

J.S.P. Property Public Company Limited and its subsidiaries  
Report and consolidated interim financial statements  
For the three-month period ended 31 March 2017

## **Independent Auditor's Report on Review of Interim Financial Information**

To the Shareholders of J.S.P. Property Public Company Limited

I have reviewed the accompanying consolidated statement of financial position of J.S.P. Property Public Company Limited and its subsidiaries as at 31 March 2017, the related consolidated statements of comprehensive income, changes in shareholders' equity and cash flows for the three-month period then ended, as well as the condensed notes to the consolidated financial statements. I have also reviewed the separate financial information of J.S.P. Property 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*.

Poonnard Paocharoen

Certified Public Accountant (Thailand) No. 5238

EY Office Limited

Bangkok: 15 May 2017

**J.S.P. Property Public Company Limited and its subsidiaries**

**Statement of financial position**

**As at 31 March 2017**

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 March 2017 (Unaudited but reviewed)	31 December 2016 (Audited)	31 March 2017 (Unaudited but reviewed)	31 December 2016 (Audited)
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents		190,762	338,691	134,538	238,923
Current investment		5,228	5,259	5,228	5,259
Trade and other receivables	3	30,705	16,221	121,337	105,548
Short-term notes receivable		122,682	121,297	122,682	121,297
Project development costs	4	8,933,046	8,801,479	5,519,214	5,481,320
Advances for purchase of land		41,213	21,213	-	-
Other current assets		27,763	21,963	15,451	12,206
<b>Total current assets</b>		<b>9,351,399</b>	<b>9,326,123</b>	<b>5,918,450</b>	<b>5,964,553</b>
<b>Non-current assets</b>					
Restricted bank deposits	14, 18.4	49,069	49,069	43,454	43,454
Long-term loans to related parties and interest receivable	2	854,942	840,520	3,308,526	3,492,246
Investment in subsidiaries	5	-	-	1,104,559	1,104,559
Investment in joint ventures	6	-	-	28,000	3,425
Land held for development		776,632	776,632	758,750	758,750
Investment properties	7	1,372,418	1,390,027	610,398	611,786
Property, plant and equipment	8	46,069	46,339	40,165	39,957
Intangible assets		14,648	14,696	13,039	12,914
Deferred tax assets		48,351	46,490	4,321	3,718
Income tax refundable		-	15,163	-	15,163
Other non-current assets		17,912	16,121	12,599	12,456
<b>Total non-current assets</b>		<b>3,180,041</b>	<b>3,195,057</b>	<b>5,923,811</b>	<b>6,098,428</b>
<b>Total assets</b>		<b>12,531,440</b>	<b>12,521,180</b>	<b>11,842,261</b>	<b>12,062,981</b>

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

**J.S.P. Property Public Company Limited and its subsidiaries**

**Statement of financial position (continued)**

**As at 31 March 2017**

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Liabilities and shareholders' equity</b>					
<b>Current liabilities</b>					
Short-term loans from financial institution	9	91,621	100,000	60,000	-
Other short-term loans	10	436,060	-	276,060	-
Short-term bills of exchange	11	418,520	1,526,957	418,520	1,526,957
Short-term debentures	12	1,091,720	1,087,367	1,091,720	1,087,367
Trade and other payables	13	1,657,713	1,568,405	1,071,960	1,131,844
Deposits and advance received from customers		222,481	266,701	180,879	213,003
Short-term loans from related parties	2	496,000	-	952,255	429,400
Current portion of liabilities under factoring agreements		123,503	122,981	123,503	122,981
Current portion of long-term loans	14	825,000	1,055,654	630,245	831,658
Income tax payable		52,708	32,780	25,127	10,146
Other current liabilities		15,131	12,391	10,199	7,411
<b>Total current liabilities</b>		<b>5,430,457</b>	<b>5,773,236</b>	<b>4,840,468</b>	<b>5,360,767</b>
<b>Non-current liabilities</b>					
Investment in joint ventures	6	29,824	36,755	-	-
Long-term loans, net of current portion	14	1,791,298	1,482,678	1,372,077	1,147,251
Deposit for rental and service		29,191	27,393	-	-
Provision for long-term employee benefits		13,363	12,005	12,884	11,575
Other non-current liabilities		92	104	92	104
<b>Total non-current liabilities</b>		<b>1,863,768</b>	<b>1,558,935</b>	<b>1,385,053</b>	<b>1,158,930</b>
<b>Total liabilities</b>		<b>7,294,225</b>	<b>7,332,171</b>	<b>6,225,521</b>	<b>6,519,697</b>

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

**J.S.P. Property Public Company Limited and its subsidiaries**

**Statement of financial position (continued)**

**As at 31 March 2017**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	Note	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Shareholders' equity</b>					
Share capital					
Registered					
4,200 million ordinary shares of Baht 0.5 each		2,100,000	2,100,000	2,100,000	2,100,000
Issued and fully paid-up					
4,200 million ordinary shares of Baht 0.5 each		2,100,000	2,100,000	2,100,000	2,100,000
Share premium		2,438,833	2,438,833	2,438,833	2,438,833
Capital surplus on share-based payment		8,925	8,925	8,925	8,925
Retained earnings					
Appropriated - statutory reserve		92,651	92,651	92,651	92,651
Unappropriated		610,938	562,846	976,331	902,875
Other components of shareholders' equity		(32,130)	(32,130)	-	-
Equity attributable to owners of the Company		5,219,217	5,171,125	5,616,740	5,543,284
Non-controlling interests of subsidiary		17,998	17,884	-	-
<b>Total shareholders' equity</b>		<b>5,237,215</b>	<b>5,189,009</b>	<b>5,616,740</b>	<b>5,543,284</b>
<b>Total liabilities and shareholders' equity</b>		<b>12,531,440</b>	<b>12,521,180</b>	<b>11,842,261</b>	<b>12,062,981</b>
		-	-	-	-

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

Director

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(Unaudited but reviewed)

**J.S.P. Property Public Company Limited and its subsidiaries****Statement of comprehensive income****For the three-month period ended 31 March 2017**

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

	Note	Consolidated financial statements		Separate financial statements	
		2017	2016	2017	2016
<b>Profit or loss:</b>					
<b>Revenues</b>					
Revenues from sales of real estate		999,631	524,141	609,179	499,547
Revenues from rental and services		24,461	6,832	14,934	9,659
Other income					
Interest income		15,960	6,120	55,431	37,972
Others		3,555	2,189	1,526	1,602
<b>Total revenues</b>		<b>1,043,607</b>	<b>539,282</b>	<b>681,070</b>	<b>548,780</b>
<b>Expenses</b>					
Cost of real estate sales		677,400	328,352	372,451	326,497
Cost of rental and services		30,102	24,067	8,669	-
Selling expenses		110,288	39,468	66,889	31,077
Administrative expenses		91,604	56,196	82,303	49,952
<b>Total expenses</b>		<b>909,394</b>	<b>448,083</b>	<b>530,312</b>	<b>407,526</b>
<b>Profit before share of loss from investment in joint ventures, finance cost and income tax expenses</b>					
Share of loss from investment in joint ventures	6.2	(17,644)	-	-	-
<b>Profit before finance cost and income tax expenses</b>		<b>116,569</b>	<b>91,199</b>	<b>150,758</b>	<b>141,254</b>
Finance cost		(31,332)	(16,849)	(47,833)	(18,747)
<b>Profit before income tax expenses</b>		<b>85,237</b>	<b>74,350</b>	<b>102,925</b>	<b>122,507</b>
Income tax expenses	15	(37,031)	(16,425)	(29,469)	(25,898)
<b>Profit for the period</b>		<b>48,206</b>	<b>57,925</b>	<b>73,456</b>	<b>96,609</b>
<b>Other comprehensive income:</b>					
Other comprehensive income for the period		-	-	-	-
<b>Total comprehensive income for the period</b>		<b>48,206</b>	<b>57,925</b>	<b>73,456</b>	<b>96,609</b>

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

(Unaudited but reviewed)

**J.S.P. Property Public Company Limited and its subsidiaries**

**Statement of comprehensive income (continued)**

**For the three-month period ended 31 March 2017**

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

Note	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
<b>Profit attributable to:</b>				
Equity holders of the Company	48,092	57,552	73,456	96,609
Non-controlling interests of the subsidiary	114	373		
	<u>48,206</u>	<u>57,925</u>		
<b>Total comprehensive income attributable to:</b>				
Equity holders of the Company	48,092	57,552	73,456	96,609
Non-controlling interests of the subsidiary	114	373		
	<u>48,206</u>	<u>57,925</u>		
<b>Earnings per share</b>				
	16			
Basic earnings per share (Baht)				
Profit attributable to equity holders				
of the Company	<u>0.011</u>	<u>0.014</u>	<u>0.017</u>	<u>0.023</u>

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

(Unaudited but reviewed)

**J.S.P. Property Public Company Limited and its subsidiaries**

**Cash flow statement**

**For the three-month period ended 31 March 2017**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
<b>Cash flows from operating activities</b>				
Profit before tax	85,237	74,350	102,925	122,507
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities:				
Depreciation and amortisation	25,714	16,845	4,278	1,767
Loss on changes in value of current investments	31	100	31	100
Share of loss from investment in joint ventures	17,644	-	-	-
Provision for long-term employee benefits	1,358	1,159	1,309	615
Interest income	(15,960)	(6,120)	(55,431)	(37,972)
Interest expenses	31,332	16,849	47,833	18,747
Profit from operating activities before changes in operating assets and liabilities	145,356	103,183	100,945	105,764
Decrease (increase) in operating assets				
Trade and other receivables	89	(6,377)	13,496	(11,162)
Project development costs	(86,884)	(1,521,756)	(14,186)	(295,243)
Advances for purchase of land	(20,000)	249,935	-	(65,054)
Other current assets	1,055	(15,607)	3,609	(14,300)
Other non-current assets	(1,791)	(1,836)	(143)	(867)
Increase (decrease) in operating liabilities				
Trade and other payables	85,129	118,006	(70,284)	121,946
Deposits and advance received from customers	(44,220)	(79,275)	(32,124)	(89,555)
Other current liabilities	2,740	(31,977)	2,788	(30,545)
Other non-current liabilities	1,786	2,640	(12)	-
Cash from (used in) operating activities	83,260	(1,183,064)	4,089	(279,016)
Cash receipt from interest income	-	-	24,761	-
Cash paid for interest expenses	(58,454)	(41,769)	(47,757)	(34,703)
Cash paid for corporate income tax	(10,654)	(5,536)	(6,782)	(5,272)
<b>Net cash from (used in) operating activities</b>	<b>14,152</b>	<b>(1,230,369)</b>	<b>(25,689)</b>	<b>(318,991)</b>

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



(Unaudited but reviewed)

**J.S.P. Property Public Company Limited and its subsidiaries**

**Cash flow statement (continued)**

**For the three-month period ended 31 March 2017**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
<b>Cash flows from investing activities</b>				
Decrease (increase) in loans to related parties and interest receivable	(14,422)	-	183,720	(340,275)
Increase in investment in subsidiaries	-	-	-	(1,000)
Increase in investment in joint ventures	(24,575)	-	(24,575)	-
Acquisition of property, plant and equipment	(2,355)	(11,716)	(2,222)	(11,278)
Acquisition of intangible assets	(1,003)	(2,313)	(1,003)	(2,130)
Increase in investment properties	(4,429)	(42,203)	-	-
<b>Net cash from (used in) investing activities</b>	<b>(46,784)</b>	<b>(56,232)</b>	<b>155,920</b>	<b>(354,683)</b>
<b>Cash flows from financing activities</b>				
Increase (decrease) in short-term loans from financial institution:	(8,379)	(587,017)	60,000	(542,017)
Increase (decrease) in other short-term loans	436,060	(10,000)	276,060	(40,000)
Increase (decrease) in short-term bills of exchange	(1,116,944)	781,889	(1,116,944)	781,889
Increase in short-term loans from related parties	496,000	160,000	522,855	63,700
Decrease in liabilities under finance lease agreements	-	(251)	-	(251)
Cash receipt from long-term loans	598,494	1,384,062	396,733	832,923
Repayment of long-term loans	(520,528)	(378,365)	(373,320)	(377,359)
<b>Net cash from (used in) financing activities</b>	<b>(115,297)</b>	<b>1,350,318</b>	<b>(234,616)</b>	<b>718,885</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(147,929)</b>	<b>63,717</b>	<b>(104,385)</b>	<b>45,211</b>
Cash and cash equivalents at beginning of period	338,691	52,344	238,923	29,632
<b>Cash and cash equivalents at end of period</b>	<b>190,762</b>	<b>116,061</b>	<b>134,538</b>	<b>74,843</b>
	-		-	
<b>Supplemental cash flow information:</b>				
Non-cash transactions				
Transfer project development costs to investment properties	-	240,000	-	120,000

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

(Unaudited but reviewed)

**J.S.P. Property Public Company Limited and its subsidiaries**

**Statement of changes in shareholders' equity**

**For the three-month period ended 31 March 2017**

(Unit: Thousand Baht)

	Consolidated financial statements									
	Equity attributable to owners of the Company						Other components of shareholders' equity Deficit on business combination under common control	Total equity attributable to owners of the Company	Equity attributable to non-controlling interests of the subsidiary	Total shareholders' equity
	Issued and fully paid-up share capital		Capital surplus on share-based payment	Retained earnings		Total equity attributable to owners of the Company				
	share capital	Share premium		Appropriated	Unappropriated					
<b>Balance as at 1 January 2016</b>	2,100,000	2,438,833	8,925	75,351	497,669	(32,130)	5,088,648	16,671	5,105,319	
Total comprehensive income for the period	-	-	-	-	57,552	-	57,552	373	57,925	
<b>Balance as at 31 March 2016</b>	<u>2,100,000</u>	<u>2,438,833</u>	<u>8,925</u>	<u>75,351</u>	<u>555,221</u>	<u>(32,130)</u>	<u>5,146,200</u>	<u>17,044</u>	<u>5,163,244</u>	
<b>Balance as at 1 January 2017</b>	2,100,000	2,438,833	8,925	92,651	562,846	(32,130)	5,171,125	17,884	5,189,009	
Total comprehensive income for the period	-	-	-	-	48,092	-	48,092	114	48,206	
<b>Balance as at 31 March 2017</b>	<u>2,100,000</u>	<u>2,438,833</u>	<u>8,925</u>	<u>92,651</u>	<u>610,938</u>	<u>(32,130)</u>	<u>5,219,217</u>	<u>17,998</u>	<u>5,237,215</u>	

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

(Unaudited but reviewed)

**J.S.P. Property Public Company Limited and its subsidiaries**

**Statement of changes in shareholders' equity (continued)**

**For the three-month period ended 31 March 2017**

(Unit: Thousand Baht)

	Separate financial statements					Total shareholders' equity
	Issued and fully paid-up share capital	Share premium	Capital surplus on share-based payment	Retained earnings		
				Appropriated	Unappropriated	
<b>Balance as at 1 January 2016</b>	2,100,000	2,438,833	8,925	75,351	617,048	5,240,157
Total comprehensive income for the period	-	-	-	-	96,609	96,609
<b>Balance as at 31 March 2016</b>	<u>2,100,000</u>	<u>2,438,833</u>	<u>8,925</u>	<u>75,351</u>	<u>713,657</u>	<u>5,336,766</u>
<b>Balance as at 1 January 2017</b>	2,100,000	2,438,833	8,925	92,651	902,875	5,543,284
Total comprehensive income for the period	-	-	-	-	73,456	73,456
<b>Balance as at 31 March 2017</b>	<u>2,100,000</u>	<u>2,438,833</u>	<u>8,925</u>	<u>92,651</u>	<u>976,331</u>	<u>5,616,740</u>

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

**J.S.P. Property Public Company Limited and its subsidiaries**  
**Notes to consolidated interim financial statements**  
**For the three-month period ended 31 March 2017**

**1. General information**

**1.1 Corporate information**

J.S.P. Property Public Company Limited (“the Company”) is a public company incorporated and domiciled in Thailand. The major shareholder is the Manotamraksa Group. The Company is principally engaged in the property development and its registered address is 43, Rama II Soi 54, Samae Dam, Bangkhunthien, 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**

The consolidated financial statements include the financial statement of J.S.P Property 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 have been no changes in the composition of the group.

#### 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.

#### 1.5 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.

#### 2. Related party transactions

The Company and its subsidiaries have 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, the subsidiaries and those related persons or parties.

(Unit: Thousand Baht)

	For the three-month periods ended 31 March				Transfer pricing policy
	Consolidated		Separate		
	financial statements	financial statements	financial statements	financial statements	
	2017	2016	2017	2016	
<b><u>Transaction with subsidiaries</u></b>					
(Eliminated from the consolidated financial statements)					
Interest income	-	-	39,524	31,855	6.63% - 7.50% per annum
Interest expense	-	-	7,153	7,505	6.63% - 7.00% per annum
Rental and service income	-	-	3,955	9,659	Price set by comparison with prices in nearby areas
Management fee	-	-	6,917	36,287	At cost
Sale of land	-	-	19,582	-	At cost
<b><u>Transaction with joint ventures</u></b>					
Interest income	14,422	-	14,422	-	7.00% per annum
Interest expense	822	-	822	-	10.00% per annum
Management fee	366	-	366	-	At cost

(Unaudited but reviewed)

(Unit: Thousand Baht)

	For the three-month periods ended 31 March				Transfer pricing policy
	Consolidated		Separate		
	financial statements		financial statements		
	2017	2016	2017	2016	
<b><u>Transaction with related parties</u></b>					
Interest expense	1,341	3,712	1,341	21	6.00% per annum
Purchase of land	-	39,382	-	39,382	Market price by independent valuer
Office rental and services	2,480	2,123	2,480	2,123	Price set by comparison with prices in nearby areas

The balances of the accounts between the Company and its subsidiaries and those related parties are as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
<b><u>Trade receivables - related parties (Note 3)</u></b>				
Subsidiaries	-	-	112,060	101,189
Joint ventures	366	-	366	-
Total	366	-	112,426	101,189
<b><u>Other receivables - related parties (Note 3)</u></b>				
Subsidiaries	-	-	194	2,646
Total	-	-	194	2,646
<b><u>Long-term loans to related parties and interest receivables</u></b>				
Subsidiaries	-	-	2,453,584	2,651,726
Joint ventures	854,942	840,520	854,942	840,520
Total	854,942	840,520	3,308,526	3,492,246
<b><u>Trade payables - related parties (Note 13)</u></b>				
Subsidiary	-	-	16,400	11,098
Total	-	-	16,400	11,098
<b><u>Other payables - related parties (Note 13)</u></b>				
Subsidiaries	-	-	49,104	108,543
Joint ventures	822	-	822	-
Related company (related by common director)	2,294	1,181	2,294	1,181
Directors	333	2,400	333	2,400
Total	3,449	3,581	52,553	112,124

(Unaudited but reviewed)

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
<b><u>Short-term loans from related parties</u></b>				
Subsidiaries	-	-	456,255	429,400
Joint ventures	200,000	-	200,000	-
Related persons	296,000	-	296,000	-
Total	<u>496,000</u>	<u>-</u>	<u>952,255</u>	<u>429,400</u>

**Loans to related parties**

Loans to subsidiaries and joint ventures are to be used to develop their projects and investment properties. The loans carry interest at rates of 6.63% - 7.50% per annum and are repayable at call. However, the Company does not intent to call for the loan repayment in the foreseeable future and the loans are therefore classified as long-term loans.

**Short-term loans from related parties**

Loans from subsidiaries are to be used for the Company's operation. The loan carries interest at rates of 6.63% - 7.00% per annum and are repayable at call.

Loan from joint venture is to be used to develop the project. The loan is carry interest at rate of 10% per annum and are repayable in September 2017. The loan is secured by the mortgage of project land and construction thereon and guaranteed by the Company's director.

Loans from director and related persons are to be used for the Company's operation and develop the project. The loans are carry interest at a rate of 6% per annum and are repayable in March 2018. The loans are secured by the project land.

The movement of loans between the Company and its subsidiaries and those related parties are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements			
	1 January 2017	Increase	Decrease	31 March 2017
<b><u>Long-term loans to related parties and interest receivables</u></b>				
Joint ventures	840,520	14,422	-	854,942
	<u>840,520</u>	<u>14,422</u>	<u>-</u>	<u>854,942</u>
<b><u>Short-term loans from related parties</u></b>				
Joint venture	-	200,000	-	200,000
Related persons	-	346,000	(50,000)	296,000
	<u>-</u>	<u>546,000</u>	<u>(50,000)</u>	<u>496,000</u>

(Unaudited but reviewed)

(Unit: Thousand Baht)

	Separate financial statements			31 March 2017
	1 January 2016	Increase	Decrease	
<b><u>Long-term loans to related parties and interest receivables</u></b>				
Subsidiaries	2,651,726	356,990	(555,132)	2,453,584
Joint ventures	840,520	14,422	-	854,942
	<u>3,492,246</u>	<u>371,412</u>	<u>(555,132)</u>	<u>3,308,526</u>
<b><u>Short-term loans from related parties</u></b>				
Subsidiaries	429,400	28,655	(1,800)	456,255
Joint ventures	-	200,000	-	200,000
Related persons	-	346,000	(50,000)	296,000
	<u>429,400</u>	<u>574,655</u>	<u>(51,800)</u>	<u>952,255</u>

**Directors and management's benefits**

During the three-month periods ended 31 March 2017 and 2016, the Company had employee benefit expenses to their directors and management as below.

(Unit: Thousand Baht)

	For the three-month periods ended 31 March	
	Consolidated financial statements/ Separate financial statements	
	2017	2016
Short-term employee benefits	6,040	5,788
Post-employment benefits	134	125
Total	<u>6,174</u>	<u>5,913</u>

**Guarantee obligations with related parties**

The Company has outstanding guarantee obligations with its related parties, as described in Note 14 to the financial statements.



**3. Trade and other receivables**

Trade and other receivables presented as follows: -

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
<u>Trade receivables - Related parties (Note 2)</u>				
Aged on the basis of due dates				
Not yet due	-	-	-	-
Past due				
Up to 2 months	366	-	9,919	12,163
2 - 4 months	-	-	10,262	11,155
4 - 6 months	-	-	6,439	6,439
6 - 12 months	-	-	27,253	71,432
Over 12 months	-	-	58,553	-
Total trade receivables - Related parties	366	-	112,426	101,189
<u>Trade receivables - Unrelated parties</u>				
Aged on the basis of due dates				
Not yet due	8,158	7,216	-	1,463
Past due				
Up to 2 months	13,774	2,769	3,988	-
2 - 4 months	1,525	1,570	838	-
4 - 6 months	1,168	842	-	-
6 - 12 months	1,250	522	-	-
Over 12 months	5	1	-	-
Total	25,890	12,920	4,826	1,463
Less: Allowance for doubtful debts	(1,480)	(279)	-	-
Total trade receivables - Unrelated parties, net	24,400	12,641	4,826	1,463
Total trade receivables - net	24,766	12,641	117,252	102,652
<u>Other receivables</u>				
Amount due to related parties (Note 2)	-	-	194	2,646
Others	5,939	3,580	3,891	250
Total other receivables	5,939	3,580	4,085	2,896
Total trade and other receivables - net	30,705	16,221	121,337	105,548

#### 4. Project development costs

Movements of the project development costs for the three-month period ended 31 March 2017 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2017	8,801,479	5,481,320
Increase in land and land improvement costs	43,164	1,190
Increase in construction costs	721,120	405,029
Borrowing cost <sup>(1)</sup>	44,683	23,708
Cost of real estate sales	(677,400)	(372,451)
Sale of land	-	(19,582)
Balance as at 31 March 2017	<u>8,933,046</u>	<u>5,519,214</u>

<sup>(1)</sup> Capitalisation rate ranged from 4.60 to 10.00 percent per annum.

The Company and its subsidiaries mortgaged project land and construction thereon with commercial banks as collateral for credit facilities and guarantees, as summarised below.

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Audited)		(Audited)
Net book value (Million Baht)	8,026	7,831	5,219	4,697

(Unaudited but reviewed)

Additional information of the Company and its subsidiaries' projects.

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
	(Audited)		(Audited)	
Total estimated sales value of projects	26,964	25,435	17,008	16,429
Total value of contracts signed according to the sales and purchases agreements of land and structures thereon	14,496	13,632	8,438	7,920
Percentage of total estimated sales value of projects	54%	54%	50%	48%
Total value of contracts signed according to the sales and purchases agreements of land and structures thereon not yet recognised as income	3,747	3,920	2,781	2,904

## 5. Investment in subsidiaries

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

(Unit: Thousand Baht)

Subsidiaries' name	Paid-up capital		Shareholding		Cost		Dividend received during the three-month periods ended 31 March	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016	31 March 2017	31 December 2016	2017	2016
			(percent)	(percent)				
China Center (Sathorn-Kanlapaphruek) Company Limited	150,000	150,000	90	90	134,970	134,970	-	-
J.S.P. Golden Land Company Limited	200,000	200,000	100	100	199,970	199,970	-	-
Sampeng 2 Plaza Company Limited	110,000	110,000	100	100	109,970	109,970	-	-
J.S.P. Property Management Company Limited	300,000	300,000	100	100	300,000	300,000	-	-
Baan Ruenrom 2015 Company Limited	100,000	100,000	100	100	99,900	99,900	-	-
Baan Putthachart 2015 Company Limited	100,000	100,000	100	100	99,900	99,900	-	-
Baan Puttharaksa 2015 Company Limited	150,000	150,000	100	100	149,850	149,850	-	-
J.S.P. Asplus Company Limited	10,000	10,000	100	100	9,999	9,999	-	-
<b>Total</b>					<b>1,104,559</b>	<b>1,104,559</b>	<b>-</b>	<b>-</b>

## 6. Investment in joint ventures

### 6.1 Details of investment in joint ventures

Investment in joint ventures represent investment in entities which are jointly controlled by the Company and other companies. Details of these investments are as follows:

Joint ventures	Nature of business	(Unit: Thousand Baht)					
		Shareholding percentage		Consolidated financial statements		Separate financial statements	
				Carrying amounts based on equity method		Carrying amounts based on cost method	
		31 March 2017	31 December 2016	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Percent)	(Percent)				
JSP Ocean Company Limited	Property Development	55	55	(18,770)	(23,442)	13,750	2,750
J.S.P. Chongtian Company Limited	Property Development	55	55	(4,997)	(13,171)	13,750	550
Zenith Management Company Limited	Property Development	50	50	(6,057)	(142)	500	125
Total				(29,824)	(36,755)	28,000	3,425

#### JSP Ocean Company Limited

On 28 December 2016, the Extraordinary General Meeting of shareholders No.2/2016 of JSP Ocean Company Limited passed the resolution to approve an increase in registered capital, from Baht 5 million (50,000 ordinary shares of Baht 100 each) to Baht 25 million (250,000 ordinary shares of Baht 100 each), through the issuance of 200,000 additional ordinary shares with a par value of Baht 100 each. The Company had invested in proportion of 55%. JSP Ocean Company Limited registered the increase in its share capital with the Ministry of Commerce on 6 January 2017.

#### J.S.P. Chongtian Company Limited

On 28 December 2016, the Extraordinary General Meeting of shareholders No.2/2016 of J.S.P. Chongtian Company Limited passed the resolution to approve an increase in registered capital, from Baht 1 million (10,000 ordinary shares of Baht 100 each) to Baht 25 million (250,000 ordinary shares of Baht 100 each), through the issuance of 240,000 additional ordinary shares with a par value of Baht 100 each. The Company had invested in proportion of 55%. J.S.P. Chongtian Company Limited registered the increase in its share capital with the Ministry of Commerce on 6 January 2017.

## 6.2 Share of comprehensive income and dividend received

During the three-month periods ended 31 March 2017 and 2016, the Company recognised its share of comprehensive income from investment in the joint ventures in the consolidated financial statements and dividend income in the separate financial statements as follows:

Joint ventures	(Unit: Thousand Baht)			
	Consolidated financial statements		Separate financial statements	
	Share of loss from investment in joint ventures during the year		Dividend received during the year	
	2017	2016	2017	2016
JSP Ocean Company Limited	(6,328)	-	-	-
J.S.P. Chongtian Company Limited	(5,026)	-	-	-
Zenith Management Company Limited	(6,290)	-	-	-
<b>Total</b>	<b>(17,644)</b>	<b>-</b>	<b>-</b>	<b>-</b>

## 7. Investment properties

Investment properties are land and construction thereon of the Company and its subsidiaries. The Company and its subsidiaries hold such investment properties in order to derive benefit from rental and service provision.

Movements of the investment properties for the three-month period ended 31 March 2017 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	1,390,027	611,786
Increase during the period	4,429	-
Depreciation for the period	(22,038)	(1,388)
<b>Net book value as at 31 March 2017</b>	<b>1,372,418</b>	<b>610,398</b>

The Company and its subsidiaries mortgaged project land and construction thereon with financial institutions as collateral for credit facilities, as summarised below.

	Consolidated financial statements		Separate financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
		(Audited)		(Audited)
Net book value (Million Baht)	1,014	619	353	269

**8. Property, plant and equipment**

Movements of property, plant and equipment for the three-month period ended 31 March 2017 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	46,339	39,957
Acquisitions during the period - at cost	2,355	2,222
Depreciation for the period	(2,625)	(2,014)
Net book value as at 31 March 2017	<u>46,069</u>	<u>40,165</u>

**9. Short-term loan from financial institution**

	Interest rates (Percent per annum)	(Unit: Thousand Baht)			
		Consolidated		Separate	
		financial statements		financial statements	
		31 March 2017	31 December 2016	31 March 2017	31 December 2016
Short-term loans from financial institutions	MLR - 2.00	<u>91,621</u>	<u>100,000</u>	<u>60,000</u>	<u>-</u>

The loans are secured by the mortgage of project land and construction thereon and guaranteed by the Company and its subsidiaries.

The loan agreement contains several covenants which, among other things, require the shareholding structure and the Company's debt to equity ratio to maintain at the rate prescribed in the agreement.

**10. Other short-term loans**

Loans from others persons and company are to be used for the Company and its subsidiaries' operation. The loans carry interest at rates of 5 - 10% per annum and are repayable in March 2018. The loans are secured by the mortgage of the project land and construction.

**11. Short-term bills of exchange**

On 11 May 2016, the Board of Director Meeting of the Company No. 7/2016 passed a resolution to approve the issue and offer of up to Baht 1,700 million of short-term bills of exchange. These bills of exchange have a tenor of no more than 270 days from the issue date, and are to be offered through public offerings or by private placement of not more than 10 bills each time with high net worth individuals and institutional investors.

(Unaudited but reviewed)

As of 31 March 2017, the Company had short-term bills of exchange of Baht 430 million, bearing interest at rates of 4.50% - 7.00% per annum. The bills of exchange have a tenor of 150 - 270 days from the issue date, mature from July to December 2017, and are offered to domestic funds, institutional investors and/or high net worth individuals, without collateral.

## 12. Short-term debentures

On 22 April 2016, the 2016 Annual General Meeting of Shareholders passed a resolution to approve the issue and offer of up to Baht 1,500 million, with the Board of Directors of the Company empowered to subsequently determine the details of the issue and offer of the debentures.

As at 31 March 2017, the outstanding unsecured debentures Baht 1,100 million carry interest at a rate of 5% per annum and payable every 3 months. The debentures will be redeemed in June and November 2017.

Movements in the short-term debenture account during the three-month period ended 31 March 2017 were summarised below:

	(Unit: Thousand Baht)
	Consolidated financial statements / Separate financial statements
Balance as at 1 January 2017	1,087,367
Add: Amortisation of deferred debenture issuing cost	4,353
Balance as at 31 March 2017	<u>1,091,720</u>

The debenture agreement contains covenants as specific in the agreements that among other things require the Company to maintain certain debt to equity ratio.

(Unaudited but reviewed)

**13. Trade and other payables**

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
	(Audited)		(Audited)	
Trade payables				
Related parties (Note 2)	-	-	16,400	11,098
Unrelated parties	1,333,425	1,269,037	771,587	781,137
Total trade payables	<u>1,333,425</u>	<u>1,269,037</u>	<u>787,987</u>	<u>792,235</u>
Other payables				
Related parties (Note 2)	3,449	3,581	52,553	112,124
Unrelated parties				
Accrued expenses	87,374	95,360	65,731	83,586
Retention	142,824	125,531	104,782	91,939
Accrued interest expenses	11,414	8,390	9,963	7,871
Public utilities payable	48,609	48,622	27,511	28,941
Advances from customers awaiting for refund	27,593	15,434	22,439	14,529
Others	3,025	2,450	994	619
Total other payables	<u>324,288</u>	<u>299,368</u>	<u>283,973</u>	<u>339,609</u>
Total trade and other payables	<u>1,657,713</u>	<u>1,568,405</u>	<u>1,071,960</u>	<u>1,131,844</u>

**14. Long-term loans**

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
Long-term loans from banks	2,616,298	2,538,332	2,002,322	1,978,909
Less: Current portion	<u>(825,000)</u>	<u>(1,055,654)</u>	<u>(630,245)</u>	<u>(831,658)</u>
Long-term loans from banks, net	<u>1,791,298</u>	<u>1,482,678</u>	<u>1,372,077</u>	<u>1,147,251</u>



(Unaudited but reviewed)

Movements in the long-term loans account during the three-month period ended 31 March 2017 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2017	2,538,332	1,978,909
Add: Addition	598,494	396,733
Less: Repayment	(520,528)	(373,320)
Balance as at 31 March 2017	2,616,298	2,002,322

Long-term loans of the Company and its subsidiaries have principal repayment conditions with the rates stipulated in the loan agreements when the collaterals mortgaged with banks are redeemed, and full settlement of these loans is to be made within 2017 - 2023. Long-term loans carry interest at floating rate based on Minimum Loan Rate plus certain spread.

The loans of the Company and its subsidiaries are secured by bank deposit, the mortgage of the project land, including most present and future structures thereon, and guaranteed by the Company and its subsidiaries and the directors of the Company and its subsidiaries.

The loan agreements contain several covenants which, among other things, require the shareholding structure and the Company's and its subsidiaries debt to equity ratio to maintain at the rate prescribed in the agreements.

The long-term credit facilities of the Company and its subsidiaries which have not yet been drawn down are as follow.

	(Unit: Million Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Long-term credit facilities which have not yet been drawn down	3,110	3,775	1,567	1,904

**15. 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 periods ended 31 March 2017 and 2016 are made up as follows:

	(Unit: Thousand Baht)			
	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements	financial statements	financial statements	financial statements
	2017	2016	2017	2016
<b>Current income tax:</b>				
Current income tax charge	30,581	22,190	21,763	20,075
Adjustment in respect of income of previous year	8,310	-	8,310	-
<b>Deferred tax:</b>				
Relating to origination and reversal of temporary differences	(1,860)	(5,765)	(604)	5,823
<b>Income tax expense reported in the statement of comprehensive income</b>	<u>37,031</u>	<u>16,425</u>	<u>29,469</u>	<u>25,898</u>

**16. Earnings per share**

Basic earnings per share is calculated by dividing profit 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.

	For the three-month periods ended 31 March			
	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Profit for the period (Thousand Baht)				
Equity holders of the Company	48,092	57,552	73,456	96,609
Weighted average number of ordinary shares (Thousand shares)	4,200,000	4,200,000	4,200,000	4,200,000
Earnings per share (Baht)	0.011	0.014	0.017	0.023

**17. Segment information**

Operating segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance. The chief operating decision maker has been identified as the Company's Board of Directors.

For management purposes, the Company and its subsidiaries are organised into business units based on its products and services and have two reportable segments as follows:

- Real estate business segment which consists of houses, townhouses, commercial buildings and residence condominium projects for sale, including the provision of property management services to other related companies. These services are considered to be related to the property development business.
- Rental and service business segment which consists of community mall and parking.

The chief operating decision maker monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and assessing performance. Segment performance is measured based on operating profit or loss and total assets and on a basis consistent with that used to measure operating profit or loss in the financial statements.

The basis of accounting for any transactions between reportable segments is consistent with that for third party transactions.

The following table present revenue and profit information regarding the Company's and its subsidiaries' operating segments for the three-month periods ended 31 March 2017 and 2016, respectively.

(Unit: Million Baht)

	For the three-month periods ended 31 March									
	Real estate business		Rental and service business		Total reportable segments		Adjustments and eliminations		Consolidated financial statements	
	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016
Revenue from external customers	1,000	524	24	7	1,024	531	-	-	1,024	531
Inter-segment revenue	4	36	7	10	11	46	(11)	(46)	-	-
Interest revenue	63	46	-	-	63	46	(47)	(40)	16	6
Other income	4	2	-	-	4	2	-	-	4	2
<b>Total revenues</b>	<b>1,071</b>	<b>608</b>	<b>31</b>	<b>17</b>	<b>1,102</b>	<b>625</b>	<b>(58)</b>	<b>(86)</b>	<b>1,044</b>	<b>539</b>
Cost of sales and services	703	361	33	34	736	395	(28)	(42)	708	353
Selling expenses	103	33	7	6	110	39	-	-	110	39
Administrative expenses	87	52	5	4	92	56	-	-	92	56
<b>Total expenses</b>	<b>893</b>	<b>446</b>	<b>45</b>	<b>44</b>	<b>938</b>	<b>490</b>	<b>(28)</b>	<b>(42)</b>	<b>910</b>	<b>448</b>
<b>Profit (loss) before Share of loss from investment in joint ventures, finance cost and income tax expenses</b>	<b>178</b>	<b>162</b>	<b>(14)</b>	<b>(27)</b>	<b>164</b>	<b>135</b>	<b>(30)</b>	<b>(44)</b>	<b>134</b>	<b>91</b>
Share of loss from investment in joint ventures	(18)	-	-	-	(18)	-	-	-	(18)	-
<b>Profit (loss) before finance cost and income tax expenses</b>	<b>160</b>	<b>162</b>	<b>(14)</b>	<b>(27)</b>	<b>146</b>	<b>135</b>	<b>(30)</b>	<b>(44)</b>	<b>116</b>	<b>91</b>
Finance cost	(53)	(21)	(13)	(9)	(66)	(30)	35	13	(31)	(17)
Income tax expenses	(38)	(28)	-	6	(38)	(22)	1	6	(37)	(16)
<b>Profit (loss) for the period</b>	<b>69</b>	<b>113</b>	<b>(27)</b>	<b>(30)</b>	<b>42</b>	<b>83</b>	<b>6</b>	<b>(25)</b>	<b>48</b>	<b>58</b>

**18. Commitments and contingent liabilities****18.1 Capital commitments**

The Company and its subsidiaries had capital commitment as follows:

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Project construction contracts	1,107	1,305	753	1,026
Sale and purchase land agreement	374	191	-	-

**18.2 Lease area management service commitment**

The subsidiary had lease area management service commitment. The terms of the agreements are 3 years.

The subsidiary must pay service fee as contract rate and future minimum service payments required under this service contract were as follows.

(Unit: Million Baht)

	Consolidated financial statements	
	31 March 2017	31 December 2016
		(Audited)
Payable within:		
Less than 1 year	7	7
1 to 3 years	12	13

**18.3 Operating lease commitments**

The Company has entered into lease agreement in respect of office building space and vehicle with the related parties. The terms of the agreements are generally 3 - 5 years.

Future minimum lease payments required under these operating leases contracts were as follows.

(Unit: Million Baht)

	Consolidated financial statements / Separate financial statements	
	31 March 2017	31 December 2016
		(Audited)
Payable within:		
Less than 1 year	15	15
In over 1 and up to 4 years	19	21

**18.4 Bank guarantees**

There were outstanding bank guarantees issued by banks on behalf of the Company and its subsidiaries in the normal course of business below.

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Bank guarantees for construction and maintenance of infrastructure	261	166	130	89

The bank guarantees are secured by the bank deposits and the mortgage of project land and construction.

**18.5 Servitude**

The Company and its subsidiaries have servitude over land as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Land servitude approximately (rai)	77	77	43	43

The cost of land servitude is included in the project development costs and investment properties.

**19. Events after the reporting period**

On 21 April 2017 the 2017 Annual General Meeting of the Company's shareholders approved the payment of dividend at Baht 0.01 per share, a total of Baht 42 million, to the shareholders from 2016 operating result. The dividend is to be paid on 19 May 2017.

**20. Approval of financial statements**

These financial statements were authorised for issue by the Company's Board of Directors on 15 May 2017.