

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

Financial statements for the year ended
31 December 2021
and
Independent Auditor's Report

Independent Auditor's Report

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

Opinion

I have audited the consolidated and separate financial statements of J.S.P. Property Public Company Limited and its subsidiaries (the "Group") and of J.S.P. Property Public Company Limited (the "Company"), respectively, which comprise the consolidated and separate statements of financial position as at 31 December 2021, the consolidated and separate statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying consolidated and separate financial statements present fairly, in all material respects, the financial position of the Group and the Company, respectively, as at 31 December 2021 and their financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards (TFRSs).

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing (TSAs). My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements* section of my report. I am independent of the Group and the Company in accordance with the Code of Ethics for Professional Accountants issued by the Federation of Accounting Professions that is relevant to my audit of the consolidated and separate financial statements, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Material Uncertainty Related to Going Concern

I draw attention to note 2 which specifies that as at 31 December 2021 the Group and the Company has current portion of long-term debentures and long-term loans totaling Baht 1,616.11 million and Baht 1,553.19 million, respectively. The Group and the Company incurred net losses in the consolidated and separate statements of comprehensive income for the year ended 31 December 2021, amounting to Baht 346.72 million and Baht 102.27 million, respectively. Moreover, the Group's and the Company's operation was and may continue to be significantly affected by the economic uncertainty resulting from the spread of COVID-19. These circumstances indicate that there is material uncertainty that may cast significant doubt on the Group's and the Company's ability to continue as a going concern. My opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of my audit of the consolidated and separate financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters. In addition to the matter described in the *Material Uncertainty Related to Going Concern* section, I have determined the matters described below to be the key audit matters to be communicated in my report.

Valuation of real estate development for sales	
Refer to Notes to the financial statements 3 (f) and 7	
The key audit matter	How the matter was addressed in the audit
<p>The Group's real estate development for sales are measured at the lower of cost or net realisable value. The determination of the net realisable value of these real estate development for sales is dependent upon the Group's estimations of future selling prices and estimated cost to complete. These estimates involve the management's judgment and several factors.</p> <p>Future trends in real estate business markets may depart from known trends based on experience leading to a risk that the net realisable value is less than cost, due to changes in selling prices. Also, future construction costs are subject to a number of variables including market conditions in respect of materials and sub-contractor cost and construction issues.</p> <p>The real estate development for sales is a significant balance and involves significant judgement by management in making these estimates. I determine that this matter is a key audit matter.</p>	<p>The audit procedure in this area included the following:</p> <ul style="list-style-type: none"> - gaining an understanding and assessing the process of the estimation of net realisable value of real estate development for sales and sampling test the Group's internal controls by checking approvals over setting, reviewing and updating selling price and cost forecasts, setting budgets and authorising and recording of costs; - evaluating the appropriateness of the Group's estimated selling prices by comparing the forecast sales prices approved by management to sale prices achieved and real estate price trend information; - evaluating the reasonableness of the group's forecast of the budgeted construction cost for the projects by comparing the actual cost with the budget cost, and corroborating management's explanations to the estimated construction cost; - testing the calculation and net realisable value with sales and relevant selling expense documents on a test basis; and - evaluating the adequacy of the financial statements disclosures in accordance with Thai Financial Reporting Standards.

Valuation of investments in subsidiaries of the Company	
Refer to Notes to the financial statements 3 (m) and 9	
The key audit matter	How the matter was addressed in the audit
<p>Management determines the indicate and existence of any objective evidence that the two investments in subsidiaries of the Company amounting to 637 million may be impaired. The deficit between the recoverable amount of such subsidiaries and its carrying value would be recognised in profit or loss.</p> <p>In assessing impairment of investment in subsidiaries, the Company determines of the value in use are an appropriate amount that represents a recoverable amount of investments in subsidiaries. The value in use amount is derived from the discounted forecast cash flow model, which involves management’s judgement and the use of several assumptions, including estimates of future revenues, operating costs, terminal value growth rates, and the weighted-average cost of capital (discount rate). I determine that this matter is a key audit matter.</p>	<p>The audit procedures in this area included the following:</p> <ul style="list-style-type: none"> - gaining an understanding and assessing the estimation of recoverable amount process, which is derived from discounted cash flow projection along with management approval budgets; - evaluating the discounted cash flow projection approved by management by evaluating the key assumptions and actual operating results and operation plans; as well as assessing the appropriateness of discount rate used by comparing to the weighted average cost of capital of an industry, which the Group operates in and testing the computation of discounted cash flows projection; - evaluating the sensitivity of key assumptions used in the estimation of future cash flows; in order to the evaluate the effects to the recoverable amount; - evaluating the adequacy of the financial statements disclosures in accordance with Thai Financial Reporting Standards.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated and separate financial statements and my auditor’s report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the consolidated and separate financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the consolidated and separate financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance and request that the correction be made.

Responsibilities of Management and Those Charged with Governance for the Consolidated and Separate Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with TFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, management is responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's and the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements

My objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with TSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with TSAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group and the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

(Nawarat Nitikeatipong)
Certified Public Accountant
Registration No. 7789

KPMG Phoomchai Audit Ltd.
Bangkok
24 February 2022

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

Statement of financial position

Assets	Note	Consolidated financial statements		Separate financial statements	
		31 December		31 December	
		2021	2020	2021	2020
		<i>(in Baht)</i>			
Current assets					
Cash and cash equivalents	5	44,722,369	25,919,225	15,007,272	13,312,503
Trade and other receivables	4, 6	229,321,458	172,305,156	536,962,485	485,772,614
Real estate development for sales	7	4,092,943,450	5,115,914,009	2,435,781,424	3,040,076,365
Property held for sales	8	-	300,088,867	-	199,194,799
Other current assets		62,822,068	34,746,316	38,758,973	22,185,929
Total current assets		4,429,809,345	5,648,973,573	3,026,510,154	3,760,542,210
Non-current assets					
Restricted deposits at financial institutions	13	28,170,562	9,241,891	25,658,423	7,000,000
Investments in subsidiaries	9	-	-	1,447,136,300	1,447,136,300
Investments in joint ventures	10	6,089,425	12,354,577	-	-
Long-term loans to related parties	4, 23	427,993,203	444,838,669	1,375,688,434	1,552,823,813
Land and projects held for development		481,502,912	459,502,912	436,792,912	414,792,912
Investment properties	11	497,244,470	574,709,520	344,392,754	372,582,570
Right-of-use rental buildings and equipment	12	81,967,138	40,364,783	81,046,792	38,161,070
Intangible assets		2,625,359	4,340,609	2,592,228	4,283,401
Deferred tax assets	18	76,221,238	76,725,004	47,639,189	53,019,313
Other non-current assets		13,052,690	13,117,192	8,973,133	8,773,635
Total non-current assets		1,614,866,997	1,635,195,157	3,769,920,165	3,898,573,014
Total assets		6,044,676,342	7,284,168,730	6,796,430,319	7,659,115,224

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

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

Statement of financial position

Liabilities and equity	Note	Consolidated financial		Separate financial	
		statements		statements	
		31 December		31 December	
		2021	2020	2021	2020
		<i>(in Baht)</i>			
Current liabilities					
Bank overdrafts	13	-	4,606,542	-	4,606,542
Trade and other payables	4	339,977,331	406,803,521	240,460,377	265,303,285
Short-term loans from related parties	4, 13	-	400,000,000	646,998,375	1,061,602,352
Current portion of long-term loans					
from financial institutions	13	770,109,632	900,125,887	707,184,118	759,828,826
Current portion of lease liabilities	13	16,208,217	14,915,534	16,208,217	14,915,534
Current portion of long-term debentures	13	846,002,510	683,442,923	846,002,510	683,442,923
Current income tax payable		1,752,847	8,776,765	-	-
Deposits and advance received from customers		17,657,495	3,265,715	11,967,001	849,224
Other current liabilities		7,868,245	9,791,391	7,678,318	8,181,938
Total current liabilities		1,999,576,277	2,431,728,278	2,476,498,916	2,798,730,624
Non-current liabilities					
Long-term loans from financial institutions	13	181,334,232	65,283,068	177,343,571	50,955,026
Lease liabilities	13	56,893,260	14,527,602	56,893,260	14,527,602
Long-term debenture	13	-	231,978,817	-	231,978,817
Long-term loans from related parties	4, 13	-	380,000,000	-	380,000,000
Provision for employee benefits	14	31,921,907	24,552,412	30,953,782	23,908,245
Other non-current provisions	23	6,934,417	9,857,760	6,934,417	8,934,417
Other non-current liabilities		6,571,878	18,071,962	30,000	30,000
Total non-current liabilities		283,655,694	744,271,621	272,155,030	710,334,107
Total liabilities		2,283,231,971	3,175,999,899	2,748,653,946	3,509,064,731

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

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

Statement of financial position

Liabilities and equity	Note	Consolidated financial		Separate financial	
		statements		statements	
		31 December		31 December	
		2021	2020	2021	2020
		<i>(in Baht)</i>			
Equity					
Share capital:					
Authorised share capital					
<i>(4,200 million ordinary shares, par value at baht 0.5 per share)</i>		<u>2,100,000,000</u>	<u>2,100,000,000</u>	<u>2,100,000,000</u>	<u>2,100,000,000</u>
Issued and paid-up share capital					
<i>(4,200 million ordinary shares, par value at baht 0.5 per share)</i>		2,100,000,000	2,100,000,000	2,100,000,000	2,100,000,000
Share premium on ordinary shares		2,438,832,857	2,438,832,857	2,438,832,857	2,438,832,857
Capital surplus on share-based payment		8,925,000	8,925,000	8,925,000	8,925,000
Retained earnings (deficit)					
Appropriated					
Legal reserve	15	92,651,000	92,651,000	92,651,000	92,651,000
Deficit		(848,291,570)	(501,567,110)	(592,632,484)	(490,358,364)
Other components of equity		<u>(30,672,916)</u>	<u>(30,672,916)</u>	<u>-</u>	<u>-</u>
Equity attributable to owners of the company		<u>3,761,444,371</u>	<u>4,108,168,831</u>	<u>4,047,776,373</u>	<u>4,150,050,493</u>
Non-controlling interests		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total equity		<u>3,761,444,371</u>	<u>4,108,168,831</u>	<u>4,047,776,373</u>	<u>4,150,050,493</u>
Total liabilities and equity		<u>6,044,676,342</u>	<u>7,284,168,730</u>	<u>6,796,430,319</u>	<u>7,659,115,224</u>

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

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

Statement of comprehensive income

	Note	Consolidated financial statements		Separate financial statements	
		Year ended 31 December		Year ended 31 December	
		2021	2020	2021	2020
		<i>(in Baht)</i>			
Revenue	<i>16</i>				
Revenue from sales of real estates		1,146,227,239	1,166,866,453	625,235,704	652,972,773
Revenues from rental and services	<i>4</i>	11,240,420	24,710,660	34,175,384	27,337,118
Gain on property held for sales	<i>8</i>	129,175,868	-	116,795,263	-
Gain on sales of investment properties		4,637,749	6,193,653	-	6,442,041
Other income	<i>4</i>	6,444,259	3,528,394	231,685	877,787
Total revenue		1,297,725,535	1,201,299,160	776,438,036	687,629,719
Expenses					
Cost of sales of real estates	<i>7</i>	1,125,938,341	1,298,714,212	624,960,112	884,112,527
Cost of rental and services		16,969,060	74,627,606	9,022,784	9,574,018
Distribution costs		85,741,988	110,426,335	52,044,127	70,121,388
Administrative expenses					
- (Reversal of allowance for) expected credit loss on financial assets	<i>17</i>	13,170,362	157,638,761	(15,014,898)	368,087,464
- Others		291,649,294	315,197,200	249,997,616	268,127,154
Total expenses		1,533,469,045	1,956,604,114	921,009,741	1,600,022,551
Loss from operating activities		(235,743,510)	(755,304,954)	(144,571,705)	(912,392,832)
Dividend income	<i>4</i>	-	-	87,841,710	390,999,218
Finance income	<i>4</i>	47,738,527	48,740,226	121,990,097	127,112,723
Finance costs	<i>4</i>	(150,629,666)	(185,433,155)	(162,145,313)	(216,268,228)
Share of loss of joint ventures accounted for using equity method	<i>10</i>	(6,265,152)	(32,303,404)	-	-
Loss before income tax expense		(344,899,801)	(924,301,287)	(96,885,211)	(610,549,119)
Tax (expense) income	<i>18</i>	(1,824,659)	17,103,421	(5,388,909)	35,021,499
Loss for the year		(346,724,460)	(907,197,866)	(102,274,120)	(575,527,620)
Other comprehensive income		-	-	-	-
Total comprehensive income for the year		(346,724,460)	(907,197,866)	(102,274,120)	(575,527,620)

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

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

Statement of comprehensive income

	<i>Note</i>	Consolidated financial statements		Separate financial statements	
		Year ended 31 December		Year ended 31 December	
		2021	2020	2021	2020
<i>(in Baht)</i>					
Loss attributable to:					
Owners of the company		(346,724,460)	(907,197,866)	(102,274,120)	(575,527,620)
Non-controlling interests		-	-	-	-
Loss for the year		<u>(346,724,460)</u>	<u>(907,197,866)</u>	<u>(102,274,120)</u>	<u>(575,527,620)</u>
Total comprehensive income attributable to:					
Owners of company		(346,724,460)	(907,197,866)	(102,274,120)	(575,527,620)
Non-controlling interests		-	-	-	-
Total comprehensive income for the year		<u>(346,724,460)</u>	<u>(907,197,866)</u>	<u>(102,274,120)</u>	<u>(575,527,620)</u>
Basic loss per share <i>(in Baht)</i>	<i>19</i>	<u>(0.083)</u>	<u>(0.216)</u>	<u>(0.024)</u>	<u>(0.137)</u>

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

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

Statement of changes in equity

	Consolidated financial statements										
	Retained earnings (deficit)					Other components of equity					
	Issued and paid-up share capital	Share premium on ordinary shares	Capital surplus on share-based payment	Legal reserve	Unappropriated (deficit)	Capital surplus on the change in ownership interest in subsidiary <i>(in Baht)</i>	Deficit on business combination under common control	Total other components of equity	Equity attributable to owners of the company	Non- controlling interests	Total equity
Year ended 31 December 2020											
Balance at 1 January 2020	2,100,000,000	2,438,832,857	8,925,000	92,651,000	405,630,756	1,456,671	(32,129,587)	(30,672,916)	5,015,366,697	-	5,015,366,697
Comprehensive income for the year											
Loss for the year	-	-	-	-	(907,197,866)	-	-	-	(907,197,866)	-	(907,197,866)
Other comprehensive income	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income for the year	-	-	-	-	(907,197,866)	-	-	-	(907,197,866)	-	(907,197,866)
Balance at 31 December 2020	2,100,000,000	2,438,832,857	8,925,000	92,651,000	(501,567,110)	1,456,671	(32,129,587)	(30,672,916)	4,108,168,831	-	4,108,168,831
Year ended 31 December 2021											
Balance at 1 January 2021	2,100,000,000	2,438,832,857	8,925,000	92,651,000	(501,567,110)	1,456,671	(32,129,587)	(30,672,916)	4,108,168,831	-	4,108,168,831
Comprehensive income for the year											
Loss for the year	-	-	-	-	(346,724,460)	-	-	-	(346,724,460)	-	(346,724,460)
Other comprehensive income	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income for the year	-	-	-	-	(346,724,460)	-	-	-	(346,724,460)	-	(346,724,460)
Balance at 31 December 2021	2,100,000,000	2,438,832,857	8,925,000	92,651,000	(848,291,570)	1,456,671	(32,129,587)	(30,672,916)	3,761,444,371	-	3,761,444,371

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

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

Statement of changes in equity

	Separate financial statements					Total equity
	Issued and paid-up share capital	Share premium on ordinary shares	Capital surplus on share-based payment	Retained earnings (deficit)		
				Legal reserve	Unappropriated (deficit)	
<i>(in Baht)</i>						
Year ended 31 December 2020						
Balance at 1 January 2020	2,100,000,000	2,438,832,857	8,925,000	92,651,000	85,169,256	4,725,578,113
Comprehensive income for the year						
Loss for the year	-	-	-	-	(575,527,620)	(575,527,620)
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income for the year	-	-	-	-	(575,527,620)	(575,527,620)
Balance at 31 December 2020	2,100,000,000	2,438,832,857	8,925,000	92,651,000	(490,358,364)	4,150,050,493
Year ended 31 December 2021						
Balance at 1 January 2021	2,100,000,000	2,438,832,857	8,925,000	92,651,000	(490,358,364)	4,150,050,493
Comprehensive income for the year						
Loss for the year	-	-	-	-	(102,274,120)	(102,274,120)
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income for the year	-	-	-	-	(102,274,120)	(102,274,120)
Balance at 31 December 2021	2,100,000,000	2,438,832,857	8,925,000	92,651,000	(592,632,484)	4,047,776,373

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

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

Statement of cash flows

	Consolidated financial		Separate financial	
	statements		statements	
	Year ended 31 December		Year ended 31 December	
Note	2021	2020	2021	2020
	<i>(in Baht)</i>			
<i>Cash flows from operating activities</i>				
Loss for the year	(346,724,460)	(907,197,866)	(102,274,120)	(575,527,620)
<i>Adjustments to reconcile gain (loss) to cash receipts (payments)</i>				
Tax expense (income)	1,824,659	(17,103,421)	5,388,909	(35,021,499)
Finance costs	150,629,666	185,433,155	162,145,313	216,268,228
Depreciation and amortisation	17	32,576,451	88,059,785	23,197,403
Share of loss of joint ventures accounted for using equity method	10	6,265,152	32,303,404	-
(Reversal of allowance for) expected credit loss on financial assets	17	13,170,363	157,638,761	(15,014,899)
Loss on devaluation of properties	8	1,324,861	121,209,933	990,685
Gain on sales of property held for sales		(129,175,868)	-	(116,795,263)
Gain on sales of investment property		(4,637,749)	(6,193,653)	-
Loss (gain) on sale from equipment		(59,591)	-	32,925
Dividend income		-	-	(87,841,710)
Finance income		(47,738,527)	(48,740,226)	(121,990,097)
		<u>(322,545,043)</u>	<u>(394,590,128)</u>	<u>(252,160,854)</u>
<i>Changes in operating assets and liabilities</i>				
Trade and other receivables		(5,650,427)	(5,095,411)	36,004,551
Real estate development for sales		972,073,256	869,050,710	562,129,401
Other current assets		13,247,777	8,945,864	11,912,212
Property development held for sales		22,000,000	-	22,000,000
Other non-current assets		64,502	8,298,735	(199,498)
Trade and other payables		(66,417,588)	(209,641,752)	(29,914,898)
Deposits and advance received from customers		14,391,780	(374,021)	11,117,777
Other current liabilities		(1,923,146)	(7,177,031)	(503,619)
Provision for employee benefits		7,369,495	8,674,480	7,045,537
Other non-current provision		(2,923,343)	8,934,417	(2,000,000)
Other non-current liabilities		(11,500,083)	(958,853)	-
Net cash generated from operating activities		<u>618,187,180</u>	<u>286,067,010</u>	<u>365,430,609</u>
Taxes paid		<u>(49,667,641)</u>	<u>(29,392,270)</u>	<u>(28,493,899)</u>
Net cash from operating activities		<u>568,519,539</u>	<u>256,674,740</u>	<u>336,936,710</u>
				<u>106,176,996</u>

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

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

Statement of cash flows

	Note	Consolidated financial statements		Separate financial statements	
		Year ended 31 December		Year ended 31 December	
		2021	2020	2021	2020
<i>(in Baht)</i>					
<i>Cash flows from investing activities</i>					
Decrease (increase) in other current financial assets		(700)	11,598,191	(143)	(192)
Decrease (increase) in restricted deposits at financial institutions		(18,928,671)	19,582,151	(18,658,423)	5,327,916
Decrease in long-term loans to related parties		-	-	285,259,330	362,773,652
Increase in long-term loans to related parties		-	-	(124,969,387)	(112,520,000)
Acquisition of equipment		(5,174,399)	(3,077,288)	(5,145,898)	(2,929,953)
Acquisition of intangible assets		(404,362)	(8,000)	(383,863)	-
Proceeds from sale of property held for sales		429,264,735	-	315,990,062	-
Proceeds from sale of investment properties		83,938,848	10,000,000	26,189,816	10,000,000
Proceeds from sales of equipment		252,025	-	107,641	-
Payment from change in ownership interest in subsidiary		-	-	-	(300,000,000)
Dividends received		-	-	87,841,710	390,999,218
Interest received		47,726	402,984	66,656,010	65,692,144
Net cash from investing activities		488,995,202	38,498,038	632,886,855	419,342,785
<i>Cash flows from financing activities</i>					
Increase (decrease) in bank overdraft		(4,606,542)	4,606,542	(4,606,542)	4,606,542
Decrease in short-term loans from related parties		-	-	131,009,866	183,964,596
Increase in short-term loans from related parties		(400,000,000)	(38,928,571)	(545,613,843)	(439,829,804)
Payment of lease liabilities		(13,347,375)	(16,000,678)	(13,347,375)	(16,000,678)
Proceeds from long-term loans from financial institutions		838,592,823	495,154,032	804,713,723	450,674,250
Repayment of long-term loans from financial institutions		(853,095,920)	(786,369,915)	(730,427,596)	(648,296,847)
Proceeds from debenture		(68,470,000)	(12,000,000)	(68,470,000)	(12,000,000)
Repayment in long-term loans from related parties		(380,000,000)	-	(380,000,000)	-
Interest paid		(157,784,583)	(211,801,659)	(161,387,029)	(215,050,595)
Net cash used in financing activities		(1,038,711,597)	(565,340,249)	(968,128,796)	(691,932,536)
Net increase (decrease) in cash and cash equivalents		18,803,144	(270,167,471)	1,694,769	(166,412,755)
Cash and cash equivalents at 1 January		25,919,225	296,086,696	13,312,503	179,725,258
Cash and cash equivalents at 31 December	5	44,722,369	25,919,225	15,007,272	13,312,503

Supplemental disclosures of cash flow information

Non-cash transactions

Transfer of land and projects held for development to real estate development for sales		-	6,468,741	-	6,468,741
Transfer of real estate development for sales to investment properties		11,911,522	-	-	-
Transfer of investment properties to real estate development for sales		-	17,630,241	-	16,491,529
Transfer of investment properties to properties held for sales		-	300,088,867	-	199,194,799
Right-of-use assets (terminated during the period)		(19,736,553)	39,891,930	(19,736,553)	39,891,930
Lease liabilities that are terminated during the period (increase)		19,736,553	(39,891,930)	19,736,553	(39,891,930)

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

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These notes form an integral part of the financial statements.

The financial statements issued for Thai statutory and regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements, and were approved and authorised for issue by the Board of Directors on 24 February 2022.

1 General information

J.S.P. Public Company Limited, the “Company”, is incorporated in Thailand and was listed on the Stock Exchange of Thailand in November 2014. The Company’s registered office at 197 Vibhavadee-Rangsit Road, Phaya Thai, Bangkok, 10400.

As at 31 December 2021, the Company’s major shareholders during the financial year were SENA Development Public Company Limited (24.16% shareholding) and Mr. Likhit Luesakulkitpaisal (12.97% shareholding).

The principal activities of the Group are property development for sale and property rental. Details of the Company’s subsidiaries and joint ventures as at 31 December 2021 and 2020 are given in notes 9 and 10.

2 Basis of preparation of the financial statements

(a) Statement of compliance

The financial statements are prepared in accordance with Thai Financial Reporting Standards (“TFRS”), guidelines promulgated by the Federation of Accounting Professions and applicable rules and regulations of the Thai Securities and Exchange Commission. The financial statements are presented in Thai Baht, which is the Company’s functional currency.

The consolidated financial statements relate to the Company and its subsidiaries (together referred to as the “Group”) and the Group’s interests in joint ventures. The preparation of financial statements in conformity with TFRS requires management to make judgements, estimates and assumptions that affect the application of the Group’s accounting policies. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

Use of going concern basis of accounting

As at 31 December 2021, the Group and the Company have current portion of long-term debentures amounting to Baht 846 million. Moreover, the Group has current portion of long-term loans amounting to Baht 770.11 million, consisting of loans which have a maturity date within one-year amounting to Baht 280.18 million and loans which have condition for repayment the principal by the estimated transferred amount and redeemed project’s mortgage collateral from sales projection within one-year amounting to Baht 489.93 million. The Company has current portion of long-term loans amounting to Baht 707.18 million, consisting of loans which have a maturity date within one-year amounting to Baht 260.28 million and loans which have condition repayment the principal by the estimated transferred amount and redeemed project’s mortgage collateral from sales projection within one-year amounting to Baht 446.90 million (see note 13). The Group and the Company incurred net losses in the consolidated and separate financial statements of comprehensive income for the year ended 31 December 2021, amounting to Baht 346.72 million and Baht 102.27 million, respectively (2020: 907.20 millions and 575.53 millions, respectively). Moreover, the Group’s and the Company’s operation was and may continue to be significantly affected by the economic uncertainty resulting from the spread of COVID-19. These circumstances indicate that there is material uncertainty that may cast significant doubt on the Group’s and the Company’s ability to continue as a going concern.

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The Group's management emphasis on financial liquidity's maintenance and believes that it is appropriate to adopt the going concern basis in the preparation of the financial statements. As at 31 December 2021, the Group have unutilised credit facilities for general purpose amounting to Baht 25 million and will receive settlement from selling investment property amounting to Baht 46 million in 2022. Moreover, the Group is considering for making partial payment of debentures and extend the repayment term of loans and debentures which have a maturity date within one-year. The Group's management satisfied that the Group and the Company can find their funding in the nearly future. The consolidated and separate financial statements have been prepared by the Group's and the Company's management according to the going concern basis on the assumption that they are able to manage cashflow to pay their current liabilities and have sufficient working capital and credit facilities for business operation in accordance with the Group and the Company plans. Accordingly, the consolidated and separate financial statements do not include any adjustments relating to the recoverability of assets and reclassification of recorded assets and liabilities that may be necessary if the Group and the Company is unable to continue as a going concern.

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

(a) Basis of consolidation

The consolidated financial statements relate to the Company and its subsidiaries (together referred to as the "Group") and the Group's interests in joint ventures.

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

At the acquisition date, the Group measures any non-controlling interest at its proportionate interest in the identifiable net assets of the acquiree. In addition, when there is a change in the Group's interest in a subsidiary that do not result in a loss of control, any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid from the acquisition of the non-controlling interests with no change in control are accounted for as other surpluses in shareholders' equity.

A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

The Group recognised investments in joint ventures using the equity method. They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the Group's dividend income and share of the profit or loss and other comprehensive income of equity-accounted investees, until the date on which significant joint control ceases.

Intra-group balances and transactions, and any unrealised income or expenses arising from intra-group transactions, are eliminated on consolidation. Unrealised gains arising from transactions with joint ventures are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

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(b) *Investments in subsidiaries and joint ventures*

Investments in subsidiaries and joint ventures in the separate financial statements are measured at cost less allowance for impairment losses. Dividend income is recognised in profit or loss on the date on which the Group's right to receive payment is established.

(c) *Financial instruments*

(c.1) *Classification and measurement*

Debt securities that the Group issued are initially recognised when they are originated. Financial assets and financial liabilities (except trade accounts receivables (see note 3(e))) are initially recognised when the Group becomes a party to the contractual provisions of the instrument, and measured at fair value, taking into account for transaction costs that are directly attributable to its acquisition or issue of the securities, except for financial assets and financial liabilities measured at FVTPL, which are initially and subsequently measured at fair value, and any transaction costs that are directly attributable to its acquisition or issue of the securities are recognised in profit or loss.

On initial recognition, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income (FVOCI); or fair value through profit or loss (FVTPL). Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified prospectively from the reclassification date.

On initial recognition, financial liabilities are classified as measured at amortised cost using the effective interest method. Interest expense, foreign exchange gains and losses and any gain or loss on derecognition are recognised in profit or loss.

Financial assets measured at amortised costs are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by expected credit losses. Interest income, foreign exchange gains and losses, expected credit loss and any gain or loss on derecognition are recognised in profit or loss.

(c.2) *Derecognition and offset*

The Group derecognises a financial asset when the contractual rights to receive the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

The difference between the carrying amount extinguished and the consideration received or paid is recognised in profit or loss.

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Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and the Group intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(c.3) Impairment of financial assets other than trade accounts receivables

The Group recognises ECLs equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial instrument since initial recognition or credit-impaired financial assets, in which case the loss allowance is measured at an amount equal to lifetime ECLs.

ECLs are a probability-weighted estimate of credit losses based on forward-looking and historical experience. Credit losses are measured as the present value of all cash shortfalls discounted by the effective interest rate of the financial asset.

The Group considers a financial asset to be in default when:

- the debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

(c.4) Write offs

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering. Subsequent recoveries of an asset that was previously written off, are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.

(c.5) Interest

Interest income and expense is recognised in profit or loss using the effective interest method. In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

(d) Cash and cash equivalents

Cash and cash equivalents in the statements of cash flows comprise cash balances, call deposits and highly liquid short-term investments with a maturity period of less than three months from the acquisition date as cash and cash equivalents.

(e) Trade accounts receivable

A trade receivable is recognised when the Group has an unconditional right to receive consideration. A trade receivable is measured at transaction price less allowance for expected credit loss.

The Group estimates lifetime expected credit losses (ECLs), using a provision matrix to find ECLs rate. This method groups the debtors based on shared credit risk characteristics and past due status, taking into account historical credit loss data, adjusted for factors that are specific to the debtors and an assessment of both current economic conditions and forward-looking general economic conditions at the reporting date.

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(f) Real estate development for sale

Real estate development for sale is real estate that is held with the intention to sell in the ordinary course of business. This real estate is measured at the lower of cost and net realisable value.

The cost of real estate development for sale comprises the cost of land, including acquisition costs, land improvement cost, development expenditure, borrowing costs and other related expenditure. Borrowing costs payable on loans funding real estate development projects are capitalised as part of the cost of the property until the completion of development. Cost of real estate development for sale includes an allocation of common area property development expenditure based on saleable area.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs to complete and to make the sale.

When real estate development for sale are sold, the cost of that real estate is recognised as an expense in the period in which the related revenue is recognised.

(g) Property held for sale

Property are classified as property held for sales if it is highly probable that they will be recovered primarily through sale rather than through continuing use. Such property are measured at the lower of their carrying amount and fair value less cost to sell.

(h) Land and projects held for development

Land and projects held for development measures at cost less allowance for devaluation. The cost comprises cost of land, including acquisition costs, land improvement cost, development expenditure, borrowing costs and other related expenditure.

(i) Investment properties

Investment properties are measured at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed assets includes capitalised borrowing costs.

Depreciation is calculated on a straight-line basis over the estimated useful lives of buildings and improvement of 5 - 25 years and recognised in profit or loss. No depreciation charged on freehold land and assets under construction.

Differences between the proceeds from disposal and the carrying amount of investment property are recognised in profit or loss.

Reclassification to real estate development for sales

When the purpose of a property changes from investment properties to real estate development for sales, the property is reclassified as real estate development for sales at its book value.

Reclassification to property held for sales

When the purpose of a property changes from investment properties to property held for sales, the property is reclassified as property held for sales at its book value.

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(j) Right-of-use rental buildings and equipment

Right-of-use rental buildings and equipment are measured at cost less accumulated depreciation and impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes capitalised borrowing costs, and the costs of dismantling and removing the items and restoring the site on which they are located. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

Differences between the proceeds from disposal and the carrying amount of right-of-use rental buildings and equipment are recognised in profit or loss.

Subsequent costs

The cost of replacing a part of an item of right-of-use rental buildings and equipment is recognised in the carrying amount of the item when the future economic benefits embodied within the part will flow to the Group, and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of right-of-use rental buildings and equipment are recognised in profit or loss as incurred.

Depreciation

Depreciation is calculated on a straight-line basis over the estimated useful lives of each component of an asset and recognised in profit or loss.

The estimated useful lives are as follows:

Right-of-use rental buildings	6 years
Furniture, fixtures and office equipment	5 years
Vehicles	5 years

(k) Intangible assets

Intangible assets that have indefinite useful lives are measured at cost less impairment losses. Intangible assets are measured at cost less accumulated amortisation and impairment losses. Subsequent expenditure is capitalised only when it will generate the future economic benefits. Amortisation is calculated on a straight-line basis over the estimated useful lives of intangible assets and recognised in profit or loss.

The estimated useful lives for the current and comparative are as follows:

Software licences	5 years
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(l) Leases

At inception of a contract, the Group assesses that a contract is, or contains, a lease when it conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At commencement or on modification of a contract, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices of each component. For the leases of property, the Group has elected not to separate non-lease components and accounted for the lease and non-lease components wholly as a single lease component.

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The Group recognises a right-of-use asset and a lease liability at the lease commencement date, except for leases of low-value assets and short-term leases which is recognised as an expense on a straight-line basis over the lease term.

Right-of-use asset is measured at cost, less any accumulated depreciation and impairment loss, and adjusted for any remeasurements of lease liability. The cost of right-of-use asset includes the initial amount of the lease liability adjusted for any prepaid lease payments, plus any initial direct costs incurred. Depreciation is charged to profit or loss on a straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or the Group will exercise a purchase option. In that case, the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment.

The lease liability is initially measured at the present value of all lease payments that shall be paid under the lease. The Group uses the Group's incremental borrowing rate to discount the lease payments to the present value. The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a lease modification. When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

(m) Impairment of non-financial assets

The carrying amounts of the Group's assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the assets' recoverable amounts are estimated.

An impairment loss is recognised in profit or loss if the carrying amount of an asset exceeds its recoverable amount.

The recoverable amount is the greater of the asset's value in use and fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

Impairment losses of assets recognised in prior periods is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(n) Employee benefits

Defined contribution plan

Obligations for contributions to the Group's provident funds are expensed as the related service is provided.

J.S.P. Public Company Limited and its Subsidiaries
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Defined benefit plans

The Group's net obligation in respect of defined benefit plans is calculated by estimating the amount of future benefit that employees have earned in the current and prior periods. The defined benefit obligations is discounted to the present value, which performed annually by a qualified actuary using the projected unit credit method.

Remeasurements of the net defined benefit liability, actuarial gain or loss are recognised immediately in OCI. The Group determines the interest expense on the net defined benefit liability for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period, taking into account any changes in the net defined benefit liability during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in profit or loss. The Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

(o) Provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as a finance cost.

(p) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- *Level 1*: quoted prices in active markets for identical assets or liabilities.
- *Level 2*: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
- *Level 3*: inputs for the asset or liability that are based on unobservable input.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and asset positions at a bid price and liabilities and liability positions at an ask price.

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The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price, the financial instrument is initially measured at fair value adjusted for the difference between the fair value on initial recognition and the transaction price and the difference is recognised in profit or loss immediately. However, for the fair value categorised as level 3, such difference is deferred and will be recognised in profit or loss on an appropriate basis over the life of the instrument or until the fair value level is transferred or the transaction is closed out.

(q) Revenue

Revenue from sale of real estate

Revenue from sale of real estate is recognised when a customer obtains control of the real estate in an amount that reflects the consideration to which the Group expects to be entitled, excluding those amounts collected on behalf of third parties, specific business tax, value added tax or other sales taxes and is after deduction of any discounts and consideration payable to the customer.

For bundled packages, the Group accounts for individual real estate and other products separately if they are distinct and a customer can benefit from it separately. The consideration received is allocated based on their relative stand-alone selling prices.

Deposits and installments received from customers on real estate sold prior to the date of revenue recognition are presented as liabilities in the statement of financial position. Deposits and installments received from customers are recognised as revenue when the Group transfers control over the real estate to the customers, if such advances contain a significant financing component interest expense. Interest expense is recognised using the effective interest method. The Group uses the practical expedient, which allows not to adjust the consideration for any effects of a significant financing component if the period of financing is 12 months or less.

Revenue for rendering of services

Revenue for rendering of services is recognised over time when the services are provided.

Rental income

At inception or on modification of a contract, the Group allocates the consideration in the contract to each component on the basis of their relative standalone selling prices.

At lease inception, the Group considers to classify a lease that transfers substantially all of the risks and rewards incidental to ownership of the underlying asset to lessees as a finance lease. A lease that does not meet this criteria is classified as an operating lease.

The Group recognises lease payments received under operating leases in profit or loss on a straight-line basis over the lease term as part of rental income. Initial direct costs incurred in arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as rental income in the accounting period in which they are earned.

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(r) Income tax

Income tax expense for the year comprises current and deferred tax, which is recognised in profit or loss except to the extent that they relate to items recognised directly in other comprehensive income.

Current tax is recognised in respect of the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for differences relating to investments in subsidiaries and joint ventures to the extent that it is probable that they will not reverse in the foreseeable future.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities, using tax rates enacted or substantively enacted at the reporting date. Current deferred tax assets and liabilities are offset in the separate financial statements.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(s) Earnings (loss) per share

Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

4 Related parties

A related party is a person or entity that has direct or indirect control or joint control, or has significant influence over the financial and managerial decision-making of the Group; a person or entity that are under common control or under the same significant influence as the Group; or the Group has direct or indirect control or joint control or has significant influence over the financial and managerial decision-making of a person or entity.

Relationships with subsidiaries and joint ventures are described in notes 9 and 10. Other related parties that the Group had significant transactions with during the year were as follows:

Name of entities	Nationality	Nature of relationships
<i>As at 31 December 2021</i>		
Mr. Likhit Luesakulkitpaisal	Thailand	Key management personnel, Major shareholders, 10% or more shareholding
SENA Development Public Company Limited	Thailand	Major shareholders, 10% or more shareholding, an having a representative as a director of the Company.
<i>As at 31 December 2020</i>		
Mr. Likhit Luesakulkitpaisal	Thailand	Key management personnel, Major shareholders, 10% or more shareholding
Mr. Boonyong Sawatyanon	Thailand	Key management personnel, Major shareholders, 10% or more shareholding

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<i>Significant transactions with related parties</i> <i>Year ended 31 December</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Subsidiaries				
Rental and service income	-	-	7,753	10,703
Management income	-	-	26,303	16,574
Dividend income	-	-	87,842	390,999
Interest income	-	-	74,251	78,453
Interest expense	-	-	16,201	17,037
Joint ventures				
Interest income	47,718	48,390	47,718	48,390
Key management personnel				
Key management personnel compensation				
Short-term employee benefit	25,346	24,464	25,346	24,464
Post-employment benefits	3,792	4,216	3,792	4,216
Total key management personnel compensation	29,138	28,680	29,138	28,680
Other related parties				
Interest expense	14,443	58,283	14,443	58,283

Balances as at 31 December with related parties were as follows:

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Trade and other receivables				
Subsidiaries	-	-	378,521	409,303
Joint ventures	209,545	162,086	209,545	162,086
	209,545	162,086	588,066	571,389
Less allowance for expected credit loss	-	-	(62,251)	(90,261)
Net	209,545	162,086	525,815	481,128
Loans to				
Subsidiaries	-	-	947,695	1,107,985
Joint ventures	685,545	689,395	685,544	689,395
	685,545	689,395	1,633,239	1,797,380
Less allowance for expected credit loss	(257,552)	(244,556)	(257,551)	(244,556)
Net	427,993	444,839	1,375,688	1,552,824
(Reversal of allowance for) expected credit loss For the year ended as at 31 December 2021				
Trade and other accounts receivable	175	457	(28,010)	53,228
Loan to related parties	12,995	157,181	12,995	244,556
Trade and other payables				
Subsidiaries	-	-	99,850	94,401

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	Consolidated		Separate	
	financial statements	financial statements	financial statements	financial statements
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
<i>Short-term loans from</i>				
Subsidiaries	-	-	646,998	661,602
Other related parties	-	400,000	-	400,000
Net	-	400,000	646,998	1,061,602
<i>Long-term loans from</i>				
Other related parties	-	380,000	-	380,000

The Group and the Company's loans are at the interest rate and due as specified in the agreements.

Guarantee obligations with related parties

As at 31 December 2021, the Company had contingent liabilities form related parties guarantee's to financial institutions for interest-bearing liabilities totalling Baht 68 million (*31 December 2020: Baht 154 million*). Generally, the guarantees are effective so loan as the underlying obligation have not been discharged.

5 Cash and cash equivalents

	Consolidated		Separate	
	financial statements	financial statements	financial statements	financial statements
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Cash on hand	30	68	25	46
Cash at banks	44,692	25,851	14,982	13,267
Total	44,722	25,919	15,007	13,313

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7 Real estate development for sale

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
<i>Real estate under development</i>				
Land and land improvement	1,728,771	1,919,128	736,783	566,458
Construction developing for sales	1,187,396	967,516	793,436	372,673
Capitalised interest	189,960	199,655	88,946	23,181
Total real estate under development	3,106,127	3,086,299	1,619,165	962,312
Real estate completed development	1,139,238	2,158,712	957,396	2,195,553
Total	4,245,365	5,245,011	2,576,561	3,157,865
<i>Less allowance for devaluation</i>	<i>(152,422)</i>	<i>(129,097)</i>	<i>(140,780)</i>	<i>(117,789)</i>
Net	4,092,943	5,115,914	2,435,781	3,040,076
Finance costs capitalised in real estate development for sale during the year	6,338	26,035	2,825	-
Rates of interest capitalised (<i>% per annum</i>)	4.75 - 7.00	5.13 - 7.00	4.75 - 6.50	-
Cost of real estate development for sale recognised in 'cost of sale of real estate:				
- Cost	1,124,613	1,177,504	623,969	774,211
- losses on devaluation to net realisable value	1,325	121,210	991	109,902
Net	1,125,938	1,298,714	624,960	884,113

As at 31 December 2021, real estate under development of the Group and the Company amounting to Baht 2,315 million and Baht 673 million, respectively (2020: Baht 2,631 million and Baht 540 million, respectively) are expected to be completed more than one year after the reporting period.

As at 31 December, the Group had real projects on hand as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Number of projects on hand	25	26	14	14
Total contracts signed according to the sales and purchases agreements of real estate held for transfer ownership <i>(in million Baht)</i>	366	45	289	37

8 Property held for sale

On 6 January 2021, the Company and a subsidiary had entered into land and building purchase and sale agreement with a non-related party. The agreed selling price is totaling Baht 456 million and the transferred date is the same as agreement date. The Group and the Company recognised gain on sales of property held for sales amounting to Baht 129 million in the consolidated financial statements and Baht 117 million in the separate financial statements for the year ended 31 December 2021.

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9 Investments in subsidiaries

	Type of business	Separate financial statements							
		Ownership interest		Cost		Impairment		At cost - net	
		2021	2020	2021	2020	2021	2020	2021	2020
		(%)		(in thousand Baht)					
China Center (Sathorn- Kanlapaphruok) Co., Ltd.	Property development	100.00	100.00	149,980	149,980	-	-	149,980	149,980
J.S.P. Golden Land Co., Ltd.	Property development	100.00	100.00	199,980	199,980	-	-	199,980	199,980
Sampeng 2 Plaza Co., Ltd.	Property development	100.00	100.00	109,980	109,980	-	-	109,980	109,980
J.S.P. Market Co., Ltd. (formerly: J.S.P. Property Management Co., Ltd.)	Property rental	100.00	100.00	1,130,000	1,130,000	842,804	842,804	287,196	287,196
Baan Ruenrom 2015 Co., Ltd.	Property development	100.00	100.00	100,000	100,000	-	-	100,000	100,000
Baan Putthachart 2015 Co., Ltd.	Property development	100.00	100.00	100,000	100,000	-	-	100,000	100,000
Baan Puttharaksa 2015 Co., Ltd.	Property development	100.00	100.00	150,000	150,000	-	-	150,000	150,000
J.S.P. Asplus Co., Ltd.	Property development	100.00	100.00	350,000	350,000	-	-	350,000	350,000
Total				2,289,940	2,289,940	842,804	842,804	1,447,136	1,447,136

All subsidiaries mainly operate in Thailand. None of the Company's subsidiaries are publicly listed and consequently do not have published price quotations.

On 17 December 2021, the Extraordinary General Meeting of Shareholder of China Center (Sathorn- Kanlapaphruok) Company Limited, its subsidiary, passed a resolution to approve dissolution of China Center (Sathorn- Kanlapaphruok) Company Limited. Such subsidiary has registered its dissolution with the Ministry of Commerce on 17 December 2021.

On 17 December 2021, the Extraordinary General Meeting of Shareholder of J.S.P. Golden Land Company Limited, its subsidiary, passed a resolution to approve dissolution of J.S.P. Golden Land Company Limited. Such subsidiary has registered its dissolution with the Ministry of Commerce on 17 December 2021.

Acquisitions of non-controlling interests

On 14 February 2020, the Extraordinary General Meeting of Shareholder of J.S.P. Asplus Company Limited, its subsidiary, passed a resolution to approve an increase its registered capital from Baht 50 million (500,000 ordinary shares with a par value of Baht 100 each) to Baht 350 million (3,500,000 ordinary shares with a par value of Baht 100 each), through the issuance of 3,000,000 ordinary shares with a par value of Baht 100 and call paid-up additional shares in proportion of shareholding total 100% (3,000,000 ordinary shares with a par value of Baht 100 each) amounting Baht 300 million. Such subsidiary increased its registered capital with the Ministry of Commerce on 26 February 2020.

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10 Investments in joint ventures

	Type of business	Ownership interest		Consolidated financial statements		Separate financial statements				At cost - net	
		2021	2020	Equity		Cost		Impairment		2021	2020
		(%)	(%)	2021	2020	2021	2020	2021	2020		
JSP Ocean Co., Ltd.	Property development	55	55	-	-	13,750	13,750	(13,750)	(13,750)	-	-
J.S.P. Chongtian Co., Ltd	Property development	55	55	6,089	12,355	13,750	13,750	(13,750)	(13,750)	-	-
				6,089	12,355	27,500	27,500			-	-

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The Company recorded investment by the equity method. In accordance with the joint venture agreement that the joint venture companies have common making decisions and directions.

All joint ventures mainly operate in Thailand. None of the Group's joint ventures are publicly listed and consequently do not have published price quotations.

The Company has not recognised losses relating to certain investments accounted for using the equity method where its share of losses exceeds the carrying amount of those investments. As at 31 December 2021, the Company's cumulative share of unrecognised losses was Baht 299.83 million (31 December 2020: Baht 287.30 million) The Company has no obligation in respect of these losses.

The following table summarises the financial information of the joint ventures as included in their own financial statements, adjusted for fair value adjustments at acquisition and differences in accounting policies. The table also reconciles the summarised financial information to the carrying amount of the Group's interest in these companies.

	JSP Ocean Co., Ltd.		J.S.P. Chongtian Co., Ltd.	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Revenue	<u>(251,448)</u>	<u>12</u>	<u>30,408</u>	<u>10,639</u>
Comprehensive income (100%)	<u>(22,791)</u>	<u>(363,494)</u>	<u>(11,391)</u>	<u>(58,733)</u>
Total comprehensive income of the Group's interest	<u>(12,535)</u>	<u>(199,922)</u>	<u>(6,265)</u>	<u>(32,303)</u>
Elimination of unrealised profit on downstream sales	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Group's share of total comprehensive income	<u>(12,535)</u>	<u>(199,922)</u>	<u>(6,265)</u>	<u>(32,303)</u>
Current assets	547,583	625,417	817,233	854,810
Non-current assets	50	128	5	32
Current liabilities	842,980	1,114,143	363,785	826,808
Non-current liabilities	249,802	33,760	439,382	5,571
Net assets (100%)	<u>(545,149)</u>	<u>(522,358)</u>	<u>11,071</u>	<u>22,463</u>
Group's share of net assets	<u>(299,832)</u>	<u>(287,297)</u>	<u>6,089</u>	<u>12,355</u>
Cumulative share of unrecognised losses	<u>(299,832)</u>	<u>(287,297)</u>	<u>-</u>	<u>-</u>
Carrying amount of interest in joint ventures	<u>-</u>	<u>-</u>	<u>6,089</u>	<u>12,355</u>

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11 Investment properties

	Consolidated financial statements			Separate financial statements
	Land	Buildings for rent	Total	Land
	<i>(in thousand Baht)</i>			
Cost				
At 1 January 2020	699,129	773,326	1,472,455	596,416
Transfer to real estate development for sale	(17,630)	-	(17,630)	(16,492)
Transfer to property held for sales	(199,195)	(298,906)	(498,101)	(199,195)
Disposals	(6,748)	-	(6,748)	(3,557)
At 31 December 2020 and At 1 January 2021	475,556	474,420	949,976	377,172
Transfer from Property development for sale	-	11,911	11,911	-
Disposals	(68,149)	(70,189)	(138,338)	(28,190)
At 31 December 2021	407,407	416,142	823,549	348,982
Accumulated depreciation and accumulated impairment				
At 1 January 2020	4,589	512,634	517,223	4,589
Depreciation charge for the year	-	58,997	58,997	-
Transfer to property held for sales	-	(198,012)	(198,012)	-
Disposals	-	(2,942)	(2,942)	-
At 31 December 2020 and At 1 January 2021	4,589	370,677	375,266	4,589
Depreciation charge for the year	-	10,076	10,076	-
Disposals	-	(59,037)	(59,037)	-
At 31 December 2021	4,589	321,716	326,305	4,589
Net book value				
At 31 December 2020	470,967	103,743	574,710	372,583
At 31 December 2021	402,818	94,426	497,244	344,393

The leases of investment properties comprise a number of commercial properties that are leased to third parties under operating leases. Each of the leases contains an initial non-cancellable period of 5 months - 15 years. Subsequent renewals are negotiated with the lessee. For some investment property leases, the rental income is fixed under the contracts.

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<i>Year ended 31 December</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
<i>Amounts recognised in profit or loss for investment properties</i>				
Rental income and service	11,240	24,711	4,273	10,763
Repair and maintenance expense	4,097	9,790	-	-
Depreciation expense recognised in - Cost of rental and service	16,969	58,997	-	-
<i>Minimum future cash received under non-cancellable rental and service contract</i>				
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
1 - 5 years	3,681	6,530	23,070	40,770
After 5 years	-	-	32,298	65,272
Total	<u>3,681</u>	<u>6,530</u>	<u>55,368</u>	<u>106,042</u>

As at 31 December 2021, fair value of investment properties amounting to Baht 1,191 million (2020: Baht 1,276 million) were determined by external, independent property valuers and the management, by using Market Comparison Approach and Cost Approach. The fair value of investment property has been categorised as a Level 3 fair value.

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12 Right-of-use rental buildings and equipment

	Consolidated financial statements			
	Right-of- use rental buildings	Office furniture, fixtures and equipment <i>(in thousand Baht)</i>	Vehicles	Total
<i>Cost</i>				
At 1 January 2020	34,962	61,670	16,857	113,489
Addition	-	1,198	1,879	3,077
At 31 December 2020 and 1 January 2021	34,962	62,868	18,736	116,566
Additions	66,802	5,168	9,941	81,911
Disposals	(34,962)	(6,786)	(4,607)	(46,355)
At 31 December 2021	66,802	61,250	24,070	152,122
<i>Accumulated depreciation</i>				
At 1 January 2020	-	46,546	4,117	50,663
Depreciation charge for the year	11,654	8,383	5,501	25,538
At 31 December 2020 and 1 January 2021	11,654	54,929	9,618	76,201
Depreciation charge for the year	12,626	4,926	4,966	22,518
Disposals	(17,363)	(6,595)	(4,606)	(28,564)
At 31 December 2021	6,917	53,260	9,978	70,155
<i>Net book value</i>				
At 31 December 2020	23,308	7,939	9,118	40,365
At 31 December 2021	59,885	7,990	14,092	81,967

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	Separate financial statements			
	Right-of- use rental buildings	Office furniture, fixtures and equipment <i>(in thousand Baht)</i>	Vehicles	Total
Cost				
At 1 January 2020	34,962	44,712	14,304	93,978
Addition	-	1,051	1,879	2,930
At 31 December 2020 and 1 January 2021	34,962	45,763	16,183	96,908
Additions	66,802	5,146	9,941	81,889
Disposals	(34,962)	(3,201)	(4,607)	(42,770)
At 31 December 2021	66,802	47,708	21,517	136,027
Accumulated depreciation				
At 1 January 2020	-	33,394	1,642	35,036
Depreciation charge for the year	11,654	6,607	5,450	23,711
At 31 December 2020 and 1 January 2021	11,654	40,001	7,092	58,747
Depreciation charge for the year	12,626	3,694	4,686	21,006
Disposals	(17,363)	(3,060)	(4,350)	(24,773)
At 31 December 2021	6,917	40,635	7,428	54,980
Net book value				
At 31 December 2020	23,308	5,762	9,091	38,161
At 31 December 2021	59,885	7,073	14,089	81,047

The gross amount of the Group and the Company's fully depreciated right-of-use rental buildings and equipment that was still in use as at 31 December 2021 amounted to Baht 105.94 million and Baht 32.95 million, respectively (2020: Baht 33.95 million and Baht 20.14 million, respectively).

The Group leases a number of building for 3 years and vehicles for 3 - 5 years and paid fixed lease payment. These payment terms are common in Thailand.

The Group entered into office equipment rental for the periods term 2 - 5 years and paid fixed and variable lease payment that are based on usage over the lease term. These payment terms are common in Thailand. The contract will expire within 2024.

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<i>Right-of-use assets</i> <i>At 31 December</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Right-of-use rental building	59,885	23,308	59,885	23,308
Vehicles	323	1,505	323	1,505
Total	60,208	24,813	60,208	24,813

<i>For the year ended 31 December</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			

Amounts recognised in profit or loss

Depreciation of right-of-use assets:				
- Right-of-use rental buildings	12,626	11,654	12,626	11,654
- Vehicles	1,249	3,425	1,249	3,425
Interest on lease liabilities	3,459	2,187	3,459	2,187
Expenses relating to short-term leases	1,468	3,150	793	2,195
Expenses relating to leases of low-value assets	731	625	616	434

In 2021, total cash outflow for leases of the Group and the Company were Baht 15.55 million and Baht 14.76 million, respectively.

13 Interest-bearing liabilities

	Note	Consolidated financial statements					
		2021			2020		
		Secured	Unsecured	Total	Secured	Unsecured	Total
		<i>(in thousand Baht)</i>					
Bank overdrafts		-	-	-	4,607	-	4,607
Short-term loans from related parties	4	-	-	-	400,000	-	400,000
Long-term loans from financial institutions		951,444	-	951,444	965,409	-	965,409
Lease liabilities		4,005	69,096	73,101	-	29,443	29,443
Long-term debentures		437,744	408,259	846,003	487,363	428,059	915,422
Long-term loans from related parties	4	-	-	-	150,000	230,000	380,000
Total interest-bearing liabilities		1,393,193	477,355	1,870,548	2,007,379	687,502	2,694,881

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	Note	Separate financial statements					
		2021			2020		
		Secured	Unsecured	Total (in thousand Baht)	Secured	Unsecured	Total
Bank overdrafts		-	-	-	4,607	-	4,607
Short-term loans from related parties	4	646,998	-	646,998	400,000	661,602	1,061,602
Long-term loans from financial institutions		884,528	-	884,528	810,784	-	810,784
Lease liabilities		4,005	69,096	73,101	-	29,443	29,443
Long-term debentures		437,744	408,259	846,003	487,363	428,059	915,422
Long-term loans from related parties	4	-	-	-	150,000	230,000	380,000
Total interest-bearing liabilities		1,973,275	477,355	2,450,630	1,852,754	1,349,104	3,201,858

Long-term loans from financial institution-secured

As at 31 December 2021, long-term loans of the Group have had condition for repayment the principal by redeemed mortgage collateral at the rate of not less than 50% - 85% of individual unit's sale price and not less than the minimum mortgage redemption under the agreements. Such loan had to settle by 2022 - 2025. The classification of the Group's and the Company's current portion of long-term loans from financial institutions are from on annual sales projection totaling Baht 489.93 million and Baht 446.90 million, respectively. Moreover, the Group and the Company have long-term loans with financial institutions which a maturity date within one-year totaling Baht 280.18 million and Baht 260.28 million, respectively.

Those loans are bear the interest rate of MLR-1% to MLR+1% per annum. The Group have to comply with certain conditions under right and duty of borrower such as the maintenance shareholder structure and debt to equity ratio to maintain at the rate prescribed in the agreements. Those loans are secured by land and structure, including most present and future construction thereon, and guaranteed by the Company and its subsidiaries.

As at 31 December 2021, the Group and the Company have unutilised credit facilities with local financial institutions of Baht 1,154 million and Baht 403 million, respectively (2020: Baht 1,159 million and Baht 518 million, respectively) consisting of credit facilities for general purpose amounting to Baht 25 million and Baht 25 million, respectively (2020: Baht 15.39 million and Baht 15.39 million, respectively), and credit facilities for project development amounting to Baht 1,129 million and Baht 378 million, respectively (2020: Baht 1,143.37 million and Baht 502.37 million, respectively).

Assets used as collateral

Credit facilities of the Group which were secured on assets at carrying value as at 31 December were as follows:

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	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Fixed deposits at financial institutions	28,171	9,242	25,658	7,000
Real estate development for sales	3,918,876	4,900,250	2,435,781	3,040,076
Property held for sale	-	300,089	-	199,195
Land and projects held for development	416,529	394,529	371,819	349,819
Investment properties	484,525	494,044	332,317	348,808
Total	<u>4,848,101</u>	<u>6,098,154</u>	<u>3,165,575</u>	<u>3,944,898</u>

Debentures

	Interest rate <i>(% per annum)</i>	Issuance date	Maturity date	Consolidated / Separate financial statements	
				31 December	
				2021	2020
No. 1/2018*	8.00	23 November 2018	23 May 2022 (formerly: 23 May 2021)	439,200	488,000
No. 2/2018**	8.75	12 December 2018	12 June 2022 (formerly: 12 June 2021)	177,030	196,700
No. 1/2019	8.00	14 March 2019	12 September 2022	232,400	232,400
Total debentures - carrying amount				848,630	917,100
<i>Less debenture issuance expense</i>				<i>(2,627)</i>	<i>(1,678)</i>
Debentures - net				846,003	915,422
<i>Less current portion of debentures</i>				<i>(846,003)</i>	<i>(683,443)</i>
Debentures due more than one year				-	231,979

* At a meeting of Debenture Holders' Meeting of the Company held on 11 May 2021, the debenture holder approved the extension terms of the debenture from maturity within May 2021 to May 2022 with the same interest rate. The Company paid 10% of principal on 24 May 2021.

** At a meeting of Debenture Holders' Meeting of the Company held on 11 May 2021, the debenture holder approved the extension terms of the debenture from maturity within June 2021 to June 2022 with the same interest rate. The Company paid 10% of principal on 14 June 2021.

Movement of debentures before debenture issuance expense for the year ended 31 December has the following details:

	Consolidated / Separate financial statements	
	2021	2020
	<i>(in thousand Baht)</i>	
At 1 January	917,100	929,100
Repayment of debenture during the year	(68,470)	(12,000)
At 31 December	<u>848,630</u>	<u>917,100</u>

The debentures are in the name of specific holders, unsubordinated and partial collateral with land and structures with every 3 months interest payment throughout the term of the debentures.

The debentures contain certain significant covenants such as maintenance of debt to equity ratio etc.

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14 Provision for employee benefits

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Post-employment benefits	31,922	24,552	30,954	23,908

The Group and the Company operate a defined benefit plan based on the requirement of Thai Labour Protection Act B.E 2541 (1998) to provide retirement benefits to employees based on pensionable remuneration and length of service. The defined benefit plans expose the Group to actuarial risks, such as longevity risk, interest rate risk and market (investment) risk.

<i>Present value of the defined benefit obligations</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
At 1 January	24,552	15,878	23,908	15,512
Include in profit or loss:				
Current service cost	8,253	8,323	7,943	8,053
Interest on obligation	511	351	497	343
Benefit paid	(1,394)	-	(1,394)	-
At 31 December	31,922	24,552	30,954	23,908

<i>Principal actuarial assumptions</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(%)</i>			
Discount rate	2.2	2.2	2.2	2.2
Future salary growth	6.0	6.0	6.0	6.0
Employee turnover	0 - 15.0	0 - 15.0	0 - 15.0	0 - 15.0

Assumptions regarding future mortality have been based on published statistics and mortality tables.

At 31 December 2021, the weighted-average duration of the defined benefit obligation was 17 years (2020:17 years)

Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

<i>Effect to the defined benefit obligation</i>	Consolidated financial statements			
	1% increase in assumption		1% decrease in assumption	
<i>At 31 December</i>	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Discount rate	(3,441)	(2,645)	4,098	3,164
Future salary growth	3,917	3,009	(2,580)	(2,580)

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<i>Effect to the defined benefit obligation</i>	Separate financial statements			
	1% increase in assumption		1% decrease in assumption	
<i>At 31 December</i>	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Discount rate	(3,297)	(2,549)	3,942	3,047
Future salary growth	3,750	2,898	(3,217)	(2,487)

15 Legal reserves

Section 116 of the Public Companies Act B.E. 2535 Section 116 requires that a public company shall allocate not less than 5% of its annual net profit, less any accumulated losses brought forward, to a reserve account (“legal reserve”), until this account reaches an amount not less than 10% of the registered authorised capital. The legal reserve is not available for dividend distribution.

16 Segment information and disaggregation of revenue

Management determined that the Group has 2 reportable segments which are the Group’s strategic divisions for different products and services, and are managed separately because they require different marketing strategies. The following summary describes the operations in each of the Group’s reportable segments.

- Segment 1 Real estate business
- Segment 2 Rental and service business

Each segment's performance is measured based on segment profit before tax, as included in the internal management reports that are reviewed by the Group’s chief operating decision maker (CODM). Segment profit before tax is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

J.S.P. Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2021

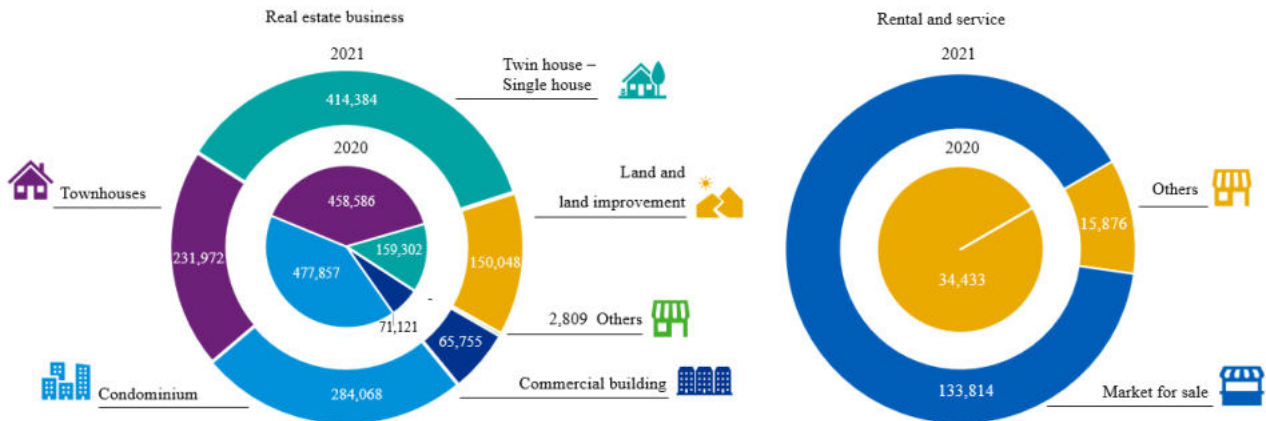
The following table provides information about reportable segments.

<i>For the year ended</i> <i>31 December</i> <i>Information about</i> <i>reportable segments</i>	Real estate business		Rental and service		Consolidated financial statements				Total			
	2021	2020	2021	2020	Total reportable segments		Eliminations		2021	2020		
					2021	2020	2021	2020				
					<i>(in thousand Baht)</i>							
External revenues	1,146,227	1,166,866	145,055	24,711	1,291,282	1,191,577	-	-	1,291,282	1,191,577		
Inter-segment revenue	9,843	16,659	25,032	10,703	34,875	27,362	(38,875)	(27,362)	-	-		
Other income	2,809	-	3,635	9,722	6,444	9,722	-	-	6,444	9,722		
Total revenue	<u>1,158,879</u>	<u>1,183,525</u>	<u>173,722</u>	<u>45,136</u>	<u>1,332,601</u>	<u>1,228,661</u>	<u>(38,875)</u>	<u>(27,362)</u>	<u>1,297,726</u>	<u>1,201,299</u>		
Profit (loss) from operating activities by segment	(308,060)	(729,602)	76,754	(41,900)	(231,306)	(771,502)	(4,438)	16,197	(235,744)	(755,305)		
Finance income									47,739	48,740		
Finance costs									(150,630)	(185,433)		
Share of loss of joint ventures accounted for using equity method									(6,265)	(32,303)		
Loss before income tax									<u>(344,900)</u>	<u>(924,301)</u>		
Segment assets as at 31 December	<u>8,977,888</u>	<u>10,390,342</u>	<u>550,178</u>	<u>847,658</u>	<u>9,528,066</u>	<u>11,238,000</u>	<u>(3,483,390)</u>	<u>(3,953,831)</u>	<u>6,044,676</u>	<u>7,284,169</u>		
Segment liabilities as at 31 December	<u>4,299,980</u>	<u>4,380,352</u>	<u>58,203</u>	<u>1,069,639</u>	<u>4,358,183</u>	<u>5,449,991</u>	<u>(2,074,951)</u>	<u>(2,273,991)</u>	<u>2,283,232</u>	<u>3,176,000</u>		

J.S.P. Public Company Limited and its Subsidiaries
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Disaggregation of revenue by major products line in consolidated financial statements
for the year ended 31 December

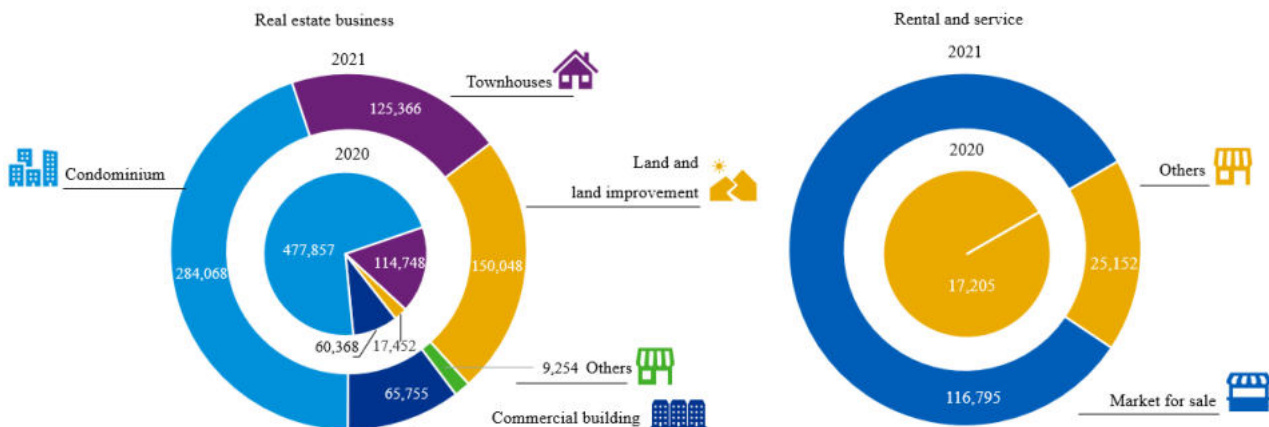
(Unit: in thousand Baht)



Year	Total real estate business revenue	Total rental and service revenue	Total revenue in consolidated financial statements
2021	1,149,036	148,690	1,297,726
2020	1,166,866	34,433	1,201,299

Disaggregation of revenue by major products line in separate financial statements
for the year ended 31 December

(Unit: in thousand Baht)



Year	Total real estate business revenue	Total rental and service revenue	Total revenue in separate financial statements
2021	634,491	141,947	776,438
2020	670,425	17,205	687,630

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Geographical segments

The Group is managed and operates principally in Thailand. There are no material revenues derived from, or assets located in, foreign countries.

Major customer

The Group has no major customer with revenue of 10% or more of an entity's revenues.

<i>Contract liabilities</i>	Consolidated financial statements <i>(in thousand Baht)</i>	Separate financial statements
Deposits and advance received from customers	17,658	11,967

Deposits and advance received from customers primarily related to advance received before recognise revenue from sale on the date and delivered within 12 months from the report date.

17 Expenses by nature

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
(Reversal of allowance for) expected credit loss on assets	13,170	157,639	(15,015)	297,784
Employee benefit expenses	146,721	158,695	148,335	160,097
Impairment loss on investment in subsidiary	-	-	-	42,803
Impairment loss on investment in joint ventures	-	-	-	27,500
Depreciation and amortisation	32,578	88,060	23,197	26,926
Specific business tax	46,320	53,590	28,165	35,097
Advertising and sales promotion	32,096	53,114	19,448	31,930

18 Income tax

<i>Income tax recognised in profit or loss</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Current tax expense				
Current year	1,312	12,019	-	-
Write off withholding tax in prior year	9	1,825	9	-
	1,321	13,844	9	-
Deferred tax expense				
Movements in temporary differences	504	(30,947)	5,380	(35,021)
	504	(30,947)	5,380	(35,021)
Total tax expense (income)	1,825	(17,103)	5,389	(35,021)

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<i>Reconciliation of effective tax rate</i>	Consolidated financial statements				Separate financial statements			
	2021		2020		2021		2020	
	<i>Rate</i>	<i>(in thousand</i>	<i>Rate</i>	<i>(in thousand</i>	<i>Rate</i>	<i>(in thousand</i>	<i>Rate</i>	<i>(in thousand</i>
	<i>(%)</i>	<i>Baht)</i>	<i>(%)</i>	<i>Baht)</i>	<i>(%)</i>	<i>Baht))</i>	<i>(%)</i>	<i>Baht)</i>
Loss before income tax expense		<u>(344,900)</u>		<u>(924,301)</u>		<u>(96,885)</u>		<u>(610,549)</u>
Income tax using the Thai corporation tax rate	20	(68,980)	20	(184,860)	20	(19,377)	20	(122,109)
Income not subject to tax		-		-		(17,568)		(78,200)
Income subject to tax		8,881		13,527		4,053		5,653
Expenses not deductible for tax purposes		6,082		50,221		5,387		66,060
Recognition of previously unrecognised tax losses		(2,651)		(510)		-		-
Share of loss of joint ventures accounted for using equity method		1,253		6,461		-		-
Deductible temporary differences which no deferred tax asset was recognised		35		92		-		-
Current year losses for which no deferred tax asset was recognised		58,366		108,360		32,885		93,575
Write off withholding tax in prior year		9		1,825		9		-
Effect of eliminations		<u>(1,170)</u>		<u>(12,219)</u>		<u>-</u>		<u>-</u>
Total	(1)	<u>1,825</u>	2	<u>(17,103)</u>	(6)	<u>5,389</u>	6	<u>(35,021)</u>

<i>Deferred tax</i> <i>At 31 December</i>	Consolidated financial statements				Separate financial statements			
	Assets		Liabilities		Assets		Liabilities	
	2021	2020	2021	2020	2021	2020	2021	2020
	<i>(in thousand Baht)</i>							
Total	79,196	79,336	(2,975)	(2,611)	50,093	55,177	(2,454)	(2,158)
Set off of tax	<u>(2,975)</u>	<u>(2,611)</u>	<u>2,975</u>	<u>2,611</u>	<u>(2,454)</u>	<u>(2,158)</u>	<u>2,454</u>	<u>2,158</u>
Net deferred tax assets	<u>76,221</u>	<u>76,725</u>	<u>-</u>	<u>-</u>	<u>47,639</u>	<u>53,019</u>	<u>-</u>	<u>-</u>

J.S.P. Public Company Limited and its Subsidiaries
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	Consolidated financial statements		
	At 1 January	(Charged) / Credited to profit or loss	At 31 December
<i>(in thousand Baht)</i>			
Deferred tax			
2021			
Deferred tax assets			
Allowance for expected credit loss on trade and other receivables	2,243	-	2,243
Allowance for devaluation of real estate development for sale	26,754	3,730	30,484
Allowance for impairment of land and projects held for development	4,400	(4,400)	-
Accrued repairing cost	4,420	-	4,420
Provision for employee benefits	4,910	1,474	6,384
Other non-current provision	1,300	87	1,387
Loss carry forward	13,094	3,969	17,063
Effect of eliminations	21,635	(4,420)	17,215
Others	580	(580)	-
Total	79,336	(140)	79,196
Deferred tax liabilities			
Deferred finance costs	2,515	366	2,881
Lease liabilities	96	(2)	94
Total	2,611	364	2,975
Net	76,725	(504)	76,221
2020			
Deferred tax assets			
Allowance for expected credit loss on trade and other receivables	2,243	-	2,243
Allowance for devaluation of real estate development for sale	1,577	25,177	26,754
Allowance for impairment of land and projects held for development	4,400	-	4,400
Accrued repairing cost	6,173	(1,753)	4,420
Provision for employee benefits	3,175	1,735	4,910
Other non-current provision	-	1,300	1,300
Loss carry forward	5,317	7,777	13,094
Effect of eliminations	24,752	(3,117)	21,635
Others	648	(68)	580
Total	48,285	31,051	79,336
Deferred tax liabilities			
Deferred finance costs	2,507	8	2,515
Lease liabilities	-	96	96
Total	2,507	104	2,611
Net	45,778	30,947	76,725

J.S.P. Public Company Limited and its Subsidiaries
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	Separate financial statements		
	At 1 January	(Charged) / Credited to profit or loss (in thousand Baht)	At 31 December
Deferred tax			
2021			
Deferred tax assets			
Allowance for expected credit loss on trade and other receivables	19,962	(5,603)	14,359
Allowance for devaluation of real estate development for sale	24,376	3,780	28,156
Allowance for impairment of land and projects held for development	4,400	4,400	-
Provision for employee benefits	4,782	1,409	6,191
Other non-current provision	1,300	87	1,387
Others	357	(357)	-
Total	55,177	(5,084)	50,093
Deferred tax liabilities			
Deferred finance costs	2,062	298	2,360
Financial lease liabilities	96	(2)	94
Total	2,158	296	2,454
Net	53,019	(5,380)	47,639
2020			
Deferred tax assets			
Allowance for expected credit loss on trade and other receivables	9,316	10,646	19,962
Allowance for devaluation of real estate development for sale	1,577	22,799	24,376
Allowance for impairment of land and projects held for development	4,400	-	4,400
Accrued repairing cost	1,752	(1,752)	-
Provision for employee benefits	3,102	1,680	4,782
Other non-current provision	-	1,300	1,300
Others	357	-	357
Total	20,504	34,673	55,177
Deferred tax liabilities			
Deferred finance costs	2,507	(445)	2,062
Financial lease liabilities	-	96	96
Total	2,507	(349)	2,158
Net	17,997	35,022	53,019
Unrecognised deferred tax assets	Consolidated financial statements	Separate financial statements	
	2021	2020	2021
			2020
	<i>(in thousand Baht)</i>		
Deductible temporary differences	3,815	3,815	-
Loss carry forward	185,322	126,921	96,850
Total	189,137	130,736	96,850

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The tax losses expire in 2024 - 2026. The deductible temporary differences do not expire under current tax legislation. The Group has not recognised these items as deferred tax assets because it is not probable that the Group will have sufficient future taxable profit to utilise the benefits therefrom.

19 Basic loss per share

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht / thousand shares)</i>			
Loss attributable to ordinary shareholders for the year ended 31 December				
Loss for the year attributable to equity holders of the Company (basic)	(346,724)	(907,198)	(102,274)	(575,528)
Number of ordinary shares outstanding	4,200,000	4,200,000	4,200,000	4,200,000
Basic loss per share (in Baht)	(0.083)	(0.216)	(0.024)	(0.137)

20 Financial instruments

(a) Carrying amounts and fair values

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

	<i>Note</i>	Consolidated financial statements / Separate financial statement	
		Carrying amount	Fair value
At 31 December		Financial instruments	
		measured at amortised cost	
		<i>(in thousand Baht)</i>	
2021			Level 2
Financial liability			
Debentures	13	846,003	847,808
2020			
Financial liabilities			
Debentures	13	915,422	916,295

The following tables present valuation technique of financial instruments measured at fair value in the statements of financial position.

Type	Valuation technique
Debentures	Determined based on quoted prices in the debentures market from the Thai Bond Market Association by using the closing price at the end of the reporting period.

The book value of long-term loans to and long-term loans from are approximate to the fair value because of contractual interest rate is taken to approximate the discount rate which measured at fair value by discounted projected cash flows method.

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(b) Financial risk management policies

Risk management framework

The Group's board of directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The board of directors has established the risk management committee, which is responsible for developing and monitoring the Group's risk management policies. The committee reports regularly to the board of directors on its activities.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Group audit committee oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Group audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's trade and other receivables from customers.

1) Trade and other receivables

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and country in which customers operate.

The risk management committee has established a credit policy under which each new customer is analysed individually for creditworthiness before the Group's standard payment and delivery terms and conditions are offered. The Group's review includes external ratings, if they are available, financial statements, credit agency information, industry information and in some cases bank references.

The Group limits its exposure to credit risk from trade accounts receivables by establishing a maximum payment period of 3 months.

Loss rates are based on actual credit loss experience over the past 3 years. These rates are multiplied by scalar factors to reflect differences between economic conditions during the period over which the historical data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

2) Loans to

The Group monitors changes in credit risk by tracking published external credit ratings. To determine whether published ratings remain up to date and to assess whether there has been a significant increase in credit risk at the reporting date that has not been reflected in published ratings.

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The following table presents the exposure to credit risk for loan to. It indicates whether assets measured at amortised cost were subject to a 12-month ECL or lifetime ECL allowance and, in the latter case, whether they were credit-impaired.

	Consolidated financial statements			Total
	12-months ECL	Lifetime ECL - not credit- impaired <i>(in thousand Baht)</i>	Lifetime ECL - credit- impaired	
<i>At 31 December 2021</i>				
Loans to related parties	-	-	685,544	685,544
Less allowance for expected credit loss	-	-	(257,551)	(257,551)
Net	-	-	427,993	427,993
<i>At 31 December 2020</i>				
Loans to related parties	-	-	689,395	689,395
Less allowance for expected credit loss	-	-	(244,556)	(244,556)
Net	-	-	444,839	444,839
	Separate financial statements			Total
	12-months ECL	Lifetime ECL- not credit- impaired <i>(in thousand Baht)</i>	Lifetime ECL - credit- impaired	
<i>At 31 December 2021</i>				
Loans to related parties	947,695	-	685,544	1,633,239
Less allowance for expected credit loss	-	-	(257,551)	(257,551)
Net	947,695	-	427,993	1,375,688
<i>At 31 December 2020</i>				
Loans to related parties	1,107,985	-	689,395	1,797,380
Less allowance for expected credit loss	-	-	(244,556)	(244,556)
Net	1,107,985	-	444,839	1,552,824

J.S.P. Public Company Limited and its Subsidiaries
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<i>Movement of allowance for expected credit loss</i>	Consolidated financial statements / Separate financial statements			Total
	12-months ECL	Lifetime ECL- not credit-impaired <i>(in thousand Baht)</i>	Lifetime ECL - credit-impaired	
At 1 January 2020	-	-	-	-
Net remeasurement of loss allowance	-	-	244,556	244,556
At 31 December 2020 and 1 January 2021	-	-	244,556	244,556
Net remeasurement of loss allowance	-	-	12,995	12,995
At 31 December 2021	-	-	257,551	257,551

Guarantees

The Group's policy is to provide financial guarantees only for subsidiaries' liabilities. At 31 December 2021, the Group has issued a guarantee to certain banks in respect of credit facilities granted to 3 subsidiaries (see note 4).

Liquidity risk

The Group monitors its liquidity risk and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations and to mitigate the effects of fluctuations in cash flows.

The following table are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted and include contractual interest payments and exclude the impact of netting agreements.

<i>At 31 December 2021</i>	Consolidated financial statements			Total
	Carrying amount	1 year or less <i>(in thousand Baht)</i>	Contractual cash flows More than 1 year but less than 5 years	
<i>Non-derivative financial liabilities</i>				
Trade and other payables	339,977	339,977	-	339,977
Loans from financial institutions	951,444	775,152	163,119	938,271
Lease liabilities	73,101	20,028	65,891	85,919
Debentures	846,003	848,630	-	848,630
	2,210,525	1,983,787	229,010	2,212,797
<i>At 31 December 2020</i>				
<i>Non-derivative financial liabilities</i>				
Bank overdrafts	4,607	4,607	-	4,607
Trade and other payables	406,803	406,803	-	406,803
Loans from financial institutions	965,409	908,129	68,176	976,305
Loans from related parties	780,000	400,000	380,000	780,000
Lease liabilities	29,443	14,916	16,235	31,151
Debentures	915,422	684,700	232,400	917,100
	3,101,684	2,419,155	696,811	3,115,966

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<i>At 31 December 2021</i>	Carrying amount	Seperate financial statements			Total
		Contractual cash flows			
		1 year or less	More than 1 year but less than 5 years		
		<i>(in thousand Baht)</i>			
<i>Non-derivative financial liabilities</i>					
Trade and other payables	240,460	240,460	-		240,460
Loans from financial institutions	884,528	711,042	159,128		870,170
Loans from related parties	646,998	646,998	-		646,998
Lease liabilities	73,101	20,028	65,891		85,919
Debentures	846,003	848,630	-		848,630
	<u>2,691,090</u>	<u>2,467,158</u>	<u>225,019</u>		<u>2,692,177</u>
 <i>At 31 December 2020</i>					
<i>Non-derivative financial liabilities</i>					
Bank overdrafts	4,607	4,607	-		4,607
Trade and other payables	265,303	265,303	-		265,303
Loans from financial institutions	810,784	765,567	53,847		819,414
Loans from related parties	1,441,602	1,061,602	380,000		1,441,602
Lease liabilities	29,443	14,916	16,235		31,151
Debentures	915,422	684,700	232,400		917,100
	<u>3,467,161</u>	<u>2,796,695</u>	<u>682,482</u>		<u>3,479,177</u>

Market risk

The Group is exposed to the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk is as follows:

Interest rate risk

Interest rate risk is the risk that future movements in market interest rates will affect the results of the Group's operations and its cash flows because loan interest rates (see note 13) are mainly fixed except loans from financial institutions are variable interest rate. However, the fluctuation of interest rate are currently low, so the Group has low interest rate risk. The sensitivity impact to the increase or decrease in interest expenses from borrowings, as a result of changes in interest rates is immaterial on financial statements of the Group.

21 Capital management

The Board of Directors' policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board monitors the return on capital, which the Group defines as result from operating activities divided by total shareholders' equity, excluding non-controlling interests and also monitors the level of dividends to ordinary shareholders.

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22 Commitments with non-related parties

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	<i>(in thousand Baht)</i>			
Capital commitments				
Project construction contracts	78,564	517,946	31,486	437,018
Agreements for public utilities development for projects	11,356	83,551	6,321	34,820
Total	89,920	601,497	37,807	471,838
Other commitments				
Bank guarantees	469,833	410,408	152,003	117,955

The bank guarantees are secured by the bank deposits and the mortgage of land and land improvement and debentures of related parties.

23 Contingent liabilities

As at 31 December 2021, the Group and the Company have contingent liabilities as a result of being sued by other companies and individuals in various cases due to default of contract and others totalling Baht 81.81 million and Baht 81.54 million, respectively. Presently, the cases are being considered by court. However, the Group have set aside provision of Baht 6.93 million and Baht 6.93 million, respectively, in Consolidated financial statement and separate financial statements that may arise as a result of these cases, based on the opinion of their management.

During 2021, two joint ventures were sued by a shareholder to call for them repay at the amount of promissory notes with interest which issued by two joint ventures to shareholder totaling Baht 658.43 million. Presently, the cases are in the process of gathering relevant information and submit to the Civil Court. However, the management believed that such cases are no material impact on the Group's financial statements. As at 31 December 2021, the Company has loan to two joint ventures and accrued interest income totaling Baht 893.50 million. The Company has set allowance for expected credit losses from such loan totaling Baht 257.55 million by considering the received amount in accordance with promissory notes.