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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 10 November 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**

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.

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 14).

**4 Related parties**

| ***Significant transactions with related parties*** | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
| ***Nine-month period ended 30 September*** | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in thousand Baht)* | | | | | | |
| **Ultimate parent company** |  |  |  |  |  |  |  |
| Rental and service costs | 4,095 |  | - |  | 4,095 |  | - |
| Construction management fee | 2,099 |  | 782 |  | 2,099 |  | 782 |
| Management fee | 48,753 |  | 44,094 |  | 47,763 |  | 43,064 |
|  |  |  |  |  |  |  |  |
| **Parent company** |  |  |  |  |  |  |  |
| Interest expense | 37,822 |  | 4,734 |  | 37,822 |  | 4,734 |
|  |  |  |  |  |  |  |  |
| **Subsidiaries** |  |  |  |  |  |  |  |
| Revenue from rental and  rendering service | - |  | - |  | 43,083 |  | 61,747 |
| Interest income | - |  | - |  | 137,682 |  | 171,909 |
| Dividend income | - |  | - |  | - |  | 59,877 |
| Interest expense | - |  | - |  | 19,172 |  | 23,172 |
| Rental and service expenses | - |  | - |  | 2,959 |  | 2,300 |
|  |  |  |  |  |  |  |  |
| **Associates** |  |  |  |  |  |  |  |
| Revenue from rental and  rendering service | - |  | 98,538 |  | - |  | 28,189 |
| Trust management income | - |  | 2,886 |  | - |  | - |
| Interest income | 64,357 |  | 36,089 |  | - |  | - |
| Dividend income | - |  | - |  | - |  | 308,242 |
| Rental and service expenses | - |  | 2,170 |  | - |  | 2,170 |
|  |  |  |  |  |  |  |  |
| **Joint ventures** |  |  |  |  |  |  |  |
| Interest income | - |  | 44,758 |  | - |  | - |
|  |  |  |  |  |  |  |  |
| **Other related parties** |  |  |  |  |  |  |  |
| Rental income | 215,969 |  | 124,943 |  | 113,627 |  | 87,630 |
| Project management income | 25,113 |  | 12,197 |  | 16,068 |  | 8,395 |
| Other income | 53 |  | 167 |  | - |  | - |
| Rental and service expenses | 3,564 |  | 1,659 |  | - |  | 1,659 |
|  |  |  |  |  |  |  |  |
| **Key management personnel** |  |  |  |  |  |  |  |
| Key management personnel compensation |  |  |  |  |  |  |  |
| Short-term employee benefit  *(including director’s renumeration)* | 28,909 |  | 29,583 |  | 28,909 |  | 29,273 |

Balances as at 30 September 2021 and 31 December 2020 with related parties were as follows:

|  | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | 30 September |  | 31 December |  | 30 September |  | 31 December |
|  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in thousand Baht)* | | | | | | |
| ***Trade accounts receivable*** |  | | | | | | |
| Subsidiaries | - |  | - |  | 7,072 |  | 14,904 |
| Other related parties | 45,007 |  | 20,464 |  | 7,776 |  | 8,680 |
| **Total** | **45,007** |  | **20,464** |  | **14,848** |  | **23,584** |
|  |  |  |  |  |  |  |  |
| ***Other receivables*** |  |  |  |  |  |  |  |
| Ultimate parent company | - |  | 739 |  | - |  | 739 |
| Subsidiaries | - |  | - |  | 18,476 |  | 51,642 |
| Other related parties | 3,269 |  | 2,604 |  | 2,026 |  | 1,644 |
| **Total** | **3,269** |  | **3,343** |  | **20,502** |  | **54,025** |
|  |  |  |  |  |  |  |  |
| ***Property, plant and equipment*** |  |  |  |  |  |  |  |
| Subsidiary | **-** |  | **-** |  | **6,130** |  | **9,368** |
|  |  |  |  |  |  |  |  |
| ***Investment properties*** |  |  |  |  |  |  |  |
| Other related parties | **232,708** |  | **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 |  | 30  September  2021 |  | 31  December 2020 |  | Increase |  | (Decrease) |  | 30  September  2021 |
|  | *(% per annum)* | | |  | *(in thousand Baht)* | | | | | | |
| ***Long-term loans*** |  |  |  |  |  |  |  |  |  |  |  |
| Associate | 4.03 |  | 3.50 |  | 5,198,308 |  | 141,714 |  | - |  | 5,340,022 |
| *Less* The excess of  accumulated share of  loss from investment  in associate over cost  of investment | | | |  | (409,780) |  | 4,502 |  | - |  | (405,278) |
| *Less* The elimination of  interest income | | | |  | (235,924) |  | (64,357) |  | - |  | (300,281) |
| **Net** |  |  |  |  | **4,552,604** |  |  |  |  |  | **4,634,463** |

|  | **Interest rate** | | |  | **Separate financial statements** | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | 31 December 2020 |  | 30  September 2021 |  | 31  December 2020 |  | Increase |  | (Decrease) |  | 30  September  2021 |
|  | *(% per annum)* | | |  | *(in thousand Baht)* | | | | | | |
| ***Short-term loans to*** |  |  |  |  |  |  |  |  |  |  |  |
| Subsidiaries | 4.03 |  | 3.15 |  | **1,630,067** |  | 219,426 |  | (48,445) |  | **1,801,048** |
|  |  |  |  |  |  |  |  |  |  |  |  |
| ***Long-term loans to*** |  |  |  |  |  |  |  |  |  |  |  |
| Subsidiaries | 4.03 |  | 3.15 |  | **5,213,673** |  | 145,305 |  | (7) |  | **5,358,971** |

|  | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | 30 September |  | 31 December |  | 30 September |  | 31 December |
|  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in thousand Baht)* | | | | | | |
| ***Trade accounts payable*** |  | | | | | | |
| Ultimate parent company | 13,759 |  | 4,557 |  | 13,132 |  | 4,439 |
| Subsidiaries | - |  | - |  | 8 |  | 135,799 |
| Other related parties | 633 |  | 2,807 |  | 558 |  | 2,422 |
| **Total** | **14,392** |  | **7,364** |  | **13,698** |  | **142,660** |
|  |  |  |  |  |  |  |  |
| ***Other payables*** |  |  |  |  |  |  |  |
| Ultimate parent company | 16,047 |  | 8,653 |  | 16,073 |  | 8,478 |
| Subsidiaries | - |  | - |  | 87 |  | 50 |
| Associates | 4,500 |  | - |  | 4,500 |  | - |
| Other related parties | 370 |  | 82 |  | 107 |  | 21 |
| **Total** | **20,917** |  | **8,735** |  | **20,767** |  | **8,549** |
|  |  |  |  |  |  |  |  |
| ***Retention payable*** |  |  |  |  |  |  |  |
| Other related parties | **-** |  | **1,296** |  | **-** |  | **457** |
|  |  |  |  |  |  |  |  |
| ***Lease liabilities*** |  |  |  |  |  |  |  |
| Subsidiaries | - |  | - |  | 6,279 |  | - |
| Other related parties | 135,530 |  | 134,080 |  | - |  | - |
| **Total** | **135,530** |  | **134,080** |  | **6,279** |  | **-** |
|  |  |  |  |  |  |  |  |
| ***Advance rental and service income*** |  |  |  |  |  |  |  |
| Other related parties | **4,785,655** |  | **4,948,650** |  | **3,801,603** |  | **3,908,548** |
|  |  |  |  |  |  |  |  |
| ***Rental and service retention*** |  |  |  |  |  |  |  |
| Other related parties | **6,109** |  | **6,109** |  | **-** |  | **-** |

|  | **Interest rate** | | |  | **Consolidated financial statements** | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | 31 December 2020 |  | 30  September  2021 |  | 31 December 2020 |  | Increase |  | (Decrease) |  | 30  September  2021 |
|  | *(% per annum)* | | |  | *(in thousand Baht)* | | | | | | |
| ***Short-term loan from*** | | | |  |  | | | | | | |
| Parent company | 2.75 |  | 2.75 |  | **1,426,366** |  | 1,037,822 |  | (259,215) |  | **2,204,973** |

|  | **Interest rate** | | |  | **Separate financial statements** | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | 31 December 2020 |  | 30  September  2021 |  | 31 December 2020 |  | Increase |  | (Decrease) |  | 30  September  2021 |
|  | *(% per annum)* | | |  | *(in thousand Baht)* | | | | | | | |
| ***Short-term loan from*** | | | |  |  | | | | | | | |
| Parent company | 2.75 |  | 2.75 |  | 1,426,366 |  | 1,037,822 |  | (259,215) |  | 2,204,973 |
| Subsidiaries | Fixed deposit rate 6M  + 2, + 0.25 |  | Fixed  deposit  rate 6M  + 2, + 0.15 |  | 3,421,539 |  | 704,614 |  | (369,804) |  | 3,756,349 |
| **Total** |  |  |  |  | **4,847,905** |  |  |  |  |  | **5,961,322** |

***Significant agreements with related parties***

*Service agreement*

The Company entered into service agreement with Central Pattana Public Company Limited, ultimate parent company, for business consulting, setting policies, and 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 charges construction management fee at 2% from progress from construction and operation management fee at 5% from operating income and charges commission fee at 0.5% - 1% from 1 month rental and rendering services.

**5 Trade and other receivables**

|  | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | 30 September  2021 |  | 31 December 2020 |  | 30 September  2021 |  | 31 December 2020 |
|  | *(in million Baht)* | | | | | | |
| Within credit terms | 13.27 |  | 14.70 |  | 12.54 |  | 24.08 |
| Overdue: |  |  |  |  |  |  |  |
| Less than 3 months | 43.40 |  | 25.80 |  | 2.89 |  | 0.91 |
| 3 - 6 months | 15.60 |  | 4.20 |  | 0.11 |  | 0.09 |
| 6 - 12 months | 9.23 |  | 0.12 |  | 0.03 |  | 0.11 |
| More than 12 months | 0.05 |  | 0.15 |  | 0.03 |  | - |
| Accrued rental service revenue | 16.89 |  | 19.85 |  | 13.74 |  | 12.94 |
| **Total** | **98.44** |  | **64.82** |  | **29.34** |  | **38.13** |
| *Less* allowance for expected credit loss | (7.04) |  | (1.99) |  | - |  | (0.21) |
| **Trade receivables net** | **91.40** |  | **62.83** |  | **29.34** |  | **37.92** |
|  |  |  |  |  |  |  |  |
| **Other receivables** | **70.02** |  | **101.73** |  | **39.50** |  | **75.82** |
| **Total** | **161.42** |  | **164.56** |  | **68.84** |  | **113.74** |

| ***Expected credit loss  Nine-month period ended 30 September*** | Consolidated  financial statements | | |  | Separate  financial statements | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in million Baht)* | | | | | | |
| * Additions (reversal) | 5.05 |  | 0.81 |  | (0.21) |  | - |

**6 Other non-current financial asset - investment in equity securities**

Investment in equity securities 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** | | |
|  | 30 September |  | 31 December |  | 30 September |  | 31 December |
|  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in million Baht)* | | | | | | |
| Real estate under development | 1,003 |  | 878 |  | 623 |  | 624 |
| Real estate developed | 4 |  | 12 |  | - |  | - |
| **Total** | **1,007** |  | **890** |  | **623** |  | **624** |

# 8 Investments in associates and joint venture

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Consolidated | | |  | **Separate** | | |
|  | financial statements | | |  | **financial statements** | | |
| ***Nine-month period ended 30 September*** | 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 in associates | 4.50 |  | 201.57 |  | - |  | - |
| Reversal of share of profit of investment in associates over cost of investment | (4.50) |  | - |  | - |  | - |
| Dividend income | - |  | (308.24) |  | - |  | - |
| **At 30 September** | **1.11** |  | **1.11** |  | **0.09** |  | **0.09** |

|  | Consolidated  financial statements | | |
| --- | --- | --- | --- |
| ***Nine-month period ended 30 September*** | 2021 |  | 2020 |
|  | *(in million Baht)* | | |
| **Joint venture** |  |  |  |
| At 1 January | - |  | - |
| Share of net losses in joint venture | - |  | 2.75 |
| Reversal of share of loss of investment in joint venture  over cost of investment | - |  | (2.75) |
| **At 30 September** | **-** |  | **-** |

*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.

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 30 September 2021, the Group presented the excess of accumulated share of loss over cost of investment, amounting to Baht 705.6 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 | | |
| --- | --- | --- | --- |
| ***Nine-month period ended 30 September*** | 2021 |  | 2020 |
|  | *(in million Baht)* | | |
| At 1 January | 6,807 |  | 6,807 |
| Capital reduction | - |  | (10) |
| **At 30 September** | **6,807** |  | **6,807** |

During the period ended 30 September 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.

**10 Investment properties**

During the period ended 30 September 2021, the Group and the Company recognised gains on the fair value adjustment of investment properties amounting to Baht 21 million and Baht 17 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 |  | 90 |  | 82 | |  | | 24 | |  | | 25 |
| Disposals |  | (135) |  | (4) | |  | | (135) | |  | | (1) |
| Gain (loss) on fair value adjustment |  | 21 |  | 48 | |  | | 17 | |  | | (33) |
| **At 30 September** |  | **22,317** |  | **22,465** | |  | | **10,271** | |  | | **10,374** |

**11 Interest-bearing liabilities**

***Current portion of 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 30 September 2021, the Group had utilised Baht 2,532 million   
*(31 December 2020: Baht 2,532 million).*

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

In September 2021, the Company entered into a loan agreement within credit line Baht 1,100 million with financial institution. As at 30 September 2021, the Company hadn’t utilised credit facility.

***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 and debt service coverage ratio at the rate prescribed in the agreements.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Consolidated** | | |  | **Separate** | | |
|  | **financial statements** | | |  | **financial statements** | | |
| ***Assets pledged as security for  liabilities*** | 30 September 2021 |  | 31  December  2020 |  | 30 September 2021 |  | 31  December 2020 |
|  | *(in million Baht)* | | | | | | |
| Real estate development for sale | 623 |  | 624 |  | 623 |  | 624 |
| Investment properties | 11,150 |  | 11,240 |  | 4,476 |  | 4,600 |
| **Total** | **11,773** |  | **11,864** |  | **5,099** |  | **5,224** |

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

The Group had unutilised credit facilities totalling Baht 1,340 million *(31 December 2020: Baht 940 million).*

**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 Company and its subsidiaries 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 nine-month*** | Real estate  **for sale business** | | |  | **Real estate for rental and service business** | | |  | **Total** | | |
| ***period ended 30 September*** | 2021 |  | 2020 |  | 2021 |  | 2020 |  | 2021 |  | 2020 |
|  | *(in million Baht)* | | | | | | | | | | |
| ***Information about reportable segments*** |  | | | | | | | | | | |
| External revenue | 136 |  | 151 |  | 869 |  | 953 |  | 1,005 |  | 1,104 |
| Inter-segment revenue | - |  | - |  | 55 |  | 73 |  | 55 |  | 73 |
| **Total segment revenue** | **136** |  | **151** |  | **924** |  | **1,026** |  | **1,060** |  | **1,177** |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Segment profit before income tax | 125 |  | 102 |  | 773 |  | 857 |  | 898 |  | 959 |
|  |  |  |  |  |  |  |  |  |  |  |  |
| **Timing of revenue**  **recognition** |  |  |  |  |  |  |  |  |  |  |  |
| At a point in time | 136 |  | 151 |  | - |  | - |  | 136 |  | 151 |
| Over time | - |  | - |  | 869 |  | 953 |  | 869 |  | 953 |
| **Total** | **136** |  | **151** |  | **869** |  | **953** |  | **1,005** |  | **1,104** |

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

| ***For the nine-month period ended 30 September*** | 2021 |  | 2020 |
| --- | --- | --- | --- |
|  | *(in million Baht)* | | |
| **Profit or loss** |  |  |  |
| Total profit before income tax for reportable segments | 898 |  | 959 |
| Other profit | 84 |  | 85 |
|  | 982 |  | 1,044 |
| Elimination of inter-segment profits | (55) |  | (72) |
| Unallocated amounts:  - Gain on changes in fair value of investment properties | 21 |  | 48 |
| - Other corporate expenses | (335) |  | (333) |
| - Share of profit of investments in associates and joint venture | 5 |  | 204 |
| Total | **618** |  | **891** |

**13 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 nine-month period ended 30 September 2021 was 20.07% *(30 September 2020*: *21.44%)*, for the consolidated financial statements and 18.75% *(30 September 2020: 19.15%)*, for the separate financial statements.

# 14 Financial instruments

***Carrying amounts and fair values***

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy for financial instruments measured at fair value. 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 statements** | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Carrying amount** | | | | |  | **Fair value** | | | | |
|  | Measured at FVTPL |  | Measured at FVOCI |  | Measured  at amortised cost |  | Level 1 |  | Level 2 |  | Level 3 |
|  | *(in million Baht)* | | | | | | | | | | |
| ***At 30 September 2021*** |  | | | | | | | | | | |
| ***Assets*** |  | | | | | | | | | | |
| Other current financial assets - investments  in debt securities | 20 |  | - |  | - |  | - |  | 20 |  | - |
| Other non-current financial assets - investment in equity securities | - |  | 609 |  | - |  | - |  | - |  | 609 |
| Investment properties | 22,317 |  | - |  | - |  | - |  | - |  | 22,317 |
|  |  |  |  |  |  |  |  |  |  |  |  |
| ***Financial liabilities*** |  |  |  |  |  |  |  |  |  |  |  |
| Short-term loans from financial institutions | - |  | - |  | (850) |  | - |  | - |  | (848) |
| Current portion of  long-term loans  from financial institutions | - |  | - |  | (2,532) |  | - |  | - |  | (2,520) |
| Debentures | - |  | - |  | (1,027) |  | - |  | (1,035) |  | - |
|  |  |  |  |  |  |  |  |  |  |  |  |
| ***At 31 December 2020*** |  |  |  |  |  |  |  |  |  |  |  |
| ***Assets*** |  |  |  |  |  |  |  |  |  |  |  |
| Other current financial assets - investments  in debt securities | 40 |  | - |  | - |  | - |  | 40 |  | - |
| Other non-current  financial assets -  investment in equity securities | - |  | 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 statements** | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Carrying amount** | | |  | | **Fair value** | | | | | | |
|  | Measured at FVTPL |  | Measured  at amortised cost | |  | | Level 1 |  | Level 2 | |  | Level 3 | |
|  | *(in million Baht)* | | | | | | | | | | | |
| ***At 30 September 2021*** |  | | | | | | | | | | | |
| ***Assets*** |
| Other current financial assets - investments in debt securities | 20 |  | - | |  | | - |  | | 20 |  | - | |
| Investment properties | 10,271 |  | - | |  | | - |  | | - |  | 10,271 | |
|  |  |  |  | |  | |  |  | |  |  |  | |
| ***Financial liabilities*** |  |  |  | |  | |  |  | |  |  |  | |
| Short-term loans from financial institutions | - |  | (850) | |  | | - |  | | - |  | (848) | |
| Debentures | - |  | (1,027) | |  | | - |  | | (1,035) |  | - | |
|  |  |  |  | |  | |  |  | |  |  |  | |
| ***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 to related parties, accounts payable and short-term loans from related parties, 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 30 September  2021 |
|  | *(in million Baht)* | | | | | | | | |
| ***Current financial assets*** |  |  |  |  |  |  |  |  |  |
| Debt securities measured at  FVTPL | 40.12 |  | 50.00 |  | (69.97) |  | - |  | 20.15 |
|  |  |  |  |  |  |  |  |  |  |
| ***Marketable debt securities*** | At 1 January  2020 |  | Purchase |  | Disposal |  | Fair value adjustment |  | At 31 December 2020 |
|  | *(in million Baht)* | | | | | | | | |
| ***Current financial assets*** |  |  |  |  |  |  |  |  |  |
| Debt securities measured at  FVTPL | - |  | 346.24 |  | (306.24) |  | 0.12 |  | 40.12 |

# 15 Commitments with non-related parties

| ***As at 30 September 2021*** | **Consolidated financial statements** |  | **Separate financial statements** |
| --- | --- | --- | --- |
|  | *(in million Baht)* | | |
| ***Capital commitments*** |  |  |  |
| Contracted but not provided for: |  |  |  |
| Buildings and other constructions | **32** |  | **22** |
|  |  |  |  |
| ***Other commitments*** |  |  |  |
| Investment properties agreement under development | 61 |  | - |
| Service agreements | 123 |  | 29 |
| Bank guarantees | 19 |  | 7 |
| **Total** | **203** |  | **36** |

# 16 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 of approximately 5.8 million Baht.   
The court made an appointment to determine the guidelines for the trial and mediation in January 2021. According to the situation of COVID-19, the court demanded to postpone the mediation on 23 November 2021.

In the second quarter of 2021, a subsidiary was being sued in a civil by a juristic person (“Complainant”) requesting the payment from breach of contract of Baht 31 million. The court made an appointment to determine the guidelines for the trial and witness on 22 November 2021.

# 17 Event after the reporting period

In October 2021, the Company had utilised the long-term loan from financial institution Baht 1,100 million. Such agreement stipulated the Company to repay the principal within 2 years from loan utilised date.