

Raimon Land Public Company Limited and its subsidiaries
Report and interim consolidated financial statements
For the three-month and six-month periods ended
30 June 2017

Independent Auditor's Report on Review of Interim Financial Information

To the Shareholders of Raimon Land Public Company Limited

I have reviewed the accompanying consolidated statement of financial position of Raimon Land Public Company Limited and its subsidiaries as at 30 June 2017, the related consolidated statements of comprehensive income for the three-month and six-month periods ended 30 June 2017, and the related consolidated statements of changes in shareholders' equity and cash flows for the six-month period then ended, as well as the condensed notes to the consolidated financial statements. I have also reviewed the separate financial information of Raimon Land Public Company Limited for the same period. Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 34 *Interim Financial Reporting*. My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard 34 *Interim Financial Reporting*.

Chonlaros Suntiasvaraporn
Certified Public Accountant (Thailand) No. 4523

EY Office Limited
Bangkok: 9 August 2017

Raimon Land Public Company Limited and its subsidiaries

Statement of financial position

As at 30 June 2017

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	Note	30 June 2017 (Unaudited but reviewed)	31 December 2016 (Audited)	30 June 2017 (Unaudited but reviewed)	31 December 2016 (Audited)
Assets					
Current assets					
Cash and cash equivalents		1,650,261	1,133,734	1,124,025	422,372
Current investments		1,080	1,073	1,080	1,073
Trade and other receivables	4	9,633	10,492	345,098	338,676
Short-term loans to related parties and interest receivables	3	-	-	1,585,855	2,116,697
Project development cost	5	5,050,378	6,265,031	521,412	608,181
Advance payment to contractors		92,811	72,817	4,813	4,752
Withholding tax deducted at source		1,187	-	-	-
Other current assets		91,454	89,767	20,740	12,200
Total current assets		6,896,804	7,572,914	3,603,023	3,503,951
Non-current assets					
Restricted bank deposits		-	3,800	-	3,800
Investments in subsidiaries	6	-	-	3,734,569	3,734,569
Land awaiting development		506,742	506,742	13,716	13,716
Investment properties	7	125,749	129,481	37,172	38,928
Property, plant and equipment	8	841,499	835,899	43,646	26,988
Deferred tax assets		125,860	164,967	7,412	6,932
Deposit for leasehold right		340,673	300,000	341,131	300,000
Leasehold right		66,597	68,080	-	-
Withholding tax deducted at source		108,028	99,536	3,603	-
Other non-current assets		20,442	18,713	14,718	11,383
Total non-current assets		2,135,590	2,127,218	4,195,967	4,136,316
Total assets		9,032,394	9,700,132	7,798,990	7,640,267

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

Raimon Land Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 30 June 2017

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		30 June 2017	31 December 2016	30 June 2017	31 December 2016
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	9	-	467,482	-	200,000
Trade and other payables	10	171,790	222,979	41,258	55,030
Retention payables		157,787	178,534	43,459	50,527
Deposits and advance received from customers		718,042	1,102,029	44,287	41,980
Current portion of long-term loans from financial institutions	11	100,000	466,341	-	-
Short-term loan from related party and accrued interest	3	-	-	162,480	160,565
Accrued income tax		9,973	25,613	-	15,045
Other current liabilities		34,886	50,495	25,802	40,233
Total current liabilities		1,192,478	2,513,473	317,286	563,380
Non-current liabilities					
Long-term loans from financial institutions, net of current portion	11	510,000	510,000	-	-
Debentures	12	2,203,001	1,493,744	2,203,001	1,493,744
Deferred tax liabilities		20,377	22,966	-	-
Provision for long-term employee benefits		20,697	18,118	19,888	17,489
Other non-current liabilities		36,552	33,938	2,577	3,748
Total non-current liabilities		2,790,627	2,078,766	2,225,466	1,514,981
Total liabilities		3,983,105	4,592,239	2,542,752	2,078,361

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

Raimon Land Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 30 June 2017

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>		
	<u>Note</u>	<u>30 June 2017</u> (Unaudited but reviewed)	<u>31 December 2016</u> (Audited)	<u>30 June 2017</u> (Unaudited but reviewed)	<u>31 December 2016</u> (Audited)
Shareholders' equity					
Share capital					
Registered					
		4,704,337 ordinary shares of Baht 1 each			
		(31 December 2016: 4,558,354,509 ordinary shares of Baht 1 each)			
	14	<u>4,704,337</u>	<u>4,558,355</u>	<u>4,704,337</u>	<u>4,558,355</u>
Issued and fully paid-up					
		3,575,483,607 ordinary shares of Baht 1 each			
		3,575,484	3,575,484	3,575,484	3,575,484
		Share premium 104	104	104	104
Excess of investment in subsidiary arising as a result of additional purchase of investment in the subsidiary at a price higher than the net book value of the subsidiary at the acquisition date					
		(564,048)	(564,048)	-	-
	16	<u>28,330</u>	<u>27,721</u>	<u>28,330</u>	<u>27,721</u>
Capital reserve for share-based payment transactions					
Retained earnings					
		Appropriated - statutory reserve			
	17	<u>109,000</u>	<u>109,000</u>	<u>109,000</u>	<u>109,000</u>
		Unappropriated			
		1,898,129	1,957,360	1,543,320	1,849,597
		Other components of shareholders' equity			
		(243)	(240)	-	-
		Equity attributable to owners of the Company			
		5,046,756	5,105,381	5,256,238	5,561,906
		Non-controlling interests of the subsidiaries			
		2,533	2,512	-	-
		Total shareholders' equity	5,049,289	5,256,238	5,561,906
		Total liabilities and shareholders' equity	9,032,394	7,798,990	7,640,267

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

Directors

(Unaudited but reviewed)

Raimon Land Public Company Limited and its subsidiaries

Statement of comprehensive income

For the three-month period ended 30 June 2017

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	Consolidated financial statements		Separate financial statements		
<u>Note</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	
Profit or loss:					
Revenues					
Sales of residential condominium units	872,798	1,520,173	78,904	401,122	
Rental and service income	15,615	10,360	2,324	1,984	
Other income					
Project management fee income	3	3,231	4,682	1,971	4,909
Marketing commission income	3	2,976	6,474	10,578	25,763
Guarantee fee income	3	-	-	1,121	4,465
Interest income	3	1,331	642	19,470	18,922
Others		7,030	18,272	539	1,252
Total revenues	902,981	1,560,603	114,907	458,417	
Expenses					
Cost of residential condominium units sold	586,747	912,857	31,117	188,543	
Selling expenses	61,137	84,613	9,828	17,606	
Administrative expenses	116,690	147,270	74,984	103,172	
Total expenses	764,574	1,144,740	115,929	309,321	
Profit (loss) before finance cost and income tax expenses	138,407	415,863	(1,022)	149,096	
Finance cost	(22,800)	(19,151)	(21,132)	(12,458)	
Profit (loss) before income tax expenses	115,607	396,712	(22,154)	136,638	
Tax income (income tax expenses)	13	(25,339)	(78,175)	240	(32,521)
Profit (loss) for the period	90,268	318,537	(21,914)	104,117	
Other comprehensive income:					
<i>Other comprehensive income to be reclassified to profit or loss in subsequent periods:</i>					
Exchange differences on translation of financial statements in foreign currency	42	(39)	-	-	
Other comprehensive income for the period	42	(39)	-	-	
Total comprehensive income for the period	90,310	318,498	(21,914)	104,117	

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

(Unaudited but reviewed)

Raimon Land Public Company Limited and its subsidiaries

Statement of comprehensive income (continued)

For the three-month period ended 30 June 2017

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
<u>Note</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Profit (loss) attributable to:				
Equity holders of the Company	90,258	318,527	<u>(21,914)</u>	<u>104,117</u>
Non-controlling interests of the subsidiaries	<u>10</u>	<u>10</u>		
	<u>90,268</u>	<u>318,537</u>		
Total comprehensive income attributable to:				
Equity holders of the Company	90,300	318,488	<u>(21,914)</u>	<u>104,117</u>
Non-controlling interests of the subsidiaries	<u>10</u>	<u>10</u>		
	<u>90,310</u>	<u>318,498</u>		
Earnings per share				
	18			
Basic earnings (loss) per share				
Profit (loss) attributable to equity holders of the Company	<u>0.03</u>	<u>0.09</u>	<u>(0.01)</u>	<u>0.03</u>
Diluted earnings (loss) per share				
Profit (loss) attributable to equity holders of the Company	<u>0.03</u>	<u>0.09</u>	<u>(0.01)</u>	<u>0.03</u>

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

(Unaudited but reviewed)

Raimon Land Public Company Limited and its subsidiaries

Statement of comprehensive income

For the six-month period ended 30 June 2017

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
<u>Note</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Profit or loss:				
Revenues				
Sales of residential condominium units	1,924,628	2,681,449	126,947	668,375
Rental and service income	32,752	23,870	4,690	4,256
Other income				
Project management fee income	3 5,220	9,253	3,942	9,865
Marketing commission income	3 14,667	10,491	16,452	35,322
Guarantee fee income	3 -	-	2,924	8,599
Interest income	3 2,502	1,294	41,322	45,740
Others	15,941	23,867	5,175	2,109
Total revenues	1,995,710	2,750,224	201,452	774,266
Expenses				
Cost of residential condominium units sold	5 1,331,108	1,620,168	52,638	314,162
Selling expenses	134,608	147,500	18,616	30,070
Administrative expenses	231,447	266,318	144,508	179,775
Total expenses	1,697,163	2,033,986	215,762	524,007
Profit (loss) before finance cost and income tax expenses	298,547	716,238	(14,310)	250,259
Finance cost	(47,786)	(44,438)	(42,166)	(32,286)
Profit (loss) before income tax expenses	250,761	671,800	(56,476)	217,973
Tax income (income tax expenses)	13 (59,690)	(116,009)	480	(50,119)
Profit (loss) for the period	191,071	555,791	(55,996)	167,854
Other comprehensive income:				
<i>Other comprehensive income to be reclassified to profit or loss in subsequent periods:</i>				
Exchange differences on translation of financial statements in foreign currency	(3)	32	-	-
Other comprehensive income for the period	(3)	32	-	-
Total comprehensive income for the period	191,068	555,823	(55,996)	167,854

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

(Unaudited but reviewed)

Raimon Land Public Company Limited and its subsidiaries

Statement of comprehensive income (continued)

For the six-month period ended 30 June 2017

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
<u>Note</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Profit (loss) attributable to:				
Equity holders of the Company	191,050	555,759	<u>(55,996)</u>	<u>167,854</u>
Non-controlling interests of the subsidiaries	<u>21</u>	<u>32</u>		
	<u>191,071</u>	<u>555,791</u>		
Total comprehensive income attributable to:				
Equity holders of the Company	191,047	555,791	<u>(55,996)</u>	<u>167,854</u>
Non-controlling interests of the subsidiaries	<u>21</u>	<u>32</u>		
	<u>191,068</u>	<u>555,823</u>		
Earnings per share				
	18			
Basic earnings (loss) per share				
Profit (loss) attributable to equity holders of the Company	<u>0.05</u>	<u>0.16</u>	<u>(0.02)</u>	<u>0.05</u>
Diluted earnings (loss) per share				
Profit (loss) attributable to equity holders of the Company	<u>0.05</u>	<u>0.16</u>	<u>(0.02)</u>	<u>0.05</u>

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

(Unaudited but reviewed)

Raimon Land Public Company Limited and its subsidiaries**Cash flow statement****For the six-month period ended 30 June 2017**

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Cash flows from operating activities				
Profit (loss) before tax	250,761	671,800	(56,476)	217,973
Adjustments to reconcile profit (loss) before tax to net cash provided by (paid from) operating activities:				
Depreciation and amortisation	31,989	31,907	9,603	8,824
Allowance for doubtful accounts	247	-	-	-
Reversal of allowance for doubtful accounts	(1,297)	-	-	-
Allowance for doubtful account in short-term loan to a subsidiary	-	-	3,018	20,490
Loss (gain) on disposal/write-off of building improvement and equipment	2,155	601	1,268	(571)
Loss on write-off of computer software	1,296	-	-	-
Unrealised loss on exchange rate	1,188	-	1,217	-
Expenses from provision for long-term employee benefits	2,579	2,234	2,399	2,098
Write-off of withholding tax deducted at source	35	24	-	-
Allowance for doubtful account in refundable withholding tax deducted at source	-	21,595	-	-
Realised gain on current investments	-	(62)	-	-
Unrealised gain on current investments	(7)	(35)	(7)	-
Share-base payment transactions	609	1,463	609	1,463
Interest income	(2,502)	(1,294)	(41,322)	(45,740)
Interest expenses	44,003	40,662	39,742	30,706
Amortisation of debenture issuing cost	1,365	445	1,365	445
Profit (loss) from operating activities before changes in operating assets and liabilities	332,421	769,340	(38,584)	235,688
Operating assets decrease (increase)				
Trade and other receivables	1,909	(1,615)	(6,422)	19,858
Project development cost	1,194,621	1,068,956	52,638	303,303
Advance payment to contractors	(19,994)	59,394	(61)	(1,892)
Other current assets	(3,137)	(16,180)	(9,990)	(8,778)
Other non-current assets	(3,895)	(606)	(4,105)	(895)
Operating liabilities increase (decrease)				
Trade and other payables	(52,052)	(54,540)	(14,635)	(17,513)
Retention payables	(20,747)	(1,423)	(7,068)	(586)
Deposits and advance received from customers	(383,987)	(653,181)	2,307	(330,743)
Other current liabilities	(15,609)	(2,064)	(14,431)	(2,292)
Other non-current liabilities	(1,160)	866	(202)	807
Cash flows from (used in) operating activities	1,028,370	1,168,947	(40,553)	196,957
Cash received from interest income	2,502	1,294	94,025	92,941
Cash refund from withholding tax deducted at source	-	7,275	-	7,275
Cash paid for interest expenses	(55,331)	(58,038)	(35,514)	(29,111)
Cash paid for corporate income tax	(48,526)	(84,529)	(18,648)	(62,325)
Net cash flows from (used in) operating activities	927,015	1,034,949	(690)	205,737

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

(Unaudited but reviewed)

Raimon Land Public Company Limited and its subsidiaries

Cash flow statement (continued)

For the six-month period ended 30 June 2017

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Cash flows from investing activities				
Decrease in restricted bank deposits	3,800	-	3,800	-
Cash paid for current investments	-	(25,000)	-	(25,000)
Cash received from sales of current investments	-	35,000	-	24,000
Decrease in short-term loans to related parties	-	-	475,092	752,571
Cash paid for acquisition of building improvement and equipment	(24,329)	(10,293)	(23,853)	(3,357)
Cash received from sales of equipment	61	736	79	611
Cash paid for deposit for leasehold right	(7,000)	-	(7,000)	-
Cash paid for purchase of investment in subsidiary	-	-	-	(1,000)
Purchases of land awaiting for development	-	(492,072)	-	-
Net cash flows from (used in) investing activities	<u>(27,466)</u>	<u>(491,629)</u>	<u>448,118</u>	<u>747,825</u>
Cash flows from financing activities				
Increase (decrease) in short-term loans from financial institutions	(467,482)	305,500	(200,000)	-
Decrease in short-term loans from related party	-	-	-	(421)
Decrease in long-term loans from financial institutions	(366,341)	(869,093)	-	(807,501)
Cash received from issuance of debentures	711,700	-	711,700	-
Cash paid for debenture issuing cost	(3,808)	-	(3,808)	-
Cash paid for liabilities under financial lease agreements	(5,711)	(2,584)	(2,198)	(2,432)
Dividend paid	(250,281)	(196,646)	(250,281)	(196,646)
Net cash flows from (used in) financing activities	<u>(381,923)</u>	<u>(762,823)</u>	<u>255,413</u>	<u>(1,007,000)</u>
Increase in translation adjustment	<u>91</u>	<u>32</u>	<u>-</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents	517,715	(219,471)	702,841	(53,438)
Unrealised loss on exchange for cash and cash equivalents	(1,188)	-	(1,188)	-
Cash and cash equivalents at beginning of the period	<u>1,133,734</u>	<u>486,187</u>	<u>422,372</u>	<u>132,416</u>
Cash and cash equivalents at end of the period	<u>1,650,261</u>	<u>266,716</u>	<u>1,124,025</u>	<u>78,978</u>
	-	-	-	-
Supplemental disclosure of cash flows information				
Non-cash transactions:				
Increase in equipment under finance lease agreements	9,485	2,222	1,229	1,997
Paid deposit for leasehold right by transfer project development cost	33,673	-	34,131	-

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

(Unaudited but reviewed)

Raimon Land Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the six-month period ended 30 June 2017

(Unit: Thousand Baht)

Consolidated financial statements														
Equity attributable to owners of the Company														
	Note	Issued and paid-up share capital		Share premium	Excess of investment in subsidiary arising as a result of additional purchase of investment in the subsidiary at a price higher than net book value of the subsidiary at the acquisition date	Capital reserve for share-based payment transactions	Retained earnings		Other components of shareholders' equity			Total equity attributable to owners of the Company	Equity attributable to non-controlling interests of the subsidiaries	Total shareholders' equity
							Appropriated	Unappropriated	Other comprehensive income		Exchange differences on translation of financial statements in foreign currency			
Balance as at 1 January 2016			3,575,484	104	(564,048)	24,796	101,000	1,311,353	(268)	(268)	4,448,421	2,565	4,450,986	
Profit for the period			-	-	-	-	-	555,759	-	-	555,759	32	555,791	
Other comprehensive income for the period			-	-	-	-	-	-	32	32	32	-	32	
Total comprehensive income for the period			-	-	-	-	-	555,759	32	32	555,791	32	555,823	
Capital reserve for share-based payment transactions	16		-	-	-	1,463	-	-	-	-	1,463	-	1,463	
Statutory reserve	17		-	-	-	-	8,500	(8,500)	-	-	-	-	-	
Dividend paid	19		-	-	-	-	-	(196,646)	-	-	(196,646)	-	(196,646)	
Balance as at 30 June 2016			3,575,484	104	(564,048)	26,259	109,500	1,661,966	(236)	(236)	4,809,029	2,597	4,811,626	
Balance as at 1 January 2017			3,575,484	104	(564,048)	27,721	109,000	1,957,360	(240)	(240)	5,105,381	2,512	5,107,893	
Profit for the period			-	-	-	-	-	191,050	-	-	191,050	21	191,071	
Other comprehensive income for the period			-	-	-	-	-	-	(3)	(3)	(3)	-	(3)	
Total comprehensive income for the period			-	-	-	-	-	191,050	(3)	(3)	191,047	21	191,068	
Capital reserve for share-based payment transactions	16		-	-	-	609	-	-	-	-	609	-	609	
Dividend paid	19		-	-	-	-	-	(250,281)	-	-	(250,281)	-	(250,281)	
Balance as at 30 June 2017			3,575,484	104	(564,048)	28,330	109,000	1,898,129	(243)	(243)	5,046,756	2,533	5,049,289	

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

(Unaudited but reviewed)

Raimon Land Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity (continued)

For the six-month period ended 30 June 2017

(Unit: Thousand Baht)

Separate financial statements						
	Issued and paid-up share capital	Share premium	Capital reserve for share-based payment transactions	Retained earnings		Total shareholders' equity
Note				Appropriated	Unappropriated	
Balance as at 1 January 2016	3,575,484	104	24,796	101,000	1,904,638	5,606,022
Total comprehensive income for the period	-	-	-	-	167,854	167,854
Capital reserve for share-based payment transactions	16	-	1,463	-	-	1,463
Statutory reserve	17	-	-	8,500	(8,500)	-
Dividend paid	19	-	-	-	(196,646)	(196,646)
Balance as at 30 June 2016	<u>3,575,484</u>	<u>104</u>	<u>26,259</u>	<u>109,500</u>	<u>1,867,346</u>	<u>5,578,693</u>
Balance as at 1 January 2017	3,575,484	104	27,721	109,000	1,849,597	5,561,906
Total comprehensive income for the period	-	-	-	-	(55,996)	(55,996)
Capital reserve for share-based payment transactions	16	-	609	-	-	609
Dividend paid	19	-	-	-	(250,281)	(250,281)
Balance as at 30 June 2017	<u>3,575,484</u>	<u>104</u>	<u>28,330</u>	<u>109,000</u>	<u>1,543,320</u>	<u>5,256,238</u>

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

Raimon Land Public Company Limited and its subsidiaries

Notes to consolidated interim financial statements

For the three-month and six-month periods ended 30 June 2017

1. General information

1.1 Corporate information

Raimon Land Public Company Limited (“the Company”) is a public company incorporated and domiciled in Thailand. Its major shareholder is JS Asset Management Pte. Ltd., a company existing under Singapore laws. The Company is principally engaged in the property development. The registered office of the Company is at 3 Rajanakarn Building, 19th Floor, South Sathorn Road, Yannawa, Sathorn, Bangkok.

1.2 Basis for preparation of interim financial statements

These interim financial statements are prepared in accordance with Thai Accounting Standard No. 34 (revised 2016) Interim Financial Reporting, with the Company choosing to present condensed interim financial statements. However, the Company has presented the statements of financial position, comprehensive income, changes in shareholders' equity and cash flows in the same format as that used for the annual financial statements.

The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events, and circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the latest annual financial statements.

The interim financial statements in Thai language are the official statutory financial statements of the Company. The interim financial statements in English language have been translated from the Thai language interim financial statements.

1.3 Basis of consolidation

These consolidated financial statements include the financial statements of Raimon Land Public Company Limited (“the Company”) and its subsidiaries (“the subsidiaries”) and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2016. There has been no change in the composition of the Group during the current period.

1.4 New financial reporting standards

During the period, the Company and its subsidiaries have adopted the revised financial reporting standards and interpretations (revised 2016) and new accounting treatment guidance which are effective for fiscal years beginning on or after 1 January 2017. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards revision of wording and terminology, and provision of interpretations and accounting guidance to users of standards. The adoption of these financial reporting standards does not have any significant impact on the Company and its subsidiaries’ financial statements.

2 Significant accounting policies

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2016.

(Unaudited but reviewed)

3. Related party transactions

During the periods, the Company and its subsidiaries had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course of business and were concluded on commercial terms and bases agreed upon between the Company, its subsidiaries and those related parties.

(Unit: Million Baht)

	For the three-month periods ended 30 June				Transfer pricing policy
	Consolidated		Separate		
	financial statements		financial statements		
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	
<u>Transactions with subsidiaries</u>					
(Eliminated from the consolidated financial statements)					
Project management fee income	-	-	2	5	As stipulated in agreements
Marketing commission income	-	-	11	19	At prices charged to the third parties
Guarantee fee income	-	-	1	5	At 1.5% per annum of average outstanding guarantee
Interest income	-	-	19	18	Interest rates of 5.0% per annum and average MLR-1.75 per annum (2016: Interest rate of 5.0 - 5.5% per annum and average MLR-1.75 to -1.875 per annum)
Interest expenses	-	-	1	1	Interest rate of 3.0% per annum

(Unit: Million Baht)

	For the six-month periods ended 30 June				Transfer pricing policy
	Consolidated		Separate		
	financial statements		financial statements		
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	
<u>Transactions with subsidiaries</u>					
(Eliminated from the consolidated financial statements)					
Project management fee income	-	-	4	10	As stipulated in agreements
Marketing commission income	-	-	17	25	At prices charged to the third parties
Guarantee fee income	-	-	3	9	At 1.5% per annum of average outstanding guarantee
Interest income	-	-	40	45	Interest rates of 5.0% per annum and average MLR-1.75 per annum (2016: Interest rate of 5.0 - 5.5% per annum and average MLR-1.75 to -1.875 per annum)
Interest expenses	-	-	2	2	Interest rate of 3.0% per annum

(Unaudited but reviewed)

As at 30 June 2017 and 31 December 2016, the balances of the accounts between the Company, its subsidiaries and those related parties are as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Amounts due from related parties (Note 4)				
Subsidiaries				
- Taksin Properties Company Limited	-	-	300,906	296,580
- Raimon Land Development Company Limited	-	-	1,947	1,091
- Raimon Land Unixx Company Limited	-	-	7,001	8,696
- Raimon Land Ekkamai Company Limited	-	-	29,198	29,169
- Raimon Land Resorts Company Limited	-	-	-	50
- Raimon Land Services Company Limited	-	-	1,252	257
- Asangha Realty Company Limited	-	-	23	9
- Raimon Land Estate Company Limited	-	-	4,152	2,402
- Raimon Land Silom Company Limited	-	-	13	-
Major shareholders				
- JS Asset Management Pte. Ltd.	-	1,654	-	-
Director	46	46	-	-
Related parties (related by directors)	231	231	17	17
	<u>277</u>	<u>1,931</u>	<u>344,509</u>	<u>338,271</u>
Amounts due to related parties (Note 10)				
Subsidiaries				
- Taksin Properties Company Limited	-	-	219	112
- Raimon Land Development (Singapore) Pte. Ltd.	-	-	37	465
Major shareholders				
- JS Asset Management Pte. Ltd.	1,261	-	-	-
Director	299	-	-	-
Related parties (related by directors)	703	479	-	-
	<u>2,263</u>	<u>479</u>	<u>256</u>	<u>577</u>
Deposits and advance received from related parties				
- Directors and employees	2,692	4,268	-	-
- Related parties (related by directors)	9,332	9,332	9,332	9,332
	<u>12,024</u>	<u>13,600</u>	<u>9,332</u>	<u>9,332</u>

(Unaudited but reviewed)

Loans to related parties and loan from a related party

As at 30 June 2017 and 31 December 2016, the balance of loans to and related interest receivable, and loan from and related accrued interest between the Company and those related companies and the movement are as follows:

(Unit: Thousand Baht)

	Separate financial statements				Balance as at 30 June 2017
	Balance as at 31 December 2016 (Audited)	Increase during the period	Decrease during the period	Unrealised losses on exchange rate	
Short-term loans to related parties and interest receivables					
<u>Subsidiaries</u>					
- Raimon Land Park View Development Company Limited					
Loans	18,460	3,018	-	-	21,478
Interest receivable	5,284	475	-	-	5,759
- Raimon Land Resorts Company Limited					
Loans	537	-	(537)	-	-
Interest receivable	74	7	(81)	-	-
- Taksin Properties Company Limited					
Loans	151,500	60,000	(82,000)	-	129,500
Interest receivable	642	3,872	(3,978)	-	536
- Raimon Land Unixx Company Limited					
Loans	430,514	-	(333,000)	-	97,514
Interest receivable	9,878	4,056	(6,112)	-	7,822
- Raimon Land Residences Company Limited					
Loans	12,223	-	-	-	12,223
Interest receivable	12,607	6,172	-	-	18,779
- Raimon Land Ekkamai Company Limited					
Loans	416,499	60,000	(476,499)	-	-
Interest receivable	68,388	5,132	(73,520)	-	-
- Raimon Land Estate Company Limited					
Loans	231,120	515,613	(233,987)	-	512,746
Interest receivable	6,062	6,954	(8,925)	-	4,091
- Raimon Land Silom Company Limited					
Loans	794,113	12,300	-	-	806,413
Interest receivable	3,432	19,828	-	-	23,260
- Raimon Land Development (Singapore) Pte. Ltd.					
Loans	2,606	-	-	(19)	2,587
Interest receivable	1,334	64	-	(10)	1,388
Total	2,165,273	697,491	(1,218,639)	(29)	1,644,096
Less: Allowance for doubtful debts	(48,576)	(9,665)	-	-	(58,241)

(Unaudited but reviewed)

Net

2,116,697 687,826 (1,218,639) (29) 1,585,855

(Unit: Thousand Baht)

	Separate financial statements			
	Balance as at 31 December 2016 (Audited)	Increase during the period	Decrease during the period	Balance as at 30 June 2017
Short-term loan from related party and accrued interest				
<u>Subsidiary</u>				
- Contemporary Property Company Limited				
Loans	128,718	-	-	128,718
Accrued interest	31,847	1,915	-	33,762
	<u>160,565</u>	<u>1,915</u>	<u>-</u>	<u>162,480</u>

Short-term loans to subsidiaries

During the period, the Company entered into short-term loan agreements with subsidiaries as follows:

Taksin Properties Company Limited

On 4 January 2017, the Company entered into a loan agreement to increase loan facilities from Baht 150 million to Baht 300 million. The loan carries interest at the rate of 5 percent per annum and is due at call.

Raimon Land Estate Company Limited

On 3 April 2017, the Company entered into a loan agreement to provide a loan facility of Baht 1,000 million to Raimon Land Estate Company Limited. The unsecured loan carries interest at the rate of 5 percent per annum and is due at call.

During the period, the Company has recorded full allowance for doubtful accounts for the short-term loans to and interest receivable increasing during the period from Raimon Land Park View Development Company Limited and Raimon Land Residences Company Limited.

(Unaudited but reviewed)

Directors and management's benefits

During the six-month periods ended 30 June 2017 and 2016, the Company and its subsidiaries had employee benefit expenses payable to their directors and management as below.

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Short-term employee benefits	31	40	31	40
Post-employment benefits	3	2	3	2
Share-based payment transactions (Note 16.1)	1	1	1	1
Total	<u>35</u>	<u>43</u>	<u>35</u>	<u>43</u>

Guarantee obligations with related parties

The Company has guarantee obligations with its subsidiaries, as described in Note 20.5 to the interim financial statements.

4. Trade and other receivables

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
		(Audited)		(Audited)
Trade accounts receivable - unrelated parties	10,025	8,880	474	512
Other receivables - related parties (Note 3)	277	1,931	344,509	338,271
Other receivables - unrelated parties	<u>5,884</u>	<u>7,284</u>	<u>378</u>	<u>156</u>
Total	16,186	18,095	345,361	338,939
Less: Allowance for doubtful debts	<u>(6,553)</u>	<u>(7,603)</u>	<u>(263)</u>	<u>(263)</u>
Trade and other receivables, net	<u>9,633</u>	<u>10,492</u>	<u>345,098</u>	<u>338,676</u>

(Unaudited but reviewed)

5. Project development cost

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2017	6,265,031	608,181
Increase in development cost	136,449	-
Increase in borrowing cost	13,679	-
Cost of residential condominium units sold during the period	(1,331,108)	(52,638)
Transfer project development cost to deposit for leasehold right	(33,673)	(34,131)
Balance as at 30 June 2017	5,050,378	521,412
Capitalisation rate (Percent per annum)	5	-
Mortgaged as collateral for credit facilities and guarantees	3,094,362	496,760

6. Investments in subsidiaries

Details of investments in subsidiaries as presented in the separate financial statements are as follows:

Company's name	(Unit: Thousand Baht)					
	Paid-up capital		Shareholding percentage		Cost	
	30 June	31 December	30 June	31 December	30 June	31 December
	2017	2016	2017	2016	2017	2016
		(Audited)		(Audited)		(Audited)
			(%)	(%)		
Contemporary Property Company Limited	200,000	200,000	98.59	98.59	196,126	196,126
Raimon Land Planner Company Limited	2,000	2,000	95.00	95.00	1,900	1,900
Raimon Land Park View Development Company Limited	100,000	100,000	99.99	99.99	100,000	100,000
The River Company Limited (Held by the Company 89.0% and indirect held by Contemporary Property Company Limited 11.0%)	1,232,030	1,232,030	100.00	100.00	1,121,994	1,121,994
Taksin Properties Company Limited (Held by the Company 68.8% and indirect held by The River Company Limited 31.2%)	1,200,000	1,200,000	100.00	100.00	825,000	825,000
Raimon Land Resorts Company Limited	7,000	7,000	99.99	99.99	7,000	7,000
Raimon Land Residences Company Limited	10,000	10,000	99.99	99.99	5,100	5,100

(Unaudited but reviewed)

(Unit: Thousand Baht)

Company's name	Paid-up capital		Shareholding percentage		Cost	
	30 June	31 December	30 June	31 December	30 June	31 December
	2017	2016	2017	2016	2017	2016
		(Audited)	(%)	(Audited)	(%)	(Audited)
Raimon Land Unixx Company Limited (Held by the Company 99.8% and indirect held by Raimon Land Residences Company Limited 0.2%)	1,737,500	1,737,500	99.99	99.99	1,727,500	1,727,500
Raimon Land Development Company Limited	500,000	500,000	99.99	99.99	390,694	390,694
Raimon Land Services Company Limited	500	500	99.96	99.96	500	500
Raimon Land Ekkamai Company Limited	5,000	5,000	99.99	99.99	5,000	5,000
Raimon Land Silom Company Limited	45,000	45,000	99.99	99.99	45,000	45,000
Raimon Land Estate Company Limited	1,000	1,000	99.97	99.97	1,000	1,000
Asangha Realty Company Limited	1,000	1,000	99.97	99.97	1,000	1,000
Raimon Land Development (Singapore) Pte. Ltd.	-	-	100.00	100.00	-	-
Raimon Land Properties (Singapore) Pte. Ltd.	-	-	100.00	100.00	-	-
Total					4,427,814	4,427,814
Less: Allowance for impairment loss on investments in subsidiaries					(693,245)	(693,245)
Investments in subsidiaries, net					3,734,569	3,734,569

No dividend was received from the above subsidiaries during the six-month periods ended 30 June 2017 and 2016.

7. Investment properties

Movements of the investment properties account during the six-month period ended 30 June 2017 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	129,481	38,928
Depreciation for the period	(3,732)	(1,756)
Net book value as at 30 June 2017	125,749	37,172
Mortgaged as collateral for credit facilities and guarantees	37,172	37,172

(Unaudited but reviewed)

8. Property, plant and equipment

Movements of the property, plant and equipment account during the six-month period ended 30 June 2017 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	835,899	26,988
Acquisitions during the period - at cost	33,814	25,082
Disposal/write-off during the period - net book value at disposal/write-off date	(2,216)	(1,347)
Depreciation for the period	(25,904)	(7,077)
Translation adjustment	(94)	-
Net book value as at 30 June 2017	841,499	43,646

9. Short-term loans from financial institutions

As at 31 December 2016, short-term loans from financial institutions consist of the Company's bill of exchange of Baht 200 million and a subsidiary's promissory note of Baht 267 million with financial institutions, which carry interest at rates similar to market rate. These loans are due between February to June 2017. During the current period, the Company and its subsidiary repaid the whole outstanding amount of loans.

10. Trade and other payables

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
		(Audited)		(Audited)
Trade payables - unrelated parties	62,886	62,612	17,718	3,367
Other payables - related parties (Note 3)	2,263	479	256	577
Other payables - unrelated parties	48,169	50,412	6,163	5,541
Accrued expenses	58,472	109,476	17,121	45,545
Total trade and other payables	171,790	222,979	41,258	55,030

(Unaudited but reviewed)

11. Long-term loans from financial institutions

(Unit: Thousand Baht)

	Consolidated financial statements	
	30 June 2017	31 December 2016
		(Audited)
Long-term loans	610,000	976,341
Less: Current portion	(100,000)	(466,341)
Long-term loans, net of current portion	<u>510,000</u>	<u>510,000</u>

Movements of long-term loans account during the six-month period ended 30 June 2017 are summarised below.

(Unit: Thousand Baht)

	Consolidated financial statements
Balance as at 1 January 2017	976,341
Less: Repayments	(366,341)
Balance as at 30 June 2017	<u>610,000</u>

On 28 June 2017, the Company entered into a long-term loan agreement with a local bank, granting the loan facilities of Baht 1,000 million. This loan carries interest rate reference to MLR. Loan repayment is due when condominium units are transferred to customers, as specified in the loan agreement, and full settlement due within June 2020.

These loans are secured by the mortgage of the condominium units and detached houses of the projects, the land and construction thereon of the projects, the transfer of beneficiary rights under purchase and sale agreements for the project's condominium units and detached houses, the transfer of beneficiary rights under insurance policies for the projects and guarantee provided by the Company.

The loan agreements of the Company and the subsidiary contain covenants as specified in the agreements those, among other things, require the Company and the subsidiary to maintain certain interest-bearing debt to equity and debt to equity ratios according to the agreements.

As at 30 June 2017, the long-term loan facilities of the Company and its subsidiaries have not yet been drawn down amounted to Baht 2,967 million (31 December 2016: Baht 1,873 million) (the Company only: Baht 1,977 million, 31 December 2016: Baht 883 million).

(Unaudited but reviewed)

12. Debentures

	(Unit: Thousand Baht)	
	Consolidated/Separate financial statements	
	30 June 2017	31 December 2016
		(Audited)
Debentures	2,211,700	1,500,000
Less: Deferred debenture issuing costs	(8,699)	(6,256)
Debentures, net	<u>2,203,001</u>	<u>1,493,744</u>

Movements in the debentures account during the six-month period ended 30 June 2017 are summarised below.

	(Unit: Thousand Baht)
	Consolidated/Separate financial statements
Balance as at 1 January 2017	1,493,744
Add: Issuance of debentures	711,700
Add: Amortisation of deferred debenture issuing costs	1,365
Less: Deferred debenture issuing costs	(3,808)
Balance as at 30 June 2017	<u>2,203,001</u>

On 20 June 2017, the Company issued and offered 711,700 units of unsecured debentures with a face value of Baht 1,000 each, or a total of Baht 711.7 million. The debentures mature on 20 June 2020, bearing interest at a rate of 4.7 percent per annum. The interest is paid on quarterly basis.

The above debentures are unsecured and their interests are paid on quarterly basis. The debenture agreements contain covenants as specified in the agreement and restrictions on the Company, related to such matters as the maintenance of interest-bearing debt to equity ratio.

(Unaudited but reviewed)

13. Income tax

Interim corporate income tax was calculated on profit before income tax for the period, using the estimated effective tax rate for the year.

Income tax expenses for the three-month and six-month periods ended 30 June 2017 and 2016 are made up as follows:

(Unit: Thousand Baht)

For the three-month periods ended 30 June

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Current income tax:				
Interim corporate income tax charge	12,580	26,110	-	5,630
Deferred tax:				
Relating to origination and reversal of temporary differences	<u>12,759</u>	<u>52,065</u>	<u>(240)</u>	<u>26,891</u>
Income tax expenses (tax income) reported in the statement of comprehensive income	<u>25,339</u>	<u>78,175</u>	<u>(240)</u>	<u>32,521</u>

(Unit: Thousand Baht)

For the six-month periods ended 30 June

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
Current income tax:				
Interim corporate income tax charge	23,172	44,562	-	16,851
Deferred tax:				
Relating to origination and reversal of temporary differences	<u>36,518</u>	<u>71,447</u>	<u>(480)</u>	<u>33,268</u>
Income tax expenses (tax income) reported in the statement of comprehensive income	<u>59,690</u>	<u>116,009</u>	<u>(480)</u>	<u>50,119</u>

14. Share capital

On 24 April 2017, the Annual General Meeting of the Company's shareholders for the year 2017 passed the following resolutions.

- a) To approve the reduction of the Company's registered share capital from the existing registered capital of Baht 4,558,354,509 to Baht 4,558,337,397 by cancelling the 17,112 unissued shares remaining from the allocation of warrants to the existing shareholders (RML-W4).
- b) To approve the increase of the Company's registered share capital by Baht 146,000,000 from the registered share capital of Baht 4,558,337,397 (as mentioned in the note 14 a) to Baht 4,704,337,397 to accommodate the issuance and offering of warrants to the employees of the Company and its subsidiaries under the RML-WC as mentioned in the note 16.2.

The Company registered the decrease and the increase in its share capital with the Ministry of Commerce on 9 May 2017 and 15 May 2017, respectively.

15. Warrants to purchase ordinary shares of the Company issued to the Company's shareholders

On 15 June 2015, the Company issued 893,853,790 warrants (RML-W4). Each warrant can be exercised to purchase 1 ordinary share at an exercise price of Baht 1.97 each. These warrants can be exercised for 3 years from the issued date, on the last business day of each March, June, September and December. The initial exercise date was on 30 September 2015 and the last exercise date will be on 14 June 2018.

On 27 April 2017, the Company adjusted the right of warrants (RML-W4) due to the Company's distribution of dividend in excess of the rate as prescribed in the terms and conditions of warrants (more than 90 percent of the net profit after deducting income tax). Each warrant can be exercised to purchase 1.02348 ordinary share at an exercise price of Baht 1.925 each.

As at 30 June 2017, there was not exercised for these warrants (RML-W4).

16. Warrants to purchase ordinary shares of the Company

16.1 Warrants to purchase ordinary shares of the Company issued to the executive directors and/or employees of the Company (RML-WB)

On 1 November 2013, the Extraordinary General Meeting of the Company's shareholders No. 1/2013 passed the approval for the Company to issue and offer 89 million units of warrants to purchase the Company's ordinary shares ("ESOP-Warrants") at the rate of Baht 0 per unit and at the exercise ratio of 1 unit per 1 ordinary share and at the exercise price of Baht 1.67 per share to two Executive Directors of the Company, 44.5 million units each. The date of issue warrants (RML-WB) was on 15 November 2013. The holders of the warrants are able to exercise their rights to purchase the Company's ordinary shares on the last business day of each month at the agreed option for a term of 5 years from the issue date.

On 27 April 2017, the Company adjusted the right of warrants (RML-WB) due to the Company's distribution of dividend in excess of the rate as prescribed in the terms and conditions of warrants (more than 90 percent of the net profit after deducting income tax). Each warrant can be exercised to purchase 1.02348 ordinary share at an exercise price of Baht 1.632 each.

As at 30 June 2017, there was not exercised for these warrants (RML-WB).

The expenses recognised from share-based payment transactions for the six-month periods ended 30 June 2017 and 2016 of the Company were approximately Baht 0.6 million and Baht 1.4 million, respectively.

16.2 Warrants to purchase ordinary shares of the Company issued to the executive directors and/or employees of the Company and its subsidiaries (RML-WC)

On 24 April 2017, the Annual General Meeting of the Company's shareholders for the year 2017 passed a resolution to approve the issuance and offering of warrants entered in name certificates and non-transferable in the amount of not exceeding 146,000,000 units with no cost to the employees of the Company and its subsidiaries under the RML-WC. Each warrant can be exercised to purchase 1 ordinary share at an exercise price of Baht 1.31 per share. The warrants will be exercisable within 3 years after the warrants are issued and offered. The Company will allocate and offer the warrants within one year from the date that the Annual General Meeting of the Company's shareholders approved the issuance and offering of the warrants. The Company grants the board of director and/or the Chief Executive Officer and/or person authorised by the board of director and/or the Chief Executive Officer to consider and determine the qualifications of employees of the Company and its subsidiaries eligible to receive the warrants and the amount of warrants in which each employee of the Company and its subsidiaries will receive.

As at 30 June 2017, the Company has not yet allocated and issued the warrants to the management and employees of the Company and its subsidiaries.

17. Statutory reserve

Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, the Company is required to set aside to a statutory reserve at least 5 percent of its net profit after deducting accumulated deficit brought forward (if any), until the reserve reaches 10 percent of the registered capital. The statutory reserve is not available for dividend distribution.

18. Earnings per share

Basic earnings (loss) per share is calculated by dividing profit (loss) for the period attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the period.

Diluted earnings (loss) per share is calculated by dividing profit (loss) for the period attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the period plus the weighted average number of ordinary shares which would need to be issued to convert all dilutive potential ordinary shares into ordinary shares. The calculation assumes that the conversion took place either at the beginning of the period or on the date the potential ordinary shares were issued. However, warrants was not included in calculation of diluted earnings per share for the three-month and six-month periods ended 30 June 2017 and 2016 since the exercise prices plus the balance of fair value of each warrants were higher than the average market price for the period.

The following tables set forth the computation of basic and diluted earnings (loss) per share:

	Consolidated financial statements					
	For the three-month periods ended 30 June					
	Profit for the period		Weighted average number of ordinary shares		Earnings per share	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders of the Company	90,258	318,527	3,575,484	3,575,484	0.03	0.09
Effect of potential ordinary shares						
Warrants to purchase ordinary shares of the Company (ESOP-RML-WB/RML- W4)	-	-	-	-		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrants to ordinary shares	<u>90,258</u>	<u>318,527</u>	<u>3,575,484</u>	<u>3,575,484</u>	0.03	0.09

(Unaudited but reviewed)

Separate financial statements

For the three-month periods ended 30 June

	Profit (loss) for the period		Weighted average number of ordinary shares		Earnings (loss) per share	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
	(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)
Basic earnings (loss) per share						
Profit (loss) attributable to equity holders of the Company	(21,914)	104,117	3,575,484	3,575,484	(0.01)	0.03
Effect of potential ordinary shares						
Warrants to purchase ordinary shares of the Company (ESOP-RML-WB/RML-W4)	-	-	-	-		
Diluted earnings (loss) per share						
Profit (loss) of ordinary shareholders assuming the conversion of warrants to ordinary shares	<u>(21,914)</u>	<u>104,117</u>	<u>3,575,484</u>	<u>3,575,484</u>	(0.01)	0.03

Consolidated financial statements

For the six-month periods ended 30 June

	Profit for the period		Weighted average number of ordinary shares		Earnings per share	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
	(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)
Basic earnings per share						
Profit attributable to equity holders of the Company	191,050	555,759	3,575,484	3,575,484	0.05	0.16
Effect of potential ordinary shares						
Warrants to purchase ordinary shares of the Company (ESOP-RML-WB/RML-W4)	-	-	-	-		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrants to ordinary shares	<u>191,050</u>	<u>555,759</u>	<u>3,575,484</u>	<u>3,575,484</u>	0.05	0.16

(Unaudited but reviewed)

Separate financial statements					
For the six-month periods ended 30 June					
Profit (loss) for the period		Weighted average number of ordinary shares		Earnings (loss) per share	
<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)
Basic earnings (loss) per share					
Profit (loss) attributable to equity holders of the Company					
(55,996)	167,854	3,575,484	3,575,484	(0.02)	0.05
Effect of potential ordinary shares					
Warrants to purchase ordinary shares of the Company (ESOP-RML-WB/RML-W4)					
-	-	-	-		
Diluted earnings (loss) per share					
Profit (loss) of ordinary shareholders assuming the conversion of warrants to ordinary shares					
<u>(55,996)</u>	<u>167,854</u>	<u>3,575,484</u>	<u>3,575,484</u>	(0.02)	0.05

19. Dividends

Dividends declared during the six-month periods ended 30 June 2017 and 2016 consisted of the follows:

Dividends	Approved by	Total dividends (Thousand Baht)	Dividends per share (Baht)
Final dividends for 2016	Annual General Meeting of the Company's shareholders on 24 April 2017	<u>250,281</u>	<u>0.070</u>
Final dividends for 2015	Annual General Meeting of the Company's shareholders on 25 April 2016	<u>196,646</u>	<u>0.055</u>

20. Commitments and contingent liabilities

20.1 Capital commitments

As at 30 June 2017, the Company and its subsidiaries had capital commitments of approximately Baht 727 million and SGD 19,250 or approximately Baht 0.5 million and USD 2.8 million or approximately Baht 94 million (31 December 2016: Baht 719 million) (the Company only: Baht 18 million and USD 2.8 million or approximately Baht 94 million) relating to design and construction contracts of their projects.

20.2 Long-term land lease commitments

On 28 December 2016, the Company entered into a land lease agreement with a company, to lease land for construction of office and retail space for rent. The land lease agreement grants a 30-year operating lease period.

In December 2016, the Company paid a deposit for the leasehold rights of Baht 300 million. In April 2017, the Company transferred the ownership of a condominium unit of its project and responsible for corporate income tax expenses of lessor of Baht 7 million. The land lease agreement specifies that the Company has commitments as mentioned in the note 29.2 of the financial statements for the year ended 31 December 2016.

20.3 Operating lease commitments

The Company and its subsidiary have entered into several service agreements and lease agreements in respect of land and office building space. The terms of the agreements are generally between 2 to 3 years.

As at 30 June 2017 and 31 December 2016, the Company and its subsidiary had future minimum lease payments required under these non-cancellable operating leases contracts as follows.

(Unit: Million Baht)

	Consolidated financial statements		The Company only	
	30 June 2017	31 December 2016 (Audited)	30 June 2017	31 December 2016 (Audited)
Payable within:				
1 year	11	7	10	8
Over 1 and up to 3 years	18	24	18	23

20.4 Long-term service commitments

The Company and its subsidiaries had commitment in respect of agency fees of the projects to pay under the "Agency Agreement" at the rate of 1 to 7 percent of project units' sale price.

20.5 Guarantee

- a) As at 30 June 2017, the Company had guaranteed bank credit facilities of its subsidiaries amounting to Baht 1,840 million (31 December 2016: Baht 2,108 million).
- b) As at 30 June 2017, the Company released the whole outstanding amount of bank guarantees issued by banks on behalf of the Company to guarantee electricity use. (31 December 2016: Baht 4 million)

20.6 Tax assessment

During the year 2012, a subsidiary received letters of corporate income tax and specific business tax assessments from the Revenue Department, whereby the taxes were assessed on the basis that the subsidiary must include the mortgage value in the subsidiary's calculation of land sale price for tax purposes. The subsidiary then lodged an appeal against the tax assessment to the Tax Appeal Committee of the Revenue Department, on the grounds that the land sale price had already included the outstanding mortgage obligation. Subsequently, in March 2016, the Tax Appeal Committee rejected the subsidiary's appeal against the tax assessment by the Revenue Department, and ordered the subsidiary to pay tax and surcharges amounting to approximately Baht 600 million to the Revenue Department. However, the Company disagreed with the ruling by the Tax Appeal Committee. The subsidiary, therefore, filed a case with the Central Tax Court seeking revocation of the tax assessment by the Revenue Department on 7 September 2016.

The Central Tax Court had announced its judgment on 31 July 2017, concluding that the subsidiary paid the tax correctly, and thus the subsidiary was not liable for the additional tax and surcharge assessed by the Revenue Department. Furthermore, the subsidiary is entitled to receive a refund of withholding tax amounting to Baht 21.6 million from the Revenue Department, together with interest at a rate of 1% per month, calculated from 1 June 2011 to the date on which the Revenue Department issues a notification of tax refund to the subsidiary. However, the Revenue Department has the right to lodge an appeal against the judgment with the Court of Appeal for Specialised Cases within 30 days.

However, based on the judgment by the Central Tax Court, together with the evidence used in court, if the Revenue Department lodges an appeal of this case, the Company is confident that the subsidiary's tax practice was correct, and thus no provision has been set up for this liability in the accounts.

20.7 Litigations

As at 30 June 2017, the Company and its subsidiaries have pending litigation cases, relating to allegations of breaches of agreements to purchase and to sell from some customers and torts amounting to Baht 37 million. However, the Company and its subsidiaries are defending the lawsuits, and since the Company's lawyers and management believe that the Company and its subsidiaries will not have a material effect from the litigation. During the current period, the subsidiary recorded the provision in respect of these cases amounting to Baht 1 million.

21. Segment information

The Company and its subsidiaries are organised into business units based on their project property development. Their operations are carried on only in Thailand. Segment performance is measured based on operating profit or loss, on a basis consistent with that used to measure operating profit or loss and assets in the financial statements. As a result, all of the revenues, operating profits and assets as reflected in these financial statements pertain exclusively to the aforementioned reportable operating segment and geographical area.

22. Events after the reporting period

On 1 August 2017, the Company incorporated a subsidiary with a registered share capital of Baht 100 million, comprising 1,000,000 ordinary shares with a par value of Baht 100 each. The Company invested 999,997 ordinary shares, which represents 99.99 percent shareholding of the registered share capital. The subsidiary called up 25 percent of its registered share capital.

23. Approval of interim financial statements

These interim financial statements were authorised for issue by the Company's Board of Directors on 9 August 2017.