

J.S.P. Property Public Company Limited and its subsidiaries
Report and consolidated interim 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 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 30 June 2017, the related consolidated statements of comprehensive income for the three-month and six-month periods ended 30 June 2017, and the consolidated statement 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 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 August 2017

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

Statement of financial position

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)
Assets					
Current assets					
Cash and cash equivalents		431,921	338,691	271,062	238,923
Current investment		-	5,259	-	5,259
Trade and other receivables	3	58,314	16,221	145,346	105,548
Short-term notes receivable		73,489	121,297	73,489	121,297
Project development costs	4	9,004,083	8,801,479	5,438,980	5,481,320
Advances for purchase of land		33,980	21,213	-	-
Other current assets		26,796	21,963	16,572	12,206
Total current assets		9,628,583	9,326,123	5,945,449	5,964,553
Non-current assets					
Restricted bank deposits	15, 20.4	20,932	49,069	15,308	43,454
Long-term loans to related parties and interest receivables	2	869,524	840,520	3,621,138	3,492,246
Investment in subsidiaries	5	-	-	1,104,559	1,104,559
Investment in joint ventures	6	-	-	27,997	3,425
Land held for development	4	778,233	776,632	760,351	758,750
Investment properties	7	1,342,204	1,390,027	600,502	611,786
Property, plant and equipment	8	50,097	46,339	40,395	39,957
Intangible assets		12,469	14,696	11,007	12,914
Deferred tax assets		48,805	46,490	3,623	3,718
Income tax refundable		-	15,163	-	15,163
Other non-current assets		19,529	16,121	12,646	12,456
Total non-current assets		3,141,793	3,195,057	6,197,526	6,098,428
Total assets		12,770,376	12,521,180	12,142,975	12,062,981

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 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 institution	9	105,270	100,000	-	-
Other short-term loans	10	443,709	-	343,709	-
Short-term bills of exchange	11	424,742	1,526,957	424,743	1,526,957
Short-term debentures	12	695,998	1,087,367	695,998	1,087,367
Trade and other payables	13	1,578,907	1,568,405	1,123,817	1,131,844
Deposits and advance received from customers		159,686	266,701	135,105	213,003
Short-term loans from related parties	2	430,000	-	991,340	429,400
Current portion of liabilities under factoring agreements		73,807	122,981	73,807	122,981
Current portion of long-term loans	15	1,321,125	1,055,654	931,538	831,658
Income tax payable		23,888	32,780	16,281	10,146
Other current liabilities		36,669	12,391	26,936	7,411
Total current liabilities		5,293,801	5,773,236	4,763,274	5,360,767
Non-current liabilities					
Investment in joint ventures	6	38,599	36,755	-	-
Long-term debentures	14	875,610	-	875,610	-
Long-term loans, net of current portion	15	1,317,953	1,482,678	887,907	1,147,251
Deposit for rental and service		26,592	27,393	-	-
Provision for long-term employee benefits		14,720	12,005	14,193	11,575
Other non-current liabilities		1,410	104	1,410	104
Total non-current liabilities		2,274,884	1,558,935	1,779,120	1,158,930
Total liabilities		7,568,685	7,332,171	6,542,394	6,519,697

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 30 June 2017

(Unit: Thousand Baht)

	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)
Shareholders' equity				
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	575,249	562,846	960,172	902,875
Other components of shareholders' equity	(32,130)	(32,130)	-	-
Equity attributable to owners of the Company	5,183,528	5,171,125	5,600,581	5,543,284
Non-controlling interests of subsidiary	18,163	17,884	-	-
Total shareholders' equity	5,201,691	5,189,009	5,600,581	5,543,284
Total liabilities and shareholders' equity	12,770,376	12,521,180	12,142,975	12,062,981
	-	-	-	-

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 30 June 2017

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

	Note	Consolidated financial statements		Separate financial statements	
		2017	2016	2017	2016
Profit or loss:					
Revenues					
Revenues from sales of real estate		1,036,114	488,127	683,700	452,490
Revenues from rental and services		32,741	14,294	17,870	9,659
Other income					
Interest income		15,617	4,563	56,827	42,714
Gain on sales of investment properties		-	151,759	-	75,109
Others		3,007	4,928	1,608	3,904
Total revenues		1,087,479	663,671	760,005	583,876
Expenses					
Cost of real estate sales		780,662	284,310	501,546	270,675
Cost of rental and services		29,740	29,729	9,086	-
Selling expenses		107,999	58,878	66,471	49,428
Administrative expenses		94,780	57,820	85,011	52,163
Total expenses		1,013,181	430,737	662,114	372,266
Profit before share of loss from investment in					
 joint ventures, finance cost and income tax expenses					
Share of loss from investment in joint ventures	6.2	(8,772)	-	-	-
Profit before finance cost and income tax expenses		65,526	232,934	97,891	211,610
Finance cost		(44,273)	(20,237)	(62,431)	(29,155)
Profit before income tax expenses		21,253	212,697	35,460	182,455
Income tax expenses	16	(14,777)	(62,800)	(9,619)	(37,720)
Profit for the period		6,476	149,897	25,841	144,735
Other comprehensive income:					
Other comprehensive income for the period		-	-	-	-
Total comprehensive income for the period		6,476	149,897	25,841	144,735

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 30 June 2017

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

	Note	Consolidated financial statements		Separate financial statements	
		2017	2016	2017	2016
Profit attributable to:					
Equity holders of the Company		6,311	148,651	25,841	144,735
Non-controlling interests of the subsidiary		165	1,246		
		<u>6,476</u>	<u>149,897</u>		
Total comprehensive income attributable to:					
Equity holders of the Company		6,311	148,651	25,841	144,735
Non-controlling interests of the subsidiary		165	1,246		
		<u>6,476</u>	<u>149,897</u>		
Earnings per share					
	17				
Basic earnings per share (Baht)					
Profit attributable to equity holders					
of the Company		<u>0.002</u>	<u>0.035</u>	<u>0.006</u>	<u>0.034</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 comprehensive income****For the six-month period ended 30 June 2017**

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

	Note	Consolidated financial statements		Separate financial statements	
		2017	2016	2017	2016
Profit or loss:					
Revenues					
Revenues from sales of real estate		2,035,745	1,012,268	1,292,879	952,037
Revenues from rental and services		57,202	21,126	32,804	19,318
Other income					
Interest income		31,577	10,683	112,258	80,686
Gain on sales of investment properties		-	151,759	-	75,109
Others		6,562	7,117	3,134	5,506
Total revenues		2,131,086	1,202,953	1,441,075	1,132,656
Expenses					
Cost of real estate sales		1,458,062	612,662	873,997	597,172
Cost of rental and services		59,842	53,796	17,755	-
Selling expenses		218,287	98,346	133,360	80,505
Administrative expenses		186,384	114,016	167,314	102,115
Total expenses		1,922,575	878,820	1,192,426	779,792
Profit before share of loss from investment in					
 joint ventures, finance cost and income tax expenses					
Share of loss from investment in joint ventures	6.2	(26,416)	-	-	-
Profit before finance cost and income tax expenses		182,095	324,133	248,649	352,864
Finance cost		(75,605)	(37,086)	(110,264)	(47,902)
Profit before income tax expenses		106,490	287,047	138,385	304,962
Income tax expenses	16	(51,808)	(79,225)	(39,088)	(63,618)
Profit for the period		54,682	207,822	99,297	241,344
Other comprehensive income:					
Other comprehensive income for the period		-	-	-	-
Total comprehensive income for the period		54,682	207,822	99,297	241,344

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 six-month period ended 30 June 2017

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

	Note	Consolidated financial statements		Separate financial statements	
		2017	2016	2017	2016
Profit attributable to:					
Equity holders of the Company		54,403	206,203	99,297	241,344
Non-controlling interests of the subsidiary		279	1,619		
		<u>54,682</u>	<u>207,822</u>		
Total comprehensive income attributable to:					
Equity holders of the Company		54,403	206,203	99,297	241,344
Non-controlling interests of the subsidiary		279	1,619		
		<u>54,682</u>	<u>207,822</u>		
Earnings per share					
	17				
Basic earnings per share (Baht)					
Profit attributable to equity holders					
of the Company		<u>0.013</u>	<u>0.049</u>	<u>0.024</u>	<u>0.057</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 six-month period ended 30 June 2017**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Cash flows from operating activities				
Profit before tax	106,490	287,047	138,385	304,962
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities:				
Depreciation and amortisation	52,234	37,780	9,529	4,030
Allowance for doubtful debts	1,614	-	-	-
Allowance for loss on impairment of investment properties	8,494	-	8,494	-
Share of loss from investment in joint ventures	26,416	-	-	-
Loss on sales of current investment	165	-	165	-
Gain on changes in value of current investment	-	(110)	-	(110)
Gain on sales of investment properties	-	(151,759)	-	(75,109)
Loss on write-off project development costs and property, plant and equipment	3,423	16,927	1,578	16,927
Provision for long-term employee benefits	2,715	2,318	2,618	1,231
Interest income	(31,577)	(10,683)	(112,258)	(80,686)
Interest expenses	75,605	37,086	110,264	47,902
Profit from operating activities before changes in operating assets and liabilities	245,579	218,606	158,775	219,147
Decrease (increase) in operating assets				
Trade and other receivables	(43,652)	(15,855)	(39,729)	(20,841)
Project development costs	(104,108)	(2,034,647)	89,802	(655,981)
Advances for purchase of land	(12,767)	170,738	-	(65,054)
Other current assets	(4,833)	(14,819)	(4,366)	(14,937)
Other non-current assets	(3,408)	(3,370)	(190)	(2,059)
Increase (decrease) in operating liabilities				
Trade and other payables	(339)	48,791	(33,200)	77,156
Deposits and advance received from customers	(107,015)	(79,031)	(77,898)	(85,765)
Other current liabilities	24,278	(32,802)	19,525	(28,302)
Other non-current liabilities	505	17,309	1,306	-
Cash from (used in) operating activities	(5,760)	(1,725,080)	114,025	(576,636)
Cash receipt from interest income	326	328	24,968	13,753
Cash paid for interest expenses	(158,491)	(69,376)	(125,939)	(71,129)
Cash receipt from income tax refundable	6,853	-	6,853	-
Cash paid for corporate income tax	(54,706)	(59,646)	(24,548)	(47,608)
Net cash used in operating activities	(211,778)	(1,853,774)	(4,641)	(681,620)

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 six-month period ended 30 June 2017**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Cash flows from investing activities				
Proceed from current investment	5,094	-	5,094	-
Decrease (increase) in restricted bank deposits	28,137	(33,463)	28,146	(33,454)
Increase in loans to related parties and interest receivable	-	-	(43,863)	(679,237)
Increase in investment in subsidiaries	-	-	-	(11,000)
Increase in investment in joint ventures	(24,572)	-	(24,572)	-
Acquisition of property, plant and equipment	(9,259)	(19,915)	(4,608)	(19,012)
Acquisition of intangible assets	(662)	(3,763)	(662)	(3,432)
Proceed from sales of investment properties	-	430,600	-	215,300
Increase in investment properties	(4,515)	(93,168)	-	(18,650)
Net cash from (used in) investing activities	(5,777)	280,291	(40,465)	(549,485)
Cash flows from financing activities				
Increase (decrease) in short-term debentures	(400,000)	791,434	(400,000)	791,434
Increase (decrease) in short-term loans from financial institutions	5,270	(587,017)	-	(542,017)
Increase (decrease) in other short-term loans	443,709	(90,000)	343,709	(40,000)
Increase (decrease) in short-term bills of exchange	(1,102,214)	1,262,068	(1,102,214)	1,262,068
Increase (decrease) in short-term loans from related parties	430,000	-	561,940	(23,800)
Decrease in liabilities under finance lease agreements	-	(507)	-	(507)
Cash receipt from long-term debentures	875,274	-	875,274	-
Cash receipt from long-term loans	1,042,498	1,606,584	570,012	1,020,464
Repayment of long-term loans	(941,752)	(572,320)	(729,476)	(542,609)
Dividend payment	(42,000)	(42,000)	(42,000)	(42,000)
Net cash from financing activities	310,785	2,368,242	77,245	1,883,033
Net increase in cash and cash equivalents	93,230	794,759	32,139	651,928
Cash and cash equivalents at beginning of period	338,691	52,344	238,923	29,632
Cash and cash equivalents at end of period	431,921	847,103	271,062	681,560
	-		-	

Supplemental cash flow information:

Non-cash transactions

Transfer project development costs to

investment properties and properties plant and equipment

Transfer investment property to project development costs

and properties plant and equipment

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 six-month period ended 30 June 2017

(Unit: Thousand Baht)

	Consolidated financial statements								
	Equity attributable to owners of the Company					Other components of		Equity attributable	
	Issued and		Capital surplus on share-based payment	Retained earnings		Deficit on business combination under common control	Total equity attributable to owners of the Company	to non-controlling interests of the subsidiary	Total shareholders' equity
	share capital	Share premium		Appropriated	Unappropriated				
Balance as at 1 January 2016	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	-	-	-	-	206,203	-	206,203	1,619	207,822
Dividend payment (Note 19)	-	-	-	-	(42,000)	-	(42,000)	-	(42,000)
Balance as at 30 June 2016	<u>2,100,000</u>	<u>2,438,833</u>	<u>8,925</u>	<u>75,351</u>	<u>661,872</u>	<u>(32,130)</u>	<u>5,252,851</u>	<u>18,290</u>	<u>5,271,141</u>
Balance as at 1 January 2017	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	-	-	-	-	54,403	-	54,403	279	54,682
Dividend payment (Note 19)	-	-	-	-	(42,000)	-	(42,000)	-	(42,000)
Balance as at 30 June 2017	<u>2,100,000</u>	<u>2,438,833</u>	<u>8,925</u>	<u>92,651</u>	<u>575,249</u>	<u>(32,130)</u>	<u>5,183,528</u>	<u>18,163</u>	<u>5,201,691</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 six-month period ended 30 June 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	
Balance as at 1 January 2016	2,100,000	2,438,833	8,925	75,351	617,048	5,240,157
Total comprehensive income for the period	-	-	-	-	241,344	241,344
Dividend payment (Note 19)	-	-	-	-	(42,000)	(42,000)
Balance as at 30 June 2016	<u>2,100,000</u>	<u>2,438,833</u>	<u>8,925</u>	<u>75,351</u>	<u>816,392</u>	<u>5,439,501</u>
Balance as at 1 January 2017	2,100,000	2,438,833	8,925	92,651	902,875	5,543,284
Total comprehensive income for the period	-	-	-	-	99,297	99,297
Dividend payment (Note 19)	-	-	-	-	(42,000)	(42,000)
Balance as at 30 June 2017	<u>2,100,000</u>	<u>2,438,833</u>	<u>8,925</u>	<u>92,651</u>	<u>960,172</u>	<u>5,600,581</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 and six-month periods ended 30 June 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 three-month periods ended 30 June				Transfer pricing policy
	Consolidated		Separate		
	financial statements	financial statements	financial statements	financial statements	
	2017	2016	2017	2016	
<u>Transaction with subsidiaries</u>					
(Eliminated from the consolidated financial statements)					
Interest income	-	-	41,261	38,251	6.63% - 7.50% per annum
Interest expense	-	-	8,631	7,381	6.63% - 7.00% per annum
Rental and service income	-	-	3,954	9,659	Price set by comparison with prices in nearby areas
Management income	-	-	7,095	-	At cost
Management fee	-	-	-	32,829	Per contract
Sales of land	-	-	1,625	-	At cost
<u>Transaction with joint ventures</u>					
Interest income	14,582	-	14,582	-	7.00% per annum
Interest expense	4,986	-	4,986	-	10.00% per annum
Management income	587	-	587	-	At cost

(Unaudited but reviewed)

(Unit: Thousand Baht)

	For three-month periods ended 30 June				Transfer pricing policy
	Consolidated		Separate		
	financial statements	financial statements	financial statements	financial statements	
	2017	2016	2017	2016	
<u>Transaction with related parties</u>					
Interest expense	4,269	3,851	4,269	82	6.00% per annum
Compensation for land use	3,000	-	-	-	Land value appraised based on no. of users
Office rental and services	2,479	2,284	2,479	2,284	Price set by comparison with prices in nearby areas

(Unit: Thousand Baht)

	For six-month periods ended 30 June				Transfer pricing policy
	Consolidated		Separate		
	financial statements	financial statements	financial statements	financial statements	
	2017	2016	2017	2016	
<u>Transaction with subsidiaries</u>					
(Eliminated from the consolidated financial statements)					
Interest income	-	-	80,785	70,105	6.63% - 7.50% per annum
Interest expense	-	-	15,784	14,866	6.63% - 8.25% per annum
Rental and service income	-	-	7,909	19,318	Price set by comparison with prices in nearby areas
Management income	-	-	14,012	-	At cost
Management fee	-	-	-	69,116	Per contract
Sales of land	-	-	21,207	-	At cost
<u>Transaction with joint ventures</u>					
Interest income	29,004	-	29,004	-	7.00% per annum
Interest expense	5,808	-	5,808	-	10.00% per annum
Management income	953	-	953	-	At cost
<u>Transaction with related parties</u>					
Interest expense	5,610	7,562	5,610	104	6.00% per annum
Purchase of land	-	39,382	-	39,382	Market price by independent valuer
Compensation for land use	3,000	-	-	-	Land value appraised based on no. of users
Office rental and services	4,959	4,407	4,959	4,407	Price set by comparison with prices in nearby areas

(Unaudited but reviewed)

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	
	30 June	31 December	30 June	31 December
	2017	2016	2017	2016
<u>Trade receivables - related parties (Note 3)</u>				
Subsidiaries	-	-	113,184	101,189
Joint ventures	953	-	953	-
Total	953	-	114,137	101,189
<u>Other receivables - related parties (Note 3)</u>				
Subsidiaries	-	-	-	2,646
Director	25,000	-	25,000	-
Total	25,000	-	25,000	2,646
<u>Long-term loans to related parties and interest receivables</u>				
Subsidiaries	-	-	2,751,614	2,651,726
Joint ventures	869,524	840,520	869,524	840,520
Total	869,524	840,520	3,621,138	3,492,246
<u>Trade payables - related parties (Note 13)</u>				
Subsidiary	-	-	21,625	11,098
Total	-	-	21,625	11,098
<u>Other payables - related parties (Note 13)</u>				
Subsidiaries	-	-	57,735	108,543
Joint ventures	5,808	-	5,808	-
Related company (related by common director)	2,258	1,181	2,258	1,181
Directors and related persons	357	2,400	357	2,400
Total	8,423	3,581	66,158	112,124
<u>Short-term loans from related parties</u>				
Subsidiaries	-	-	561,340	429,400
Joint ventures	200,000	-	200,000	-
Related persons	230,000	-	230,000	-
Total	430,000	-	991,340	429,400

Loans to related parties

Loans to subsidiaries and joint ventures are to be used to develop their projects and investment properties and used for operation. The loans carry interest at rates of 6.63% - 7.50% per annum and are repayable at call. However, the Company does not intend 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 of its subsidiary and guaranteed by the Company's director.

Loans from 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	30 June 2017
<u>Long-term loans to related parties and interest receivables</u>				
Joint ventures	840,520	29,004	-	869,524
	<u>840,520</u>	<u>29,004</u>	<u>-</u>	<u>869,524</u>
<u>Short-term loans from related parties</u>				
Joint venture	-	200,000	-	200,000
Related persons	-	346,000	(116,000)	230,000
	<u>-</u>	<u>546,000</u>	<u>(116,000)</u>	<u>430,000</u>

(Unit: Thousand Baht)

	Separate financial statements			
	1 January 2017	Increase	Decrease	30 June 2017
<u>Long-term loans to related parties and interest receivables</u>				
Subsidiaries	2,651,726	891,720	(791,832)	2,751,614
Joint ventures	840,520	29,004	-	869,524
	<u>3,492,246</u>	<u>920,724</u>	<u>(791,832)</u>	<u>3,621,138</u>
<u>Short-term loans from related parties</u>				
Subsidiaries	429,400	192,262	(60,322)	561,340
Joint ventures	-	200,000	-	200,000
Related persons	-	346,000	(116,000)	230,000
	<u>429,400</u>	<u>738,262</u>	<u>(176,322)</u>	<u>991,340</u>

(Unaudited but reviewed)

Directors and management's benefits

During the three-month and six-month periods ended 30 June 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 30 June	
	Consolidated financial statements/ Separate financial statements	
	2017	2016
Short-term employee benefits	6,040	5,623
Post-employment benefits	134	125
Total	6,174	5,748

(Unit: Thousand Baht)

	For the six-month periods ended 30 June	
	Consolidated financial statements/ Separate financial statements	
	2017	2016
Short-term employee benefits	12,080	11,411
Post-employment benefits	268	251
Total	12,348	11,662

Guarantee obligations with related parties

The Company has outstanding guarantee obligations with its related parties, as described in Note 15 to the financial statements.

(Unaudited but reviewed)

3. Trade and other receivables

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2017	2016	2017	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	588	-	10,319	12,163
2 - 4 months	-	-	2,636	11,155
4 - 6 months	365	-	10,013	6,439
6 - 12 months	-	-	19,737	71,432
Over 12 months	-	-	71,432	-
Total trade receivables - Related parties	953	-	114,137	101,189
<u>Trade receivables - Unrelated parties</u>				
Aged on the basis of due dates				
Not yet due	8,010	7,216	-	1,463
Past due				
Up to 2 months	19,919	2,769	4,240	-
2 - 4 months	2,496	1,570	870	-
4 - 6 months	368	842	-	-
6 - 12 months	2,144	522	838	-
Over 12 months	604	1	-	-
Total	33,541	12,920	5,948	1,463
Less: Allowance for doubtful debts	(1,893)	(279)	-	-
Total trade receivables - Unrelated parties, net	31,648	12,641	5,948	1,463
Total trade receivables - net	32,601	12,641	120,085	102,652
<u>Other receivables</u>				
Amount due to related parties (Note 2)	25,000	-	25,000	2,646
Others	713	3,580	261	250
Total other receivables	25,713	3,580	25,261	2,896
Total trade and other receivables - net	58,314	16,221	145,346	105,548

(Unaudited but reviewed)

4. Project development costs

Movements of the project development costs for the six-month periods ended 30 June 2017 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2017	8,801,479	5,481,320
Increase in land and land improvement costs	263,197	1,690
Increase in construction costs	1,298,973	803,712
Borrowing cost ⁽¹⁾	103,520	50,641
Cost of real estate sales	(1,458,062)	(873,997)
Sale of land	-	(21,207)
Transfer to land held for development	(3,179)	(3,179)
Write-off	(1,845)	-
Balance as at 30 June 2017	<u>9,004,083</u>	<u>5,438,980</u>

⁽¹⁾ 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, related persons and other company as collateral for credit facilities and guarantees, as summarised below.

	(Unit: Million Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
Net book value	2017	2016	2017	2016
		(Audited)		(Audited)
Project development costs	8,488	7,831	5,170	4,697
Land held for development	631	585	613	567

(Unaudited but reviewed)

Additional information of the Company and its subsidiaries' projects.

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2017	2016	2017	2016
		(Audited)	(Audited)	
Total estimated sales value of projects	27,658	25,435	16,957	16,429
Total value of contracts signed according to the sales and purchases agreements of land and structures thereon	15,317	13,632	8,723	7,920
Percentage of total estimated sales value of projects	55%	54%	51%	48%
Total value of contracts signed according to the sales and purchases agreements of land and structures thereon not yet recognised as income	3,465	3,920	2,332	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 percentage		Cost		Dividend received during the six-month periods ended 30 June	
	30 June	31 December	30 June	31 December	30 June	31 December	2017	2016
	2017	2016	2017	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	-	-
Total					1,104,559	1,104,559	-	-

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	Shareholding percentage		Consolidated financial statements		Separate financial statements	
		30 June 2017	31 December 2016	Carrying amounts based on equity method		Carrying amounts based on cost method	
				30 June 2017	31 December 2016	30 June 2017	31 December 2016
		(Percent)	(Percent)				
JSP Ocean Company Limited	Property Development	55	55	(23,671)	(23,442)	13,750	2,750
J.S.P. Chongtian Company Limited	Property Development	55	55	(10,107)	(13,171)	13,747	550
Zenith Management Company Limited	Property Development	50	50	(4,821)	(142)	500	125
Total				(38,599)	(36,755)	27,997	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.

(Unaudited but reviewed)

6.2 Share of comprehensive income and dividend received

During the three-month and six-month periods ended 30 June 2017 and 2016, the Company recognised its share of loss from investment in the joint ventures in the consolidated financial statements as follows:

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements			
	For the three-month periods ended 30 June		For the six-month periods ended 30 June	
	2017	2016	2017	2016
JSP Ocean Company Limited	(4,901)	-	(11,229)	-
J.S.P. Chongtian Company Limited	(5,108)	-	(10,134)	-
Zenith Management Company Limited	1,237	-	(5,053)	-
Total	<u>(8,772)</u>	<u>-</u>	<u>(26,416)</u>	<u>-</u>

There is no dividend received from joint ventures in separate financial statements.

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 six-month periods ended 30 June 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	4,515	-
Allowance for diminution in value	(8,494)	(8,494)
Depreciation for the period	<u>(43,844)</u>	<u>(2,790)</u>
Net book value as at 30 June 2017	<u>1,342,204</u>	<u>600,502</u>

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

	Consolidated financial statements		Separate financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
		(Audited)		(Audited)
Net book value (Million Baht)	996	619	352	269

8. Property, plant and equipment

Movements of property, plant and equipment for the six-month periods ended 30 June 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	9,259	4,608
Depreciation for the period	(5,501)	(4,170)
Net book value as at 30 June 2017	<u>50,097</u>	<u>40,395</u>

9. Short-term loans from financial institutions

	(Unit: Thousand Baht)					
	Interest rates		Consolidated		Separate	
	(Percent per annum)		financial statements		financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016	30 June 2017	31 December 2016
Short-term loans from financial institutions	MLR	MLR - 2	<u>105,270</u>	<u>100,000</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 companies 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 within July 2017 - April 2018. The loans are secured by the mortgage of the project land and construction thereon of the Company and its subsidiary and ordinary shares of the Company held by director.

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.

As of 30 June 2017, the Company had short-term bills of exchange of Baht 430 million, bearing interest at rates of 5% - 7% per annum. The bills of exchange have a tenor of 181 - 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 30 June 2017, the outstanding unsecured debentures Baht 700 million carry interest at a rate of 5% per annum and payable every 3 months. The debentures will be redeemed in November 2017.

Movements in the short-term debenture account during the six-month periods ended 30 June 2017 were summarised below:

	(Unit: Thousand Baht)
	Consolidated financial statements / Separate financial statements
	<hr/>
Balance as at 1 January 2017	1,087,367
Add: Amortisation of deferred debenture issuing cost	8,631
Less: Redeem	(400,000)
Balance as at 30 June 2017	<hr/> <hr/> <u>695,998</u>

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

(Unaudited but reviewed)

13. Trade and other payables

	Consolidated		(Unit: Thousand Baht)	
	financial statements		Separate financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
		(Audited)		(Audited)
Trade payables				
Related parties (Note 2)	-	-	21,625	11,098
Unrelated parties	1,205,657	1,269,037	776,598	781,137
Total trade payables	1,205,657	1,269,037	798,223	792,235
Other payables				
Related parties (Note 2)	8,423	3,581	66,158	112,124
Unrelated parties				
Accrued expenses	106,826	95,360	79,195	83,586
Retention	144,818	125,531	108,123	91,939
Accrued interest expenses	13,068	8,390	11,095	7,871
Public utilities payable	51,759	48,622	29,510	28,941
Advances from customers awaiting for refund	45,246	15,434	30,254	14,529
Others	3,110	2,450	1,259	619
Total other payables	373,250	299,368	325,594	339,609
Total trade and other payables	1,578,907	1,568,405	1,123,817	1,131,844

14. Long-term debentures

On 21 April 2017, the 2017 Annual General Meeting of Shareholders passed a resolution to approve the issue and offer of up to Baht 3,000 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 30 June 2017, the outstanding unsecured debentures Baht 894 million carry interest at a rate of 6% per annum and payable every 3 months. The debentures will be redeemed in December 2018.

(Unaudited but reviewed)

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

(Unit: Thousand Baht)

	Consolidated financial statements / Separate financial statements
Balance as at 1 January 2017	-
Add: Issuance	893,700
Amortisation of deferred debentures issuing cost	336
Less: Deferred debentures issuing costs	(18,426)
Balance as at 30 June 2017	<u>875,610</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.

15. Long-term loans

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
Long-term loans from banks	2,639,078	2,538,332	1,819,445	1,978,909
Less: Current portion	(1,321,125)	(1,055,654)	(931,538)	(831,658)
Long-term loans from banks, net	<u>1,317,953</u>	<u>1,482,678</u>	<u>887,907</u>	<u>1,147,251</u>

Movements in the long-term loans account during the six-month period ended 30 June 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	1,042,498	570,012
Less: Repayment	(941,752)	(729,476)
Balance as at 30 June 2017	<u>2,639,078</u>	<u>1,819,445</u>

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.

(Unaudited but reviewed)

Long-term 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.

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Long-term credit facilities which have not yet been drawn down	3,724	3,775	1,372	1,904

16. 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	
	2017	2016	2017	2016
Current income tax:				
Interim corporate income tax charge	14,387	56,091	8,920	35,740
Adjustment in respect of income of previous year	845	-	-	-
Deferred tax:				
Relating to origination and reversal of temporary differences	(455)	6,709	699	1,980
Income tax expense reported in the statement of comprehensive income	14,777	62,800	9,619	37,720

(Unaudited but reviewed)

(Unit: Thousand Baht)

	For the six-month periods ended 30 June			
	Consolidated		Separate	
	financial statements		financial statements	
	2017	2016	2017	2016
Current income tax:				
Interim corporate income tax charge	44,968	78,281	30,683	55,815
Adjustment in respect of income of previous year	9,155	-	8,310	-
Deferred tax:				
Relating to origination and reversal of temporary differences	(2,315)	944	95	7,803
Income tax expense reported in the statement of comprehensive income	51,808	79,225	39,088	63,618

17. 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 30 June			
	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Profit for the period (Thousand Baht)				
Equity holders of the Company	6,311	148,651	25,841	144,735
Weighted average number of ordinary shares (Thousand shares)	4,200,000	4,200,000	4,200,000	4,200,000
Earnings per share (Baht)	0.002	0.035	0.006	0.034

	For the six-month periods ended 30 June			
	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Profit for the period (Thousand Baht)				
Equity holders of the Company	54,403	206,203	99,297	241,344
Weighted average number of ordinary shares (Thousand shares)	4,200,000	4,200,000	4,200,000	4,200,000
Earnings per share (Baht)	0.013	0.049	0.024	0.057

18. 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.

(Unaudited but reviewed)

The following table present revenue and profit information regarding the Company's and its subsidiaries' operating segments for the three-month and six-month periods ended 30 June 2017 and 2016, respectively.

(Unit: Million Baht)

	For the three-month periods ended 30 June									
	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	1,036	488	33	14	1,069	502	-	-	1,069	502
Inter-segment revenue	4	33	7	10	11	43	(11)	(43)	-	-
Interest revenue	65	52	-	-	65	52	(50)	(47)	15	5
Other income	3	157	-	-	3	157	-	-	3	157
Total revenues	1,108	730	40	24	1,148	754	(61)	(90)	1,087	664
Cost of sales	810	281	32	64	842	345	(32)	(31)	810	314
Selling expenses	102	52	6	7	108	59	-	-	108	59
Administrative expenses	92	54	3	4	95	58	-	-	95	58
Total expenses	1,004	387	41	75	1,045	462	(32)	(31)	1,013	431
Profit (loss) before share of loss from investment in joint ventures, finance cost and income tax expenses	104	343	(1)	(51)	103	292	(29)	(59)	74	233
Share of loss from investment in joint ventures	(9)	-	-	-	(9)	-	-	-	(9)	-
Profit (loss) before finance cost and income tax expenses	95	343	(1)	(51)	94	292	(29)	(59)	65	233
Finance cost	(68)	(30)	(14)	(13)	(82)	(43)	38	23	(44)	(20)
Income tax expenses	(16)	(56)	-	(16)	(16)	(72)	1	9	(15)	(63)
Profit (loss) for the period	11	257	(15)	(80)	(4)	177	10	(27)	6	150

(Unaudited but reviewed)

(Unit: Million Baht)

For the six-month periods ended 30 June

	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	2,036	1,012	57	21	2,093	1,033	-	-	2,093	1,033
Inter-segment revenue	8	69	14	19	22	88	(22)	(88)	-	-
Interest revenue	128	97	-	-	128	97	(97)	(86)	31	11
Other income	7	159	-	-	7	159	-	-	7	159
Total revenues	2,179	1,337	71	40	2,250	1,377	(119)	(174)	2,131	1,203
Cost of sales	1,513	642	65	99	1,578	741	(60)	(74)	1,518	667
Selling expenses	205	86	13	12	218	98	-	-	218	98
Administrative expenses	179	105	8	9	187	114	-	-	187	114
Total expenses	1,897	833	86	120	1,983	953	(60)	(74)	1,923	879
Profit (loss) before share of loss from investment in joint ventures, finance cost and income tax expenses	282	504	(15)	(80)	267	424	(59)	(100)	208	324
Share of loss from investment in joint ventures	(26)	-	-	-	(26)	-	-	-	(26)	-
Profit (loss) before finance cost and income tax expenses	256	504	(15)	(80)	241	424	(59)	(100)	182	324
Finance cost	(121)	(51)	(27)	(22)	(148)	(73)	73	36	(75)	(37)
Income tax expenses	(54)	(83)	-	(10)	(54)	(93)	2	14	(52)	(79)
Profit (loss) for the period	81	370	(42)	(112)	39	258	16	(50)	55	208

19. Dividend

Dividend	Approved by	Dividend paid (Million Baht)	Dividend paid per share (Baht)
Annual dividend for the year 2015 (final payment)	Annual General Meeting of Shareholder on 22 April 2016	42	0.01
Total dividend for the period 2016		<u>42</u>	<u>0.01</u>
Annual dividend for the year 2016	Annual General Meeting of Shareholder on 21 April 2017	42	0.01
Total dividend for the period 2017		<u>42</u>	<u>0.01</u>

(Unaudited but reviewed)

20. Commitments and contingent liabilities

20.1 Capital commitments

The Company and its subsidiaries had capital commitment as follows:

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2017	2016	2017	2016
		(Audited)		(Audited)
Project construction contracts	648	1,305	339	1,026
Sale and purchase land agreement	299	191	-	-

20.2 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	
	30 June 2017	31 December 2016
		(Audited)
Payable within:		
Less than 1 year	7	7
In over 1 and up to 3 years	10	13

20.3 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	
	30 June	31 December
	2017	2016
		(Audited)
Payable within:		
Less than 1 year	15	15
In over 1 and up to 4 years	16	21

20.4 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.

	(Unit: Million Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
	(Audited)		(Audited)	
Bank guarantees for construction and maintenance of infrastructure	333	166	118	89

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

20.5 Servitude

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

	Consolidated		Separate	
	financial statements		financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
	(Audited)		(Audited)	
Land servitude approximately (rai)	84	77	45	43

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

21. Events after the reporting period

On 15 August 2017, the Board of Director Meeting of the Company No. 9/2017 passed the resolution to approve an increase in registered capital of Zenith Management Company Limited, from Baht 1 million (100,000 ordinary shares of Baht 10 each) to Baht 130 million (1,300,000 ordinary shares of Baht 10 each), through the issuance of 1,200,000 additional ordinary shares with a par value of Baht 10 each. The Company will invest in proportion of 50%.

22. Approval of financial statements

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