

(TRANSLATION)
INDEPENDENT AUDITOR'S REPORT

To the Shareholders and Board of Directors of BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

Opinion

I have audited the accompanying financial statements of BAAN ROCK GARDEN PUBLIC COMPANY LIMITED (“the Company”), which comprise the statement of financial position as at 31 December 2022, the statement of comprehensive income, the statement of changes in shareholders’ equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of BAAN ROCK GARDEN PUBLIC COMPANY LIMITED as at 31 December 2022, its financial performance and its cash flows for the year then ended in accordance with Thai Financial Reporting Standards.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Revenue recognition from sales of real estate

The Company recognises the revenues from sales of real estate is disclosed per the accounting policy in Note 4.14 to the financial statements. Revenue from sales of real estate is significant transaction and affects to the operation of the Company. In addition, the Company has entered into sale and purchase agreement for allotted land with construction with a large number of customers and there are a variety of conditions, pertaining to matters such as sales promotions and offering special discounts to boost sales. I therefore identified the revenue recognition from sales of real estate as a key audit matter and focused on the occurrence, amount and timing of the revenue recognition.

I have examined the revenue recognition from sales of real estate, included

- Assessing and testing the effectiveness of the Company's IT general controls and internal controls with respect to the cycle of revenue from sales of real estate by making enquiry of responsible executives, gaining an understanding of the controls and selecting representative samples to test the operation of the designed controls.
- Examining sales transactions for actual sales transactions occurring during the year and near the end of the accounting period, to check the sale and purchase agreement for allotted land with construction, supporting documents of sales transactions and ownership transfer document to assess whether the revenue recognition was consistent with the conditions of the relevant agreements, and whether it was in compliance with the Company's policy.
- Examining sales promotions and providing discount whether the accounting record is corresponded with Thai Financial Reporting Standards.
- Performing analytical procedures of each project to detect possible irregularities in sales transactions of revenue from sale throughout the period.

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 financial statements and my auditor's report thereon, which is expected to be made available to me after the date of this auditor's report.

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

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the 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 for correction of the misstatement.

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the 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 Thai Standards on Auditing 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 financial statements.

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

- Identify and assess the risks of material misstatement of the 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 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 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 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 Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 if 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 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 information.

(Miss Waraporn Intaraprasit)

Certified Public Accountant Registration No. 7881

CWWP Company Limited

Bangkok,

21 February 2023

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

(Unit : Baht)

	Notes	31 December 2022	31 December 2021
ASSETS			
CURRENT ASSETS			
Cash and Cash Equivalents	5	99,584,581.13	131,472,595.65
Other Current Receivables	6	973,790.91	1,401,063.43
Inventories	7	144,799,818.89	215,187,726.82
Other Current Financial Assets	8	44,858,554.49	-
TOTAL CURRENT ASSETS		290,216,745.42	348,061,385.90
NON-CURRENT ASSETS			
Land Held for Development	9	1,020,067,969.36	881,191,576.14
Investment Property	10	9,392,458.69	9,755,836.70
Property, Plant and Equipment	11	3,542,285.47	2,787,770.34
Right-of-Use Assets	12.1	11,841,398.75	3,970,836.87
Intangible Assets		11,041.23	15,749.23
Deferred Tax Assets	13	2,083,633.80	2,268,385.72
Deposit at Bank used as Collateral	14	-	53,429,786.91
Other Non-Current Assets	15	487,429.99	16,933,435.12
TOTAL NON-CURRENT ASSETS		1,047,426,217.29	970,353,377.03
TOTAL ASSETS		1,337,642,962.71	1,318,414,762.93

Notes to the financial statements are an integral part of this financial statements.

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

(Unit : Baht)

	Notes	31 December 2022	31 December 2021
LIABILITIES AND SHAREHOLDERS' EQUITY			
CURRENT LIABILITIES			
Trade and Other Current Payables	16	31,396,630.58	25,591,556.72
Lease Liabilities - Current Portion	12.2	2,512,644.83	744,871.16
Current Income Tax Payable		3,850,856.12	9,027,314.88
Provision-Accrued Interest	28.3	6,627,996.31	6,627,996.31
TOTAL CURRENT LIABILITIES		44,388,127.84	41,991,739.07
NON-CURRENT LIABILITIES			
Lease Liabilities	12.2	4,984,028.70	1,941,140.30
Deferred Tax Liabilities	13	-	2,017.08
Non-Current Provisions for Employee Benefit	17	1,015,472.88	1,055,508.06
Other Non-Current Liabilities		1,979,803.16	1,812,139.42
TOTAL NON-CURRENT LIABILITIES		7,979,304.74	4,810,804.86
TOTAL LIABILITIES		52,367,432.58	46,802,543.93

Notes to the financial statements are an integral part of this financial statements.

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

(Unit : Baht)

	Notes	31 December 2022	31 December 2021
SHAREHOLDERS' EQUITY			
Share Capital	18		
Authorized Share Capital			
1,231,099,916 Ordinary Shares @ Baht 1.00		1,231,099,916.00	1,231,099,916.00
Issued and Paid-Up Share Capital			
1,025,000,181 Ordinary Shares @ Baht 1.00		1,025,000,181.00	1,025,000,181.00
Share Premium on Ordinary Shares		32,123,707.55	32,123,707.55
Retained Earnings			
Appropriated			
Legal Reserve		26,750,000.00	25,250,000.00
Unappropriated		200,252,174.75	188,088,863.62
Other Components of Shareholder's Equity		1,149,466.83	1,149,466.83
TOTAL SHAREHOLDERS' EQUITY		1,285,275,530.13	1,271,612,219.00
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		1,337,642,962.71	1,318,414,762.93

Notes to the financial statements are an integral part of this financial statements.

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2022

(Unit : Baht)

	Notes	31 December 2022	31 December 2021
Revenue from Sales		218,977,904.00	248,539,411.00
Costs of Sales		(133,449,918.02)	(148,091,139.14)
GROSS PROFIT		85,527,985.98	100,448,271.86
Other Incomes		5,170,057.69	2,682,826.14
Distribution Costs		(20,889,763.03)	(23,130,022.57)
Administrative Expenses		(32,036,885.31)	(25,312,015.12)
Finance Costs		(1,126,726.21)	(185,625.96)
PROFIT BEFORE INCOME TAX		36,644,669.12	54,503,434.35
Tax (Expense) Income	22.1	(12,773,942.14)	(16,495,058.97)
PROFIT FOR THE YEAR		23,870,726.98	38,008,375.38
OTHER COMPREHENSIVE INCOME (EXPENSE)			
ITEMS THAT WILL NOT BE SUBSEQUENTLY RECLASSIFIED TO			
PROFIT OR LOSS			
Gain (loss) on Remeasurements of Defined Benefit Plans - Net of Tax	22.2	41,920.24	(256,218.76)
TOTAL ITEMS THAT WILL NOT BE SUBSEQUENTLY RECLASSIFIED TO			
PROFIT OR LOSS - NET OF TAX			
		41,920.24	(256,218.76)
TOTAL OTHER COMPREHENSIVE INCOME (EXPENSE) - NET OF TAX		41,920.24	(256,218.76)
TOTAL COMPREHENSIVE INCOME (EXPENSE) FOR THE YEAR		23,912,647.22	37,752,156.62
BASIC EARNINGS PER SHARE		0.02	0.04

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED
STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
For the year ended 31 December 2022

(Unit : Baht)

	Notes	Issued and Paid-up Share Capital	Share Premium on Ordinary Shares	Retained Earnings		Other Components of	Total
				Appropriated Legal Reserve	Unappropriated	Shareholder's Equity Surplus from Change in Shareholders Structure	
Balance as at 1 January 2021		1,025,000,181.00	32,123,707.55	23,250,000.00	172,836,710.62	1,149,466.83	1,254,360,066.00
Changes in Shareholder's Equity							
Appropriated Legal Reserve	19	-	-	2,000,000.00	(2,000,000.00)	-	-
Dividend Payment	21.1	-	-	-	(20,500,003.62)	-	(20,500,003.62)
Profit for the Year		-	-	-	38,008,375.38	-	38,008,375.38
Other Comprehensive Income (Expense)		-	-	-	(256,218.76)	-	(256,218.76)
Total Changes in Shareholder's Equity		-	-	2,000,000.00	15,252,153.00	-	17,252,153.00
Balance as at 31 December 2021		1,025,000,181.00	32,123,707.55	25,250,000.00	188,088,863.62	1,149,466.83	1,271,612,219.00
Balance as at 1 January 2022		1,025,000,181.00	32,123,707.55	25,250,000.00	188,088,863.62	1,149,466.83	1,271,612,219.00
Changes in Shareholder's Equity							
Appropriated Legal Reserve	19	-	-	1,500,000.00	(1,500,000.00)	-	-
Dividend Payment	21.2	-	-	-	(10,249,336.09)	-	(10,249,336.09)
Profit for the Year		-	-	-	23,870,726.98	-	23,870,726.98
Other Comprehensive Income (Expense)		-	-	-	41,920.24	-	41,920.24
Total Changes in Shareholder's Equity		-	-	1,500,000.00	12,163,311.13	-	13,663,311.13
Balance as at 31 December 2022		1,025,000,181.00	32,123,707.55	26,750,000.00	200,252,174.75	1,149,466.83	1,285,275,530.13

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF CASH FLOWS

For the year ended 31 December 2022

(Unit : Baht)

	Notes	31 December 2022	31 December 2021
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit for the Year		23,870,726.98	38,008,375.38
Adjustment			
Adjusted Tax Expense		12,773,942.14	16,495,058.97
Adjusted Interest Income		(747,821.22)	(1,018,130.30)
Adjusted Finance Costs		1,126,726.21	185,625.96
Depreciation and Amortization		3,729,616.17	2,895,023.72
Adjusted with Loss on Decline in Value of Inventories		606,596.52	-
Adjusted Provisions for Employee Benefit		253,865.12	160,764.00
Adjusted with (Gain) Loss on Sales of Property, Plant and Equipment		(895,193.48)	-
Adjusted with (Gain) Loss on Sales of Right-of-Use Assets		(313,345.97)	-
Adjusted with (Gain) on Sales of Other Current Financial Assets		-	(62,865.30)
Adjusted with (Gain) on Written-off of Trade and Other Current Payables		-	(30,931.83)
Adjusted Other Current Receivables (Increase) Decrease		285,950.76	451,027.98
Adjusted Inventories (Increase) Decrease		(63,062,010.09)	(114,337,246.36)
Cash Paid for Purchase of Land Held for Development		(112,623,158.22)	(70,325,233.31)
Cash Paid for Deposit of Land Held for Development		-	(16,500,000.00)
Adjusted Other Non-Current Assets (Increase) Decrease		(87,229.87)	(63,249.74)
Adjusted Trade and Other Current Payables Increase (Decrease)		(2,081,603.71)	(3,994,188.21)
Cash Paid for Provisions for Employee Benefit		(1,850,000.00)	-
Adjusted Other Non-Current Liabilities Increase (Decrease)		167,663.74	479,998.99
Adjusted Inventories Reduced to be Costs of Sales		132,843,321.50	148,091,139.14
NET CASH PROVIDED FROM (USED IN) OPERATING ACTIVITIES		(6,001,953.42)	435,169.09
Interest Income		857,787.37	547,564.06
Interest Expense		(890,110.67)	-
Income Tax		(17,778,146.12)	(19,030,689.14)
NET CASH PROVIDED FROM (USED IN) OPERATING ACTIVITIES		(23,812,422.84)	(18,047,955.99)

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF CASH FLOWS

For the year ended 31 December 2022

(Unit : Baht)

	Notes	31 December 2022	31 December 2021
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash Paid in Other Current Financial Assets - Financial Institution Deposits - Fixed Accounts		(44,858,554.49)	-
Cash Received from Sales of Other Current Financial Assets - Investments in Opened-end Mutual Fund		-	70,170,045.49
Cash Received from Sales of Property, Plant and Equipment		1,471,962.61	-
Cash Paid for Purchase of Property, Plant and Equipment		(2,112,916.23)	(4,001,488.22)
Cash Paid for Payables for Assets		(182,000.00)	-
Cash Received from Sales of Right-of-Use Assets		800,000.00	-
Cash Paid for Purchase of Right-of-Use Assets		(4,000,000.00)	-
Cash Received from Deposit at Bank used as Collateral		53,429,786.91	1,885,483.54
Cash Received from Interest Income		31,355.61	154,258.96
NET CASH PROVIDED FROM (USED IN) INVESTING ACTIVITIES		4,579,634.41	68,208,299.77
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash Paid for Lease Liabilities		(2,405,890.00)	(2,709,888.00)
Cash Paid for Dividends		(10,249,336.09)	(20,500,003.62)
NET CASH PROVIDED FROM (USED IN) FINANCING ACTIVITIES		(12,655,226.09)	(23,209,891.62)
NET CASH AND CASH EQUIVALENTS INCREASE (DECREASE)		(31,888,014.52)	26,950,452.16
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR		131,472,595.65	104,522,143.49
CASH AND CASH EQUIVALENTS AT ENDING OF THE YEAR	5	99,584,581.13	131,472,595.65

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 December 2022****1. General Information**

Baan Rock Garden Public Company Limited (“the Company”) is a public limited company and is incorporated in Thailand. The Company is listed on Stock Exchange of Thailand. The address of the Company’s registered office is 601 Ramkhamheang 39 Pracha-Uthit Road, Wangthonglang, Bangkok Thailand.

The Company’s major shareholder is the Chinprapinporn family is a shareholder, holding 21.01% Silaprarat family, holding 19.73% and Chonecadeedumrongkul family is a shareholder, holding 16.50% of the issued and paid-up share capital.

The principal activities of the Company involve the business of real estate development in type of allotted houses so as for disposal while there is the project of completed development and being development in progress at Bangkok, Phuket, Rayong and Samutprakran.

2. Basis of Preparation of Financial Statements

- 2.1 The financial statements have been prepared in accordance with Thai Financial Reporting Standards including related interpretations and guidelines promulgated by the Federation of Accounting Professions, applicable rules and regulations of the Securities and Exchange Commission and The Stock Exchange of Thailand.
- 2.2 The financial statements were presented in compliance with the notification of Department of Business Development regarding of brief particulars must be contained in financial statements.
- 2.3 In order to prepare the financial statements to comply with financial reporting standards, the Company’s management had to make some estimates and assumptions which may have an effect on the amount shown for revenues, expenses, assets and liabilities and also on the disclosures concerning assets and contingent liabilities, therefore the actual result may differ from the estimated amount.
- 2.4 The financial report in Thai language is the official statutory financial report of the Company. The financial report in English language has been translated from the financial report in Thai language.

3. Financial Reporting Standards

3.1 Financial Reporting Standards that became Effective in the Current Year

During the year, the Company has adopted the revised financial reporting standards and interpretations which are effective for fiscal periods beginning on or after 1 January 2022. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The adoption of these financial reporting standards does not have any significant impact on the Company's financial statements.

3.2 Financial Reporting Standards that will become Effective for Fiscal Years Beginning on or After 1 January 2023

The Federation of Accounting Professions issued a number of revised financial reporting standards, which are effective for fiscal years beginning on or after 1 January 2023. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and, for some standards, providing temporary reliefs or temporary exemptions for users.

The management of the Company assessed that the amendments to this financial reporting standards does not have any significant impact on the Company's financial statements.

4. Significant Accounting Policies

4.1 Measurements bases used in the Preparation of Financial Statements

Measurement bases used in the preparation of financial statements are historical cost measurement basis and combination of variety measurement bases used. Some assets and liabilities that use other measurement bases have been disclosed the measurement bases used in the particular accounting policies.

4.2 Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, deposits with banks and other short-term highly liquid investments with original maturities of three months or less and free from restrictions.

4.3 Other Current Receivables

Other Current receivables are stated at cost net of allowance for expected credit losses.

In determining the expected credit losses are based on the payment profiles and the corresponding historical credit losses. The impairment losses are recognised in profit or loss within administrative expenses.

4.4 Inventories

Inventories consisted of cost of real estate development for sale and under development are reflected according to the cost price or net realizable value whichever is lower. Cost price is composed of cost of land acquisition, land development, project construction, cost to public utility system and direct other expenses.

4.5 Financial Instruments

Classification and measurement of financial assets

The classification of financial assets depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

Financial assets are subsequently measured in the following categories:

- Financial assets measured subsequently at amortised cost.
- Financial assets measured subsequently at fair value through profit or loss or through other comprehensive income.
- Financial assets at amortised cost

The Company measures financial assets at amortised cost if the financial asset is held in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest rate ("EIR") method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

- Financial assets at FVTPL

Financial assets measured at FVTPL are carried in the statement of financial position at fair value with net changes in fair value recognised in profit or loss.

Classification and measurement of financial liabilities

At initial recognition, the Company measures financial liabilities at fair value and reclassifies all financial liabilities as subsequently measured at amortised cost.

At initial recognition, the Company measures a financial asset and liabilities at its fair value plus or minus, in the case of a financial asset not at FVPL, transaction costs that are directly attributable to the acquisition of the financial asset and liabilities. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Derecognition of financial instruments

A financial asset is primarily derecognised when the rights to receive cash flows from the asset have expired or have been transferred and either the Company has transferred substantially all the risks and rewards of the asset, or the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amount is recognised in the statement of profit or loss.

Impairment of financial assets

For trade receivables, the Company applies a simplified approach in calculating ECLs and recognises a loss allowance based on lifetime ECLs at each reporting date. It is based on its historical credit loss experience and adjusted for forward-looking factors specific to the debtors and the economic environment.

A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

4.6 Land Held for Development

Land held for development means the land the Company aims to hold for the future benefit and recorded as non-current asset by reflecting according to the cost price which may adjust by allowance for asset impairment. The cost price is composed by land cost and other related expense so as to acquire the land.

4.7 Investment Property

Investment property is land and building which the Company held for purpose to earn rental income or for asset appreciation, is stated at initial cost deducted by the accumulated depreciation and the accumulated impairment loss (if any).

Depreciation is calculated on a straight-line method over the approximate useful lives as follows:

Building	20 years
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There is no depreciation for land.

On disposal of investment property, the difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period when the asset is derecognised.

4.8 Property, Plant and Equipment

Land is recorded at initial cost. Plant and equipment are recorded at initial cost after deduction of accumulated depreciation, accumulated loss on impairment (if any) and calculated depreciation on a straight-line method over their approximate useful lives are as follows:

Building	20 years
Fixture and building improvements	10 years
Vehicles	5 years
Office equipment	5 years

Replacement cost will be capitalized as a part of carrying amount of assets when it is probable that the Company will obtain the future economic benefits from that transaction and able to measure the cost of that transaction reliably. Replacement cost will be depreciated by the basis of approximate useful lives. Repair and maintenance expenses are recognized as expense in profit or loss for the period that they incurred.

Gain or loss on disposal of property, plant and equipment is computed from discrepancy between net proceed and carrying amount and recognized as revenue or expense in the profit or loss when incurred.

4.9 Leases

- Leases - where the Company is the lessee

At inception of a contract, the Company assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Company recognises a right-of-use (ROU) asset and a lease liability at the lease commencement date. The ROU asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, initial direct costs and estimated costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any incentive received.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease, if the rate can be readily determined. If that rate cannot be readily determined, the Company uses the Company incremental borrowing rate.

Lease payments included in the measurement of the lease liability are as follows:

- fixed payments including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee;
- the exercise price, under a purchase option that the Company is reasonably certain to exercise, lease payments in an optional renewal period; and
- payments of penalties for early termination of a lease if the Company is reasonably certain to terminate early.

To apply a cost model, the Company measures the ROU asset at cost, less accumulated depreciation and accumulated impairment loss and adjusted for any remeasurement of the lease liability. The ROU asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful lives of the ROU asset or the end of the lease term. However, if the lease transfers ownership of the underlying asset to the Company by the end of the lease term or if the cost of the ROU asset reflects that the Company will exercise a purchase option, the Company depreciates the ROU asset from the commencement date to the end of the useful lives of the underlying asset. The useful lives of the ROU asset is determined on the same basis as those of property, plant and equipment.

The lease liability is re-measured when there is a change in future lease payments arising from the following items:

- a change in an index or a rate used to determine those payments.
- a change in the Company's estimate of the amount expected to be payable under a residual value guarantee.
- the Company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is re-measured to reflect changes to the lease payments, the Company recognises the amount of the remeasurement of the lease liability as an adjustment to the ROU asset. However, if the carrying amount of the ROU asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognises any remaining amount of the remeasurement in profit or loss.

Short-term leases and leases of low-value assets

The Company has elected not to recognise ROU assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

4.10 Intangible Assets

Computer software

Acquired computer software licences are capitalised on the basis of the costs incurred to acquire and bring to use the specific software. These costs are amortised over their estimated useful lives 5 years.

4.11 Impairment of Non-financial Assets

At the end of each reporting period, the Company performs impairment reviews in respect of the property, plant and equipment, right-of-use assets and other intangible assets whenever events or changes in circumstances indicate that an asset may be impaired. An impairment loss is recognised when the recoverable amount of an asset, which is the higher of the asset's fair value less costs to sell and its value in use, is less than the carrying amount. In determining 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. In determining fair value less costs to sell, reflects the amount that the Company could obtain from the disposal of the asset in an arm's length transaction between knowledgeable, willing parties, after deducting the costs of disposal.

An impairment loss is recognised in profit or loss.

In the assessment of asset impairment if there is any indication that previously recognised impairment losses may no longer exist or may have decreased, the Company estimates the asset's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The increased carrying amount of the asset attributable to a reversal of an impairment loss shall not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in profit or loss.

4.12 Employees Benefit

Short-term Employee Benefits

Salaries, wages, bonus and contributions to the social security fund are recognized as expenses when incurred.

Post-employment Benefits

- Defined Contribution Plan

The Company operates a provident fund which is funded by payments from employees and by the Company. The fund's asset of the provident fund is separated from the Company's asset and has been managed by a fund manager. Contributions to the provident fund are recognized as expense in profit or loss in the period in which they are incurred.

- Defined Benefit Plan

The Company has the employee benefit obligation in case of retirement or termination under the labor law by an actuary to calculate on an actuarial technique the said employee benefit obligation. The said employee benefit obligation is discounted using the projected unit credit method and presents as non-current liabilities. Hereby, the costs associated with employee benefits will be recognized as expense in profit or loss so as to spread the cost over the employment period. All actuarial gains and losses are recognized in other comprehensive income.

4.13 Provision

The Company is recognized provision when it is probable that there is a present legal or constructive obligation as a result of past events and an outflow of resources will be required to settle the obligation and a reliable estimate of the amount can be made. The reimbursement is recognized as a separate asset when, and only when, the reimbursement is virtually certain after the provision is settled.

4.14 Recognition of Revenues

- Revenues from sales of real estate

Revenue from sales of land and houses are recognised at the point in time when control of the real estate is transferred to the customer, generally upon transfer of the legal ownership. Revenue from sales of real estate is measured at the amount of the consideration received after deducting discounts and considerations payable to the customer. The terms of payment are in accordance with the payment schedule specified in the customer contract. Considerations received before transferring control of the real estate to the customer are presented under the caption of “Advances received from customers” in the statement of financial position

- Costs to obtain a contract

The Company is recognized commission paid to obtain a customer contract as an asset and amortised to expenses on a systematic basis that is consistent with the pattern of revenue recognition. An impairment loss is recognized to the extent that the carrying amount of an asset recognized exceeds the remaining amount of consideration that the entity expects to receive less direct costs.

- Interest income is recognized on the effective interest rate.

4.15 Recognition of Cost of Real Estate Sales

Cost of land and houses sold consist of cost of land, land improvement, design fees, construction, public utilities and other related cost.

In determining the costs of land and houses sold, the anticipated total development costs (taking into account actual costs incurred to date) are attributed to land and houses on the basis of the saleable area and recognised as cost of real estate sales in percentage of sold area of each project.

Promotion expenses specified in the contracts with customers are given to customers when they register the transfer of houses, including free of charge items are component parts of houses, which are the main performance obligations under the contracts. Therefore, the Company is to record these costs as costs of sales when the customers register the transfer of houses.

Selling expenses directly associated with projects, such as specific business tax and transfer fee are recognized when sale incurred.

4.16 Recognition of Expenses

- Expenses are recognized on accrual basis.

4.17 Income Taxes

Income tax comprises current tax and deferred tax. Income tax is recognized in the profit or loss except to the extent that related to items recognized in other comprehensive income or recognized directly in the shareholders' equity which will recognize in other comprehensive income or recognized directly in equity as same as that item.

Current Tax

The Company is recognized current tax at the amount expected to be paid to the taxation authorities, based on taxable profits determined in accordance with tax legislation, using the tax rates enacted at the end of reporting period.

Deferred Tax

The Company is recognized deferred tax which calculated from temporary differences between the tax bases of assets and liabilities and their carrying amounts at the end of each reporting period, using the tax rates enacted at the end of reporting period.

A deferred tax asset is recognized only to the extent that it is probable that future taxable profit will be available against which such deduction temporary difference can be utilized. At the end of each reporting period, deferred tax assets are reduced to the extent that the related tax benefit will be realized.

4.18 Earnings per Share

Basic earnings per share is calculated by dividing profit for the year by the weighted average number of ordinary shares held by outside shareholders outstanding during the year and diluted earnings per share is calculated by dividing profit for the year adjustment with the effect of item related to diluted ordinary shares by the weighted average number of already issued and fully paid shares during the year plus number of ordinary shares which may be issued in order to convert all diluted ordinary shares to ordinary shares.

4.19 Appropriation of Retained Earnings

The appropriation of retained earnings is attributable to the Public Company Act B.E. 2535. The Company will appropriate the retained earnings when it is approved at the board of directors meeting which will be reported to the shareholders' meeting.

4.20 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. The Company apply a quoted market price in an active market to measure the assets and liabilities that are required to be measured at fair value by relevant financial reporting standards. Except in case of no active market of an identical asset or liability or when a quoted market price is not available, the Company will measure fair value using valuation technique that are appropriate in the circumstances and maximizes the use of relevant observable inputs related to assets and liabilities that are required to be measured at fair value.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy into three levels based on categories of input to be used in fair value measurement as follows:

Level 1 inputs are quoted prices in active market for identical assets or liabilities that the Company can access at the measurement date.

Level 2 input are other observable inputs either directly and indirectly, for the assets or liabilities, other than quoted price included within Level 1 inputs.

Level 3 input are unobservable inputs for the assets and liabilities.

At the end of each reporting period, the Company will determine the necessary of any transfers between levels within the fair value hierarchy for assets and liabilities held at the end of the reporting period that are measured at fair value on a recurring basis.

4.21 Significant Accounting Judgments for Estimates Used

In order to prepare the financial statements to comply with financial reporting standards, the Company's management had to make some judgment and estimates which may have an effect on the amount shown in financial statements and notes to the financial statements, therefore the actual result may differ from the estimated amount. Significant judgments and estimates used are as follows:

Allowance for Diminution in Value of Inventories

The Company treats inventories as devaluation when a significant decline in the fair value is noted. The management determines the devaluation based on net realisable value. The determination of what is "significant" and the amount of devaluation requires the management to exercise judgement.

Project Development Costs Estimation

In calculating cost of land and houses sold, the Company have to estimate all project development costs, comprising land and land improvement costs, design and construction costs, public utility costs and other related costs. The management estimates these costs based on their business experience and revisit the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.

Property, Plant and Equipment and Depreciation

In determining depreciation of plant and equipment, the management is required to make estimates of the useful lives and residual values of plant and equipment and to review estimate useful lives and residual values when there are any changes.

In addition, the management is required to review property, plant and equipment for impairment on a periodical basis and record impairment losses in the period when it is determined that their recoverable amount is lower than the carrying amount. This requires judgments regarding forecast of future revenues and expenses relating to the assets subject to the review.

Allowance for Impairment of Land Held for Development

The Company treat land held for development as impaired when the management judges that there has been a significant decline in the fair value below their cost. The management determines the devaluation of land held for development based on net recognized value. The determination of what is “significant” and such devaluation requires the management to exercise judgement.

Deferred Tax Assets

Deferred tax assets are recognised for deductible temporary differences to the extent that it is probable that taxable profit will be available against which the temporary differences can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of estimate future taxable profits.

Post-Employment Benefits Under Defined Benefit Plans

The obligation under defined benefit plan is determined based on actuarial valuations. Inherent within these calculations are assumptions as to discount rates, future salary increases, turnover rate and other demographic factors etc. However, actual post-employment benefits that may be different from those estimated.

5. Cash and Cash Equivalents

Consist of:

	(Unit : Baht)	
	As at	As at
	31 December 2022	31 December 2021
Cash	28,733.50	31,311.75
Saving Deposit Accounts	93,976,104.24	130,398,292.61
Current Deposit Accounts	5,579,743.39	1,042,991.29
Total	99,584,581.13	131,472,595.65

6. Other Current Receivables

Consist of:

	(Unit : Baht)	
	As at	As at
	31 December 2022	31 December 2021
Other Receivables	57,951.27	30,545.32
Advance-Subcontractor	2,454,553.61	2,454,553.61
Advance-Staff	25,545.00	57,749.52
Prepaid Expense	631,840.43	911,992.62
Accrued Interest	253,454.21	394,775.97
Contract Assets	5,000.00	6,000.00
Total	3,428,344.52	3,855,617.04
<u>Less</u> Allowance for Expected Credit Losses-		
Other Receivables	(2,454,553.61)	(2,454,553.61)
Net	973,790.91	1,401,063.43

For the year ended 31 December 2022 and 2021, allowance for expected credit losses have the movement as follows:

	(Unit : Baht)	
	For the year ended 31 December 2022	For the year ended 31 December 2021
Beginning Balance	(2,454,553.61)	(2,454,553.61)
Increased during the Year	-	-
Ending Balance	<u>(2,454,553.61)</u>	<u>(2,454,553.61)</u>

7. Inventories

Consist of:

	(Unit : Baht)	
	As at 31 December 2022	As at 31 December 2021
Cost of Real Estate Development for Sale		
Demonstration Land and Houses	10,331,667.87	15,585,037.26
Land and Houses	107,577,679.37	77,131,098.11
Cost of Real Estate Under Development		
Land	6,930,000.00	26,221,097.73
Construction in Progress	11,667,813.98	68,976,322.76
Deferred Utilities	9,948,213.44	28,323,130.21
Total	<u>146,455,374.66</u>	<u>216,236,686.07</u>
<u>Less Allowance for Decline in Value of Inventories</u>	<u>(1,655,555.77)</u>	<u>(1,048,959.25)</u>
Net	<u>144,799,818.89</u>	<u>215,187,726.82</u>

For the year ended 31 December 2022 and 2021, allowance for decline in value of inventories have the movement as follows:

	(Unit : Baht)	
	For the year ended 31 December 2022	For the year ended 31 December 2021
Beginning Balance	(1,048,959.25)	(1,048,959.25)
Increased during the Year	(606,596.52)	-
Ending Balance	<u>(1,655,555.77)</u>	<u>(1,048,959.25)</u>

8. Other Current Financial Assets

As at 31 December 2022, the whole amount of other current financial assets is financial institution deposits fixed accounts 6 – 12 months, the interest rate of 0.40% – 2.00% per annum.

9. Land Held for Development

For the year ended 31 December 2022 and 2021, land held for development have the movement as follows:

	(Unit : Baht)	
	For the year ended 31 December 2022	For the year ended 31 December 2021
Beginning Balance	881,191,576.14	810,866,342.83
Purchase during the Year	122,343,158.22	70,325,233.31
Transfer in during the Year	16,533,235.00	-
Ending Balance	<u>1,020,067,969.36</u>	<u>881,191,576.14</u>

As at 31 December 2022 and 2021, the Company has the land held for development with cost of Baht 38.18 million equally for both years, which is mortgaged as collateral for credit facilities of bank overdraft, borrowings and letter of guarantee from bank. (2021, two directors of the Company have guaranteed in full amount of credit line).

In year 2004, the Company borrows loan from two shareholders while the contract is agreed to repay the interest by transferring land after development in number of 5 Rais to such borrowers on 30 November 2006 (date which is due for loan repayment). Moreover, on 5 October 2010, two shareholders have prepared letter of land ownership transfer in number of 5 Rais to one director who is solely ownership in such land without any remuneration fee. Such land carried the value of Baht 6.63 million equally for both years, which the land pending development has not been transferred to the director. However, the Company has estimated the accrued interest in amount of Baht 6.63 million as in Note 28.3.

10. Investment Property

Consist of:

	(Unit : Baht)		
	Land	Building	Total
Cost			
As at 1 January 2021	-	-	-
Transfer from Property, Plant and Equipment	2,550,000.00	7,267,561.18	9,817,561.18
As at 31 December 2021	2,550,000.00	7,267,561.18	9,817,561.18
Purchase of Assets	-	-	-
As at 31 December 2022	2,550,000.00	7,267,561.18	9,817,561.18
Accumulated Depreciation			
As at 1 January 2021	-	-	-
Depreciation Charged in the Profit or Loss for the Year	-	(61,724.48)	(61,724.48)
As at 31 December 2021	-	(61,724.48)	(61,724.48)
Depreciation Charged in the Profit or Loss for the Year	-	(363,378.01)	(363,378.01)
As at 31 December 2022	-	(425,102.49)	(425,102.49)
Carrying Amount			
As at 31 December 2021	2,550,000.00	7,205,836.70	9,755,836.70
As at 31 December 2022	2,550,000.00	6,842,458.69	9,392,458.69
Depreciation for the year ended 31 December 2021 (Included in Administrative Expenses)			61,724.48
Depreciation for the year ended 31 December 2022 (Included in Administrative Expenses)			363,378.01

As at 31 December 2022, the investment property had the fair value of Baht 9.54 million. Nevertheless, the Company has measured the fair value from the appraisal result by the independence appraiser with cost approach method as report dated 27 December 2022, which is Level 3 inputs.

As at 31 December 2021, the investment property had the fair value of Baht 9.76 million. Nevertheless, the Company has not yet performed the fair value evaluation for the investment property by an independent appraiser because the construction of the said building has recently been completed on 31 October 2021; therefore, the management has considered the fair value of the said investment property to be comparable to its carrying amount.

(Unit : Baht)

	Land	Building	Office Equipment	Fixture and Building Improvements	Vehicles	Total
Cost						
As at 1 January 2022	92,836.04	2,629,352.57	2,417,499.10	687,498.10	11,184,285.82	17,011,471.63
Purchase of Assets	-	-	398,818.73	-	1,747,000.00	2,145,818.73
Disposal of Assets	-	-	-	-	(7,264,600.00)	(7,264,600.00)
As at 31 December 2022	<u>92,836.04</u>	<u>2,629,352.57</u>	<u>2,816,317.83</u>	<u>687,498.10</u>	<u>5,666,685.82</u>	<u>11,892,690.36</u>
Accumulated Depreciation						
As at 1 January 2022	-	(1,804,588.01)	(1,802,143.09)	(405,640.21)	(10,211,329.98)	(14,223,701.29)
Depreciation Charged in the Profit or Loss for the Year	-	(88,888.25)	(255,139.18)	(92,394.99)	(378,112.05)	(814,534.47)
Accumulated Depreciation for Disposal	-	-	-	-	6,687,830.87	6,687,830.87
As at 31 December 2022	<u>-</u>	<u>(1,893,476.26)</u>	<u>(2,057,282.27)</u>	<u>(498,035.20)</u>	<u>(3,901,611.16)</u>	<u>(8,350,404.89)</u>
Carrying Amount						
As at 31 December 2022	<u>92,836.04</u>	<u>735,876.31</u>	<u>759,035.56</u>	<u>189,462.90</u>	<u>1,765,074.66</u>	<u>3,542,285.47</u>
Depreciation for the year ended 31 December 2022 (Included in Administrative Expenses)						814,534.47

As at 31 December 2022 and 2021, a part of plant and equipment has been fully depreciated but still in use has the cost before deducting accumulated depreciation of above assets in amount of Baht 6.13 million and Baht 13.24 million respectively.

12. Right-of-Use Assets and Lease Liabilities

12.1 Right-of-Use Assets

Consist of:

	Building	Vehicles	(Unit : Baht) Total
Cost			
As at 1 January 2021	2,544,101.48	6,135,600.00	8,679,701.48
Increased	-	2,800,000.00	2,800,000.00
Transfer Out	-	(4,265,600.00)	(4,265,600.00)
As at 31 December 2021	2,544,101.48	4,670,000.00	7,214,101.48
Increased	5,359,218.33	6,000,000.00	11,359,218.33
Disposal	-	(1,870,000.00)	(1,870,000.00)
Transfer Out	(2,544,101.48)	-	(2,544,101.48)
As at 31 December 2022	5,359,218.33	8,800,000.00	14,159,218.33
Accumulated Depreciation			
As at 1 January 2021	(1,226,033.38)	(4,220,349.61)	(5,446,382.99)
Depreciation Charged in the Profit or Loss for the Year	(1,216,678.20)	(845,802.42)	(2,062,480.62)
Accumulated Depreciation for Transfer Out	-	4,265,599.00	4,265,599.00
As at 31 December 2021	(2,442,711.58)	(800,553.03)	(3,243,264.61)
Depreciation Charged in the Profit or Loss for the Year	(1,524,305.65)	(1,022,690.04)	(2,546,995.69)
Accumulated Depreciation for Disposal	-	928,339.24	928,339.24
Accumulated Depreciation for Transfer Out	2,544,101.48	-	2,544,101.48
As at 31 December 2022	(1,422,915.75)	(894,903.83)	(2,317,819.58)
Carrying Amount			
As at 31 December 2021	101,389.90	3,869,446.97	3,970,836.87
As at 31 December 2022	3,936,302.58	7,905,096.17	11,841,398.75
Depreciation for the year ended 31 December 2021 (Included in Administrative Expenses)			2,062,480.62
Depreciation for the year ended 31 December 2022 (Included in Administrative Expenses)			2,546,995.69

12.2 Lease Liabilities

Consist of:

	(Unit : Baht)	
	As at	As at
	31 December 2022	31 December 2021
Lease Liabilities		
Current	2,512,644.83	744,871.16
Non-Current	4,984,028.70	1,941,140.30
Total Lease Liabilities	<u>7,496,673.53</u>	<u>2,686,011.46</u>

The following are the amounts recognized in profit or loss:

	(Unit : Baht)	
	For the year ended	For the year ended
	31 December 2022	31 December 2021
Depreciation of Right-of-Use Assets	2,546,995.69	2,062,480.62
Interest Expense on Lease Liabilities	312,340.47	109,901.03
Total	<u>2,859,336.16</u>	<u>2,172,381.65</u>

13. Deferred Tax

Consist of:

	As at 1 January 2022	Recognized in the Profit (Loss)	Recognized in the Other Comprehensive Income (Expense)	(Unit : Baht) As at 31 December 2022
<u>Deferred Tax Assets</u>				
Inventories	209,791.85	121,319.30	-	331,111.15
Right-of-Use Assets	-	23,635.81	-	23,635.81
Provision-Accrued Interest	1,325,599.26	-	-	1,325,599.26
Estimate from Prosecuted Cases	151,893.00	-	-	151,893.00
Non-Current Provisions for				
Employee Benefit	581,101.61	(319,226.97)	(10,480.06)	251,394.58
Total	2,268,385.72	(174,271.86)	(10,480.06)	2,083,633.80
<u>Deferred Tax Liabilities</u>				
Right-of-Use Assets	(2,017.08)	2,017.08	-	-
Total	(2,017.08)	2,017.08	-	-
	As at 1 January 2021	Recognized in the Profit (Loss)	Recognized in the Other Comprehensive Income (Expense)	(Unit : Baht) As at 31 December 2021
<u>Deferred Tax Assets</u>				
Inventories	209,791.85	-	-	209,791.85
Right-of-Use Assets	23,992.60	(23,992.60)	-	-
Provision-Accrued Interest	1,325,599.26	-	-	1,325,599.26
Estimate from Prosecuted Cases	151,893.00	-	-	151,893.00
Non-Current Provisions for				
Employee Benefit	484,894.11	32,152.79	64,054.71	581,101.61
Total	2,196,170.82	8,160.19	64,054.71	2,268,385.72
<u>Deferred Tax Liabilities</u>				
Other Current Financial Assets	(21,436.04)	21,436.04	-	-
Right-of-Use Assets	-	(2,017.08)	-	(2,017.08)
Total	(21,436.04)	19,418.96	-	(2,017.08)

14. Deposit at Bank used as Collateral

As at 31 December 2021, the Company constitutes fixed deposit with a commercial bank in amount of Baht 53.43 million, as collateral maintenance fees for public utilities or public services.

15. Other Non-Current Assets

Consist of:

	(Unit : Baht)	
	As at	As at
	31 December 2022	31 December 2021
Deposit of Land	-	16,533,235.00
Other	487,429.99	400,200.12
Total	487,429.99	16,933,435.12

16. Trade and Other Current Payables

Consist of:

	(Unit : Baht)	
	As at	As at
	31 December 2022	31 December 2021
Trade Payables	5,091,007.67	3,429,234.82
Other Current Payables	26,305,622.91	22,162,321.90
Total	31,396,630.58	25,591,556.72

Other Current Payables consist of:

	(Unit : Baht)	
	As at	As at
	31 December 2022	31 December 2021
Retention form Building Contractor	10,645,104.40	13,094,445.64
Estimate form Prosecuted Cases	759,465.00	759,465.00
Advances Received from Customers	181,988.00	175,983.00
Prepaid Cheque	903,421.04	1,408,737.87
Accrued Expenses	2,415,798.86	5,300,074.41
Assets Payable	9,752,902.50	182,000.00
Other Payables	1,646,943.11	1,241,615.98
Total	26,305,622.91	22,162,321.90

As at 31 December 2022 and 2021, the Company has estimate from prosecuted case of the damage incurred from the inconvenience in usage of the common roads in outstanding court fees and legal counsel fee at approximately Baht 0.76 million equal for both years.

17. Non-Current Provisions for Employee Benefits

Non-Current Provisions for Employee Benefits has detail as follows:

	(Unit : Baht)	
	For the year ended	For the year ended
	31 December 2022	31 December 2021
Provisions for Employee Benefits at Beginning of Year		
Non-Current	1,055,508.06	2,424,470.59
Current	1,850,000.00	-
Included in Profit or Loss:		
Current Service Cost	204,723.40	118,068.00
Interest Expenses	49,141.72	42,696.00
Included in Other Comprehensive Income:		
(Gain) Loss on Remeasurement of Defined Benefit Plans		
Financial Assumptions Changes	(52,400.30)	320,273.47
Employee Benefits Paid During the Year	(1,850,000.00)	-
Current Provisions for Employee Benefits	(241,500.00)	(1,850,000.00)
Non-Current Provisions for Employee Benefits at End of Year	1,015,472.88	1,055,508.06

The above expenses which are recognized in the profit or loss are included in the items as follows:

	(Unit : Baht)	
	For the year ended 31 December 2022	For the year ended 31 December 2021
Administrative Expenses	253,865.12	160,764.00

As at 31 December 2022 and 2021, the weighted average duration of the non-current provisions for employee benefits is 6 years and 7 years respectively.

For the year ended 31 December 2022 and 2021, the key assumptions used for the purposes of the actuarial valuation are summarized as follows:

	(Unit : % per annum)	
	For the year ended 31 December 2022	For the year ended 31 December 2021
Discount Rate	1.58	1.58
Average Salary increase Rate	3.59	3.59
Proportion of Employees Opting for Early Retirement	0.00 – 18.00	0.00 – 18.00

Sensitivity Analysis

Reasonably possible changes to each relevant actuarial assumption, holding other assumptions constant, would have affected non-current provisions for employee benefit which are summarized as follows:

	(Unit : Baht)	
	As at 31 December 2022	As at 31 December 2021
Discount Rate		
Rate increase 0.5%	(18,349.05)	(66,476.24)
Rate decrease 0.5%	19,022.95	69,042.76
Average Salary increase Rate		
Rate increase 0.5%	23,670.95	67,796.76
Rate decrease 0.5%	(23,003.05)	(65,910.24)
Turnover Rate		
Rate increase 1%	(52,386.05)	(150,145.24)
Rate decrease 1%	55,920.95	160,132.76

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

18. Share Capital

Consist of:

	For the year ended 31 December 2022			For the year ended 31 December 2021		
	Par Value	Number of Share	Amount	Par Value	Number of Share	Amount
	Baht	Share	Baht	Baht	Share	Baht
Authorized Share Capital						
Beginning Ordinary Shares	1.00	1,231,099,916	1,231,099,916.00	1.00	1,231,099,916	1,231,099,916.00
Ending Ordinary Shares	1.00	1,231,099,916	1,231,099,916.00	1.00	1,231,099,916	1,231,099,916.00
Issued and Paid-up Share Capital						
Beginning Ordinary Shares	1.00	1,025,000,181	1,025,000,181.00	1.00	1,025,000,181	1,025,000,181.00
Ending Ordinary Shares	1.00	1,025,000,181	1,025,000,181.00	1.00	1,025,000,181	1,025,000,181.00

19. Legal Reserve

Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, the Company has to appropriate the legal reserve at least 5% of net profit, after deducting accumulated deficit brought forward (if any), until the reserve reaches 10% of its registered share capital. This shall not be distributed as dividend.

For the year ended 31 December 2022 and 2021, according to the board of directors' meeting of the Company held No. 1/2023 on 21 February 2023, the Company has appropriated net profit amounting to Baht 1.50 million, and according to the board of directors' meeting of the Company held No. 1/2022 on 18 February 2022, amount of Baht 2.00 million, to the legal reserve.

20. Capital Management

The objectives of the Company's capital management are to maintain its ability to continue as a going concern and to maintain an appropriate capital structure.

As at 31 December 2022 and 2021, the debt to equity ratio in 0.04:1 equally for both years.

21. Dividend Payment

- 21.1 In accordance with the Annual General Meeting of Shareholders No.1/2021, on 2 April 2021, has resolved to approve the dividend payment from operation for the year ended 31 December 2020 at Baht 0.02 per share, equivalent to dividend in the amount of Baht 20.50 million.
- 21.2 In accordance with the Annual General Meeting of Shareholders No.1/2022, on 8 April 2022, has resolved to approve the dividend payment for operation for the year ended 31 December 2021 at Baht 0.01 per share, equivalent to dividend in the amount of Baht 10.25 million.

22. Tax (Expense) Income

- 22.1 Tax (Expense) Income is recognized in the profit (loss) for the year, consist of:

	(Unit : Baht)	
	For the year ended 31 December 2022	For the year ended 31 December 2021
Current Income Tax		
Tax (Expense) Income for Current Year	(12,601,687.36)	(16,522,638.12)
Deferred Tax		
Deferred Tax (Expense) Income	(172,254.78)	27,579.15
Tax (Expense) Income Recognized in Profit for the Year	<u>(12,773,942.14)</u>	<u>(16,495,058.97)</u>

The difference between tax (expense) income which was calculated from accounting profit at the tax rate for the year ended 31 December 2021 and 2020, in 20%, can be presented as follows:

	(Unit : Baht)	
	For the year ended 31 December 2022	For the year ended 31 December 2021
Profit before Income Tax	<u>36,644,669.12</u>	<u>54,503,434.35</u>
Tax (Expense) Income by Tax Rate at 20%	(7,328,933.82)	(10,900,686.87)
Expenses that are not Deductible for Income Tax	(5,467,414.97)	(5,631,632.88)
Revenues that are Exempted	11,400.00	23,400.00
Reverse Temporary Differences	11,006.65	13,860.78
Tax (Expense) Income Recognized in Profit for the Year	<u>(12,773,942.14)</u>	<u>(16,495,058.97)</u>

- 22.2 Tax (Expense) Income which is recognized in other comprehensive income (expense) consist of:

	Amount	Tax	Amount
	Before Tax	(Expense) Income	Net Tax
(Unit : Baht)			
For the year ended 31 December 2022			
Gain (Loss) on Remeasurements of Defined			
Benefit Plans	52,400.30	(10,480.06)	41,920.24
For the year ended 31 December 2021			
Gain (Loss) on Remeasurements of Defined			
Benefit Plans	(320,273.47)	64,054.71	(256,218.76)

23. Provident Fund

The Company established a contributory registered provident fund in accordance with the Provident Fund Act.B.E. 2530, which comprise of the employees' contribution to the fund minimum 3% of their basic salary and the Company also contribute to the fund at 3% for the employees with less than 1 year of service and 5% for the employees with more than 1 year of service. The provident fund is managed Provident Fund. The benefit will be paid to the employees whom retire in accordance to the fund's regulations.

For the year ended 31 December 2022 and 2021, the Company has paid contribution to provident fund in amount of Baht 0.36 million and Baht 0.29 million, respectively.

24. Expenses by Nature

Consist of:

	(Unit : Baht)	
	For the year ended	For the year ended
	31 December 2022	31 December 2021
Construction Materials and Construction Fee	63,062,010.09	114,337,246.36
Change in Cost of Real Estate Development for		
Sale and Under Development	69,781,311.41	33,753,892.78
Loss for Decline in Value of Inventories	606,596.52	-
Depreciation and Amortization	3,729,616.17	2,895,023.72
Employee Benefit Expenses	7,591,766.31	5,609,403.12
Management's Remuneration	5,688,730.32	5,393,345.60
Sales Compensation and Advertising	11,447,660.73	13,120,806.13
Specific Business Tax	8,312,574.00	9,292,155.00
Other	16,156,300.81	12,131,304.12
Total	<u>186,376,566.36</u>	<u>196,533,176.83</u>

25. Segment Information

The Company operates in only one main sector, namely business of real estate development in type of allotted house for sale and operate in one geographic which is Thailand. Thus all income profit and assets as shown on the financial statements were related to the business sector and geographical area as already said and for the year ended 31 December 2022 and 2021, the Company have no major customer with revenue of 10% or more of the Company's revenue.

26. Financial Instruments

26.1 Financial Risk Management Policies

The Company's financial instruments principally comprise cash and cash equivalents, other receivables, trade and other payables and lease liabilities. The financial risks associates with these financial instruments and how they are managed as follows:

Credit Risk

The Company constitutes low risk from credit provision since given the sale of property is sale which determined that liability from customers is fully repayable before the delivery of property is fulfilled.

Foreign Exchange Rate Risk

The Company is not exposed to any risk from foreign currencies exchange rate fluctuations because its main business transactions are conducted with domestic vendors.

Interest Rates Risk

The Company' exposure to interest rate risk relate primarily to their deposits at banks, and lease liabilities. The significant financial assets and liabilities are classified by type of interest rate as follows:

	(Unit : Baht)				
	As at 31 December 2022				
	Floating Interest Rate	Fixed Interest Rate	Non-interest bearing	Total	Interest Rate (%)
<u>Financial Assets</u>					
Cash and Cash Equivalents	98,817,221.11	-	767,360.02	99,584,581.13	0.10 – 0.80
Other Current Financial Assets	-	44,858,554.49	-	44,858,554.49	0.40 – 2.00
<u>Financial Liabilities</u>					
Lease Liabilities	-	7,496,673.53	-	7,496,673.53	4.82 – 6.29
	(Unit : Baht)				
	As at 31 December 2021				
	Floating Interest Rate	Fixed Interest Rate	Non-interest bearing	Total	Interest Rate (%)
<u>Financial Assets</u>					
Cash and Cash Equivalents	130,407,995.61	-	1,064,600.04	131,472,595.65	0.125 – 0.40
Deposit at Bank used as Collateral	-	53,429,786.91	-	53,429,786.91	0.125 – 0.25
<u>Financial Liabilities</u>					
Lease Liabilities	-	2,686,011.46	-	2,686,011.46	4.99 – 6.29

Liquidity risk

The Company has assessed liquidity risk to be low. The Company has access to a sufficient variety of sources of funding.

26.2 Fair Value of Financial Instruments

Due to financial assets and financial liabilities which consists of cash and cash equivalents, trade and other current payables, lease liabilities have a short maturity period or bearing interest rate closely to market rate, the Company's management believes that the fair value of those financial assets and financial liabilities dose not materially differ from their carrying value.

The carrying value and fair value of financial assets and financial liabilities as at 31 December 2022 and 2021 are presented below:

	As at 31 December 2022		As at 31 December 2021	
	Carrying Value	Fair Value	Carrying Value	Fair Value
	Amortised Cost		Amortised Cost	
(Unit : Baht)				
Financial Assets				
Cash and Cash Equivalents	99,584,581.13	99,584,581.13	131,472,595.65	131,472,595.65
Other Current Receivables	973,790.91	973,790.91	1,401,063.43	1,401,063.43
Other Current Financial Assets	44,858,554.49	44,858,554.49	-	-
Deposit at Bank used as Collateral	-	-	53,429,786.91	53,429,786.91
Total Financial Assets	<u>145,416,926.53</u>	<u>145,416,926.53</u>	<u>186,303,445.99</u>	<u>186,303,445.99</u>
Financial Liabilities				
Trade and Other Current Payables	31,396,630.58	31,396,630.58	25,591,556.72	25,591,556.72
Lease Liabilities - Current Portion	2,512,644.83	2,512,644.83	744,871.16	744,871.16
Lease Liabilities	4,984,028.70	4,984,028.70	1,941,140.30	1,941,140.30
Total Financial Liabilities	<u>38,893,304.11</u>	<u>38,893,304.11</u>	<u>28,277,568.18</u>	<u>28,277,568.18</u>

27. Fair Value Hierarchy

As at 31 December 2022 and 2021, the Company do not have financial assets and financial liabilities that are recognized at fair value or disclosed fair value, classified according to the hierarchy of fair value.

28. Transactions with Related Persons and Parties

The Company had significant business transactions with related persons and parties. Such transactions, which have been concluded on commercial terms and bases, agreed upon between the Company, and related persons and parties and are in ordinary course of business are summarized below:

28.1 Relationship with the Company

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the company that gives them significant influence over the enterprise, key management personnel, including directors or officers of the company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering each possible related person and party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

The Company's major shareholder is the Chinrapinporn family is a shareholder, holding 21.01% Silaprarat family, holding 19.73% and Chonecadeedumrongkul family, holding 16.50% of the issued and paid-up share capital of the Company. Transactions related to companies in which the Chinrapinporn family, Silaprarat family and Chonecadeedumrongkul family are the principal shareholders or directors are recognized as related parties to the Company.

<u>Name of Related Persons and Parties</u>	<u>Relationship</u>
Ratchthani Leasing Public Co., Ltd.	Common directors and some shareholders
Rock Garden Group Co., Ltd.	Common directors and some shareholders
Khun Virat Chinrapinporn	Directors of the Company and Shareholder
Khun Naowanit Silaprarat	Directors of the Company and Shareholder
Khun Naowanart Jamornmarn	Shareholder

28.2 Inter-Transactions

		(Unit : Baht)	
Pricing Policies		For the year ended 31 December 2022	For the year ended 31 December 2021
Inter-Transaction with Related Companies			
Service Fee	Contract Price	704,928.89	606,848.95
Electricity Expense	Contract Price	206,064.88	234,877.31
Purchase of Fixed Assets	Mutually Agreed Price	6,900.00	-
Inter-Transaction with Related Persons			
Interest Expense	Annual Interest Rate at 3.00% per annum	814,385.74	75,724.93
Purchase of Fixed Assets	Mutually Agreed Price	37,220,000.00	-
Disposal of Fixed Assets	Mutually Agreed Price	1,550,000.00	-

28.3 Inter-Outstanding Balances

		(Unit : Baht)	
		As at 31 December 2022	As at 31 December 2021
Deposit of Land			
	Related Person	-	7,500,000.00
Assets Payable			
	Related Person	9,720,000.00	21,184.00
Accrued Expenses			
	Related Person	255,623.91	404,035.79
Accrued Interest Expense			
	Related Person	-	75,724.93
Provision-Accrued Interest			
	Related Person	6,627,996.31	6,627,996.31
Lease Liabilities			
	Related Companies		
	Ratchthani Leasing Public Co., Ltd.	3,976,480.00	2,859,267.00
	Rock Garden Group Co., Ltd.	4,012,460.00	113,414.00
	Total	7,988,940.00	2,972,681.00

Provision-accrued interest, the Company estimates this provision base on the loans from shareholders as in Note 9.

28.4 Commitments with Related Party

As at 31 December 2022 and 2021, the Company has entered into service agreement with one related company for 1 year with options to renew. The Company constitutes obligation commitment that has to repay for service fee under these agreement amounting to approximately Baht 0.07 million and Baht 0.05 million, respectively.

28.5 Commitments with Related Person

As at 31 December 2021, the Company has land purchase and sale contract with a related person. The obligation to pay under the agreement value in amount of Baht 29.72 million and require payment of the remaining land to the seller within 30 November 2021. If unable to pay the Company consent the seller to charge interest at the rate 3% per annum, since 1 December 2021 onwards. On 29 December 2022, the Company has payment of the remaining land and ownership of the land has been transferred to the Company.

28.6 Key Management Personnel Remuneration

	(Unit : Baht)	
	For the year ended 31 December 2022	For the year ended 31 December 2021
Short-term Employee Benefits	5,461,000.00	5,198,800.00
Post-Employment Benefits		
- Defined Contribution Plans	108,000.00	88,000.00
- Defined Benefit Plans	119,730.32	106,545.60
Total	<u>5,688,730.32</u>	<u>5,393,345.60</u>

29. Cash Flow Information

29.1 Non-Cash Transactions

Consist of:

	(Unit : Baht)	
	For the year ended 31 December 2022	For the year ended 31 December 2021
Right-of-Use Assets increase from Lease Agreements	7,359,218.33	2,800,000.00
Purchase of Fixed Assets in Credit	32,902.50	203,184.00
Purchase of Land Held for Development in Credit	9,720,000.00	-
Transfer Deposit of Land to Land Held for Development	16,533,235.00	-
Lease Liabilities decreased from		
Disposal of Right-of-Use Assets	455,006.73	-
Gain (Loss) on Remeasurements of		
Defined Benefit Plans	52,400.30	(320,273.47)

29.2 Changes in Liabilities arising from Financing Activities

For the year ended 31 December 2022 and 2021, changes in liabilities arising from financing activities have the movement as follows:

	(Unit : Baht)			
	As at 1 January 2022	For the year ended 31 December 2022		As at 31 December 2022
		Changes from Financing Cash Flows	Other Changes	
Lease Liabilities				
- Current	744,871.16	(744,871.16)	2,512,644.83	2,512,644.83
- Non-Current	1,941,140.30	(1,661,018.84)	4,703,907.24	4,984,028.70
Total	<u>2,686,011.46</u>	<u>(2,405,890.00)</u>	<u>7,216,552.07</u>	<u>7,496,673.53</u>

(Unit : Baht)

	As at 1 January 2021	For the year ended 31 December 2021		As at 31 December 2021
		Changes from Financing Cash Flows	Other Changes	
Lease Liabilities				
- Current	1,741,045.45	(1,741,045.45)	744,871.16	744,871.16
- Non-Current	744,952.98	(968,842.55)	2,165,029.87	1,941,140.30
Total	<u>2,485,998.43</u>	<u>(2,709,888.00)</u>	<u>2,909,901.03</u>	<u>2,686,011.46</u>

30. Obligations

In addition to the liabilities presented in the financial statements, as at 31 December 2022 and 2021, the Company has obligations as follows:

- 30.1 As at 31 December 2022 and 2021, the Company constitutes obligation commitment in the project development and property construction by amount of Baht 36.85 million and Baht 15.08 million, respectively.
- 30.2 As at 31 December 2022 and 2021, the Company constitutes letter of guarantee which issued by a bank to guarantee the repayment of land allotment by total in amount of Baht 56.96 million, equally for both years.
- 30.3 As at 31 December 2022 and 2021, the Company constitutes credit line of bank overdraft account which has not been withdraw in amount of Baht 10.00 million and Baht 5.00 million, respectively, which there is land held for development are collateral (2021, there is the Company's directors guarantee).
- 30.4 As at 31 December 2022 and 2021, the Company has security contracts with a company. A period of one year. The obligation to pay under the agreement value in amount of Baht 2.12 million and Baht 1.91 million, respectively.
- 30.5 As at 31 December 2022 and 2021, the Company has architecture design contracts and demonstration house interior design contracts with a company. The obligation to pay under the agreement value in amount of Baht 1.41 million and Baht 0.54 million, respectively.
- 30.6 As at 31 December 2022 and 2021, the Company has sales management agreement with a company. The obligation to pay compensation at the rate 3.0% – 4.6% of contract price equally for both years.

30.7 As at 31 December 2022 and 2021, the Company has reinforced concrete road, drainage trough and fence construction contract with persons. The obligation to pay under the agreement value in amount of Baht 1.56 million and Baht 0.68 million, respectively.

30.8 As at 31 December 2021, the Company has land purchase and sale contract with persons. The obligation to pay under the agreement value in amount of Baht 85.40 million.

31. Reclassification

The Company has reclassified some items, in order to comply with the reclassification in the current period, which does not have any affect on the profit (loss) for the year or the shareholders' equity already presented. The details are as follows:

	As Previously Reported	Reclassification	(Unit : Baht) As Currently Reported
Statement of Financial Position			
as at 31 December 2021			
Trade and Other Current Payables	24,832,091.72	759,465.00	25,591,556.72
Estimate from Prosecuted Cases	759,465.00	(759,465.00)	-

32. Event after the Reporting Period

In accordance with the Board of Directors of Meeting No.1/2023, on 21 February 2023, has resolved to approve the dividend payment for operation for the year ended 31 December 2022 at Baht 0.01 per share equivalent to dividend in the amount of Baht 10.25 million and resolved to appropriate the yearly net profit as legal reserve in the amount of Baht 1.50 million. This matter shall be proposed to the Meeting of Shareholders for consideration and approval.

33. Approval of the Financial Statements

The financial statements were authorised for issue by the Company's Board of Directors on 21 February 2023.
