323 |  | 452 |
| Inter-segment revenue | - |  | - |  | 18 |  | 39 |  | 18 |  | 39 |
| **Total revenue** | **18** |  | **76** |  | **323** |  | **415** |  | **341** |  | **491** |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Segment profit  before income tax | 17 |  | 49 |  | 270 |  | 340 |  | 287 |  | 389 |
|  |  |  |  |  |  |  |  |  |  |  |  |
| **Timing of revenue**  **recognition** |  |  |  |  |  |  |  |  |  |  |  |
| - At a point in time | 18 |  | 76 |  | - |  | - |  | 18 |  | 76 |
| - Over time | - |  | - |  | 305 |  | 376 |  | 305 |  | 376 |
| **Total revenue** | **18** |  | **76** |  | **305** |  | **376** |  | **323** |  | **452** |

***Reconciliations of reportable segment profit or loss***

| ***For the three-month period ended 31 March*** | 2021 |  | 2020 |
| --- | --- | --- | --- |
|  | *(in million Baht)* | | |
| **Profit or loss** |  |  |  |
| Total profit before income tax for reportable segments | 287 |  | 389 |
| Other profit | 25 |  | 27 |
|  | 312 |  | 416 |
| Elimination of inter-segment profits | (18) |  | (39) |
| Unallocated amounts:  - Gain (loss) on changes in fair value of investment properties | 35 |  | (91) |
| - Other corporate expenses | (101) |  | (129) |
| - Share of profit of investments in associates and joint venture | - |  | 201 |
| Total | **228** |  | **358** |

**13 Leases**

|  | Consolidated  financial statements |  | Separate  financial statements |
| --- | --- | --- | --- |
| ***For the period ended 31 March 2021*** | Three-month period |  | Three-month period |
|  | *(in million Baht)* | | |
| ***Recognition in profit or loss*** |  |  |  |
| Interest on lease liabilities | 1 |  | - |
| Expenses relating to short-term leases | - |  | 1 |

**14 Income tax expense**

Income tax expense is recognised based on management’s best estimate of the weighted average annual income tax rate expected for the full financial year multiplied by the pre-tax income of the interim reporting period. The Group’s consolidated effective tax rate in respect of continuing operations for the three-month period ended 31 March 2021 was 23.16 % (*31 March* *2020*: *17.15%)*, for the consolidated financial statements and 23.88 % *(31 March 2020: 20.04%)*, for the separate financial statements.

**15 Earnings per share**

***Basic earnings per share***

The calculations of basic earnings per share for the three-month period ended 31 March 2021 and 2020 were based on the profit for the period attributable to ordinary shareholders of the Company and the weighted average number of ordinary shares outstanding during the period as follows:

|  |  | Consolidated financial  statements | | |  | **Separate financial statements** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| ***For the three-month period ended 31 March*** |  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  |  | *(in thousand Baht / thousand shares)* | | | | | | |
| **Profit attributable to ordinary**  **shareholders of the Company (basic)** |  | **165,473** |  | **277,835** |  | **51,153** |  | **205,091** |
|  |  |  |  |  |  |  |  |  |
| **Number of ordinary shares outstanding** |  | **6,499,830** |  | **6,499,830** |  | **6,499,830** |  | **6,499,830** |
|  |  |  |  |  |  |  |  |  |
| **Earnings per share (basic) *(in Baht)*** |  | **0.025** |  | **0.043** |  | **0.008** |  | **0.032** |

# 16 Financial instruments

***Carrying amounts and fair values***

The following table shows the carrying amounts and fair values of assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Consolidated financial statement** | | | | | | | | | | |
|  | **Carrying amount** | | | | |  | **Fair value** | | | | |
|  | measured at FVTPL |  | measured at FVOCI |  | measured at amortised cost |  | Level 1 |  | Level 2 |  | Level 3 |
|  | *(in million Baht)* | | | | | | | | | | |
| ***At 31 March 2021*** |  | | | | | | | | | | |
| ***Assets*** |  | | | | | | | | | | |
| Other current financial assets - investments in debt securities | 40 |  | - |  | - |  | - |  | 40 |  | - |
| Other non-current financial assets - long-term investments | - |  | 594 |  | - |  | - |  | - |  | 594 |
| Investment properties | 22,405 |  | - |  | - |  | - |  | - |  | 22,405 |
|  |  |  |  |  |  |  |  |  |  |  |  |
|  | **Consolidated financial statement** | | | | | | | | | | |
|  | **Carrying amount** | | | | |  | **Fair value** | | | | |
|  | measured at FVTPL |  | measured at FVOCI |  | measured at amortised cost |  | Level 1 |  | Level 2 |  | Level 3 |
|  | *(in million Baht)* | | | | | | | | | | |
| ***Financial liabilities*** |  |  |  |  |  |  |  |  |  |  |  |
| Short-term loans from financial institutions | - |  | - |  | (550) |  | - |  | - |  | (548) |
| Long-term loans from financial institutions | - |  | - |  | (2,532) |  | - |  | - |  | (2,509) |
| Debentures | - |  | - |  | (2,189) |  | - |  | (2,207) |  | - |
|  |  |  |  |  |  |  |  |  |  |  |  |
| ***At 31 December 2020*** |  |  |  |  |  |  |  |  |  |  |  |
| ***Assets*** |  |  |  |  |  |  |  |  |  |  |  |
| Other current financial assets - investments in debt securities | 40 |  | - |  | - |  | - |  | 40 |  | - |
| Other non-current financial assets - long-term investments | - |  | 572 |  | - |  | - |  | - |  | 572 |
| Investment properties | 22,342 |  | - |  | - |  | - |  | - |  | 22,342 |
|  |  |  |  |  |  |  |  |  |  |  |  |
| ***Financial liabilities*** |  |  |  |  |  |  |  |  |  |  |  |
| Short-term loans from financial institutions | - |  | - |  | (550) |  | - |  | - |  | (548) |
| Long-term loans from financial institutions | - |  | - |  | (2,532) |  | - |  | - |  | (2,523) |
| Debentures | - |  | - |  | (2,189) |  | - |  | (2,215) |  | - |

|  | **Separate financial statement** | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Carrying amount** | | | | |  | **Fair value** | | | | | |
|  | measured at FVTPL |  | measured at FVOCI |  | measured at amortised cost |  | Level 1 | |  | Level 2 |  | Level 3 |
|  | *(in million Baht)* | | | | | | | | | | | |
| ***At 31 March 2021*** |  | | | | | | | | | | | |
| ***Assets*** |  | | | | | | | | | | | |
| Other current financial assets - investments in debt securities | 40 |  | - |  | - |  | - |  | | 40 |  | - |
| Investment properties | 10,409 |  | - |  | - |  | - |  | | - |  | 10,409 |
|  |  |  |  |  |  |  |  |  | |  |  |  |
| ***Financial liabilities*** |  |  |  |  |  |  |  |  | |  |  |  |
| Short-term loans from financial institutions | - |  | - |  | (550) |  | - |  | | - |  | (548) |
| Debentures | - |  | - |  | (2,189) |  | - |  | | (2,207) |  | - |
|  |  |  |  |  |  |  |  |  | |  |  |  |
|  |  |  |  |  |  |  |  |  | |  |  |  |
|  |  |  |  |  |  |  |  |  | |  |  |  |
|  |  |  |  |  |  |  |  |  | |  |  |  |
| ***At 31 December 2020*** |  |  |  |  |  |  |  |  | |  |  |  |
| ***Assets*** |  |  |  |  |  |  |  |  | |  |  |  |
| Other current financial assets - investments in debt securities | 40 |  | - |  | - |  | - |  | | 40 |  | - |
| Investment properties | 10,364 |  | - |  | - |  | - |  | | - |  | 10,364 |
|  |  |  |  |  |  |  |  |  | |  |  |  |
| ***Financial liabilities*** |  |  |  |  |  |  |  |  | |  |  |  |
| Short-term loans from financial institutions | - |  | - |  | (550) |  | - |  | | - |  | (548) |
| Debentures | - |  | - |  | (2,189) |  | - |  | | (2,215) |  | - |

The methods and assumptions used by the Company and its subsidiaries in estimating the fair value of financial instruments are as follows:

1. For financial assets and liabilities which have short-term maturity, including cash and cash equivalents, accounts receivable and short-term loans receivable, accounts payable and short-term loans payable, their carrying amounts in the statements of financial position approximate their fair value.
2. For fixed rate debentures, their fair value is determined by using the price as announced by the Thai Bond Market Association.
3. For long-term loans carrying interest approximate to the market rate, their carrying amounts in the statements of financial position approximates their fair value.

***Movement of marketable debt securities***

|  | **Consolidated / separate financial statements** | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| ***Marketable debt securities*** | At 1 January 2021 |  | Purchase |  | Disposal |  | Fair value adjustment |  | At 31 March 2021 |
|  | *(in million Baht)* | | | | | | | | |
| ***Other current financial assets*** |  |  |  |  |  |  |  |  |  |
| Debt securities measured at  FVTPL | 40 |  | 10 |  | (10) |  | - |  | 40 |
|  |  |  |  |  |  |  |  |  |  |
| ***Marketable debt securities*** | At 1 January 2020 |  | Purchase |  | Disposal |  | Fair value adjustment |  | At 31 December 2020 |
|  | *(in million Baht)* | | | | | | | | |
| ***Other current financial assets*** |  |  |  |  |  |  |  |  |  |
| Debt securities measured at  FVTPL | - |  | 346 |  | (306) |  | - |  | 40 |

# 17 Commitments with non-related parties

| ***As at 31 March 2021*** | **Consolidated financial statements** |  | **Separate financial statements** |
| --- | --- | --- | --- |
|  | *(in million Baht)* | | |
| ***Capital commitments*** |  |  |  |
| Contracted but not provided for: |  |  |  |
| Buildings and other constructions | **45** |  | **28** |
|  |  |  |  |
| ***Other commitments*** |  |  |  |
| Real estate projects under development contract | 66 |  | - |
| Service agreements | 56 |  | 1 |
| Bank guarantees | 19 |  | 7 |
| **Total** | **141** |  | **8** |

# 18 Litigations

During 2020, a subsidiary was being sued in a civil by a juristic person (“Complainant”) requesting the payment from breach of management and construction contract amounting to Baht 5.8 million. The court made an appointment to determine the guidelines for the trial and mediation in January 2021, but according to the situation of COVID-19, the court demanded to postpone the trial and mediation on 20 May 2021.