

(TRANSLATION)

INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

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

I have reviewed the accompanying statement of financial position as at 30 September 2023 and the related statement of comprehensive income for the three months period and for the nine months period ended 30 September 2023, the statement of changes in shareholders' equity and the statement of cash flows for the nine months period then ended, as well as the condensed notes to the financial statements of Baan Rock Garden Public Company Limited. Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of Review

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

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting".

(Miss Waraporn Intaraprasit)

Certified Public Accountant Registration No. 7881

CWWP Company Limited

Bangkok,

9 November 2023

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF FINANCIAL POSITION

As at 30 September 2023

(Unit : Thousand Baht)

	Notes	30 September 2023	31 December 2022
		Unaudited	Audited
		Limited Reviewed Only	
ASSETS			
CURRENT ASSETS			
Cash and Cash Equivalents		51,925	99,585
Other Current Receivables	4	1,204	974
Inventories	5	140,953	144,800
Other Current Financial Assets	6	45,172	44,858
TOTAL CURRENT ASSETS		239,254	290,217
NON-CURRENT ASSETS			
Land Held for Development	7	1,033,999	1,020,068
Investment Property	8	9,120	9,392
Property, Plant and Equipment	9	3,289	3,542
Right-of-Use Assets	10.1	11,703	11,841
Intangible Assets		7	11
Deferred Tax Assets		1,748	2,084
Other Non-Current Assets		481	488
TOTAL NON-CURRENT ASSETS		1,060,347	1,047,426
TOTAL ASSETS		1,299,601	1,337,643

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

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF FINANCIAL POSITION

As at 30 September 2023

(Unit : Thousand Baht)

	Notes	30 September 2023	31 December 2022
		Unaudited	Audited
		Limited	Reviewed Only
LIABILITIES AND SHAREHOLDERS' EQUITY			
CURRENT LIABILITIES			
Trade and Other Current Payables	11	14,583	31,397
Lease Liabilities - Current Portion	10.2	3,147	2,513
Current Income Tax Payable		146	3,851
Provision-Accrued Interest	16.3	6,628	6,628
TOTAL CURRENT LIABILITIES		24,504	44,389
NON-CURRENT LIABILITIES			
Lease Liabilities	10.2	4,151	4,984
Non-Current Provisions for Employee Benefit		1,095	1,015
Other Non-Current Liabilities		1,704	1,980
TOTAL NON-CURRENT LIABILITIES		6,950	7,979
TOTAL LIABILITIES		31,454	52,368

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

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF FINANCIAL POSITION

As at 30 September 2023

(Unit : Thousand Baht)

	Notes	30 September 2023	31 December 2022
		Unaudited	Audited
		Limited Reviewed Only	
SHAREHOLDERS' EQUITY			
Share Capital			
Authorized Share Capital			
1,231,099,916 Ordinary Shares @ Baht 1.00		1,231,100	1,231,100
Issued and Paid-Up Share Capital			
1,025,000,181 Ordinary Shares @ Baht 1.00		1,025,000	1,025,000
Share Premium on Ordinary Shares		32,124	32,124
Retained Earnings			
Appropriated			
Legal Reserve		26,750	26,750
Unappropriated		183,124	200,252
Other Components of Shareholder's Equity		1,149	1,149
TOTAL SHAREHOLDERS' EQUITY		1,268,147	1,285,275
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		1,299,601	1,337,643

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

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF COMPREHENSIVE INCOME

For the three months period and for the nine months period ended 30 September 2023

Unaudited
Limited Reviewed Only
(Unit : Thousand Baht)

	Notes	For the three months period ended 30 September		For the nine months period ended 30 September	
		2023	2022	2023	2022
Revenue from Sales		20,445	45,133	61,025	172,353
Costs of Sales		(11,339)	(27,482)	(35,606)	(104,301)
GROSS PROFIT		9,106	17,651	25,419	68,052
Other Incomes		962	857	3,195	3,197
Distribution Costs		(2,149)	(4,301)	(6,627)	(16,346)
Administrative Expenses		(8,460)	(9,799)	(27,341)	(23,938)
Finance Costs		(101)	(292)	(302)	(871)
PROFIT (LOSS) BEFORE INCOME TAX		(642)	4,116	(5,656)	30,094
Tax (Expense) Income	13	(795)	(2,172)	(1,222)	(10,200)
PROFIT (LOSS) FOR THE PERIOD		(1,437)	1,944	(6,878)	19,894
OTHER COMPREHENSIVE INCOME (EXPENSE) FOR THE PERIOD		-	-	-	-
TOTAL COMPREHENSIVE INCOME (EXPENSE) FOR THE PERIOD		(1,437)	1,944	(6,878)	19,894
BASIC EARNINGS (LOSS) PER SHARE (BAHT)		(0.001)	0.002	(0.007)	0.019

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED
STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
For the nine months period ended 30 September 2023

							Unaudited
							Limited Reviewed Only
							(Unit : Thousand Baht)
	Notes	Issued and Paid-up Share Capital	Share Premium on Ordinary Shares	Retained Earnings		Other Components of	Total Shareholders' Equity
				Appropriated Legal Reserve	Unappropriated	Shareholder's Equity Surplus from Change in Shareholders Structure	
Balance as at 1 January 2023		1,025,000	32,124	26,750	200,252	1,149	1,285,275
Changes in Shareholder's Equity							
Dividend Payment	12.1	-	-	-	(10,250)	-	(10,250)
Profit (Loss) for the Period		-	-	-	(6,878)	-	(6,878)
Other Comprehensive Income (Expense) for the Period		-	-	-	-	-	-
Total Changes in Shareholder's Equity		-	-	-	(17,128)	-	(17,128)
Balance as at 30 September 2023		1,025,000	32,124	26,750	183,124	1,149	1,268,147
Balance as at 1 January 2022		1,025,000	32,124	25,250	188,089	1,149	1,271,612
Changes in Shareholder's Equity							
Dividend Payment	12.2	-	-	-	(10,249)	-	(10,249)
Profit (Loss) for the Period		-	-	-	19,894	-	19,894
Other Comprehensive Income (Expense) for the Period		-	-	-	-	-	-
Total Changes in Shareholder's Equity		-	-	-	9,645	-	9,645
Balance as at 30 September 2022		1,025,000	32,124	25,250	197,734	1,149	1,281,257

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

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF CASH FLOWS

For the nine months period ended 30 September 2023

	Unaudited	
	Limited Reviewed Only	
	(Unit : Thousand Baht)	
	Notes	30 September 2023
	30 September 2023	30 September 2022
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit (Loss) for the Period	(6,878)	19,894
Adjustment		
Adjusted Tax Expense	1,222	10,200
Adjusted Interest Income	(1,006)	(322)
Adjusted Finance Costs	302	871
Depreciation and Amortization	4,004	2,569
Adjusted Provisions for Employee Benefit	80	190
Adjusted with Reversal of Loss on Decline in Value of Inventories	(1,655)	-
Adjusted with (Gain) Loss on Sales of Property, Plant and Equipment	-	(23)
Adjusted with (Gain) Loss on Sales of Right-of-Use Assets	-	(313)
Adjusted with Gain on Written-off of Trade and Other Current Payables	(5)	-
Adjusted Other Current Receivables (Increase) Decrease	(431)	(205)
Adjusted Inventories (Increase) Decrease	(31,759)	(46,998)
Cash Paid for Purchase of Land Held for Development	(13,931)	(87,281)
Cash Paid for Payable for Land Held for Development	(9,720)	-
Adjusted Other Non-Current Assets (Increase) Decrease	7	(59)
Adjusted Trade and Other Current Payables Increase (Decrease)	(6,755)	(7,105)
Cash Paid for Provisions for Employee Benefit	(242)	(1,850)
Adjusted Other Non-Current Liabilities Increase (Decrease)	(276)	216
Adjusted Inventories Reduced to be Costs of Sales	37,261	104,301
Cash Received (Paid) from Operating Activities	(29,782)	(5,915)
Interest Income	486	437
Interest Expense	-	(369)
Income Tax	(4,591)	(17,238)
NET CASH PROVIDED FROM (USED IN) OPERATING ACTIVITIES	(33,887)	(23,085)

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED

STATEMENT OF CASH FLOWS

For the nine months period ended 30 September 2023

	Unaudited		
	Limited Reviewed Only		
	(Unit : Thousand Baht)		
	Notes	30 September 2023	30 September 2022
CASH FLOWS FROM INVESTING ACTIVITIES			
(Increase) Decrease in Other Current Financial Assets		(314)	(44,859)
Cash Received from Deposit at Bank used as Collateral		-	53,430
Cash Received from Sales of Property, Plant and Equipment		-	23
Cash Paid for Purchase of Property, Plant and Equipment		(373)	(2,029)
Cash Paid for Payables for Assets		(135)	(182)
Cash Received from Sales of Right-of-Use Assets		-	800
Cash Paid for Purchase of Right-of-Use Assets		(1,005)	-
Cash Received from Interest Income		721	224
NET CASH PROVIDED FROM (USED IN) INVESTING ACTIVITIES		(1,106)	7,407
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash Paid for Lease Liabilities		(2,417)	(1,606)
Cash Paid for Dividends		(10,250)	(10,249)
NET CASH PROVIDED FROM (USED IN) FINANCING ACTIVITIES		(12,667)	(11,855)
NET CASH AND CASH EQUIVALENTS INCREASE (DECREASE)		(47,660)	(27,533)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD		99,585	131,472
CASH AND CASH EQUIVALENTS AT ENDING OF THE PERIOD		51,925	103,939

Supplemental Cash Flows Information

Non-cash Item

Purchase of Fixed Assets in Credit	43	58
Right-of-Use Assets increase from Lease Agreements	1,916	5,359
Transfer Deposit of Land to Land Held for Development	-	9,027
Lease Liabilities decreased from Disposal of Right-of-Use Assets	-	455

BAAN ROCK GARDEN PUBLIC COMPANY LIMITED
CONDENSED NOTES TO THE FINANCIAL STATEMENTS

For the three months period and for the nine months period ended 30 September 2023

(Unaudited/Limited Reviewed Only)

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 16.85% (2022 : 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 Interim Financial Statements

- 2.1 The interim financial statements are prepared in accordance with Thai Accounting Standard No. 34 “Interim Financial Reporting”, including related interpretation and accounting guidance promulgated by the Federation of Accounting Professions and applicable rules and regulations of the Securities and Exchange Commission.
- 2.2 In order to prepared the interim financial statements in accordance with Thai Accounting Standard No. 34 “Interim Financial Reporting”, 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.
- 2.3 The interim financial statements were prepared in condensed set and prepared to provide additional information from the last annual financial statements. Therefore, the interim financial statements emphasize on activities, events and situations in order to reduce the duplicate presentation on reported information. The use of these financial statements should see these interim financial statements with the latest annual financial statements.

- 2.4 The interim financial statements are prepared under the same accounting policy and calculation methods as used in the annual financial statements for the year ended 31 December 2022.
- 2.5 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. New Financial Reporting Standards

3.1 New Financial Reporting Standards that became Effective in the Current Period

During the period, the Company has adopted the revised financial reporting standards which are effective for fiscal periods beginning on or after 1 January 2023, the adoption of these financial reporting standards do not have any significant impact on the Company's financial statements.

3.2 New Financial Reporting Standards that will become Effective for Fiscal Years Beginning on or After 1 January 2024

New accounting standards, financial reporting standards and the guideline on accounting which are not yet effective for the current accounting periods that the Company has not early adopted.

The management of the Company has preliminarily assessed and believed that there will be no material effect to the financial statements of the Company upon adoption.

4. Other Current Receivables

Consist of:

	(Unit : Thousand Baht)	
	As at	As at
	30 September 2023	31 December 2022
Other Receivables	72	58
Advance-Subcontractor	2,454	2,454
Advance-Staff	76	26
Prepaid Expense	998	632
Accrued Interest	52	253
Contract Assets	6	5
Total	3,658	3,428
<u>Less</u> Allowance for Expected Credit Losses-		
Other Receivables	(2,454)	(2,454)
Net	1,204	974

5. Inventories

Consist of:

	(Unit : Thousand Baht)	
	As at	As at
	30 September 2023	31 December 2022
Cost of Real Estate Development for Sale		
Demonstration Land and Houses	10,477	10,331
Land and Houses	72,007	107,578
Cost of Real Estate Under Development		
Land	6,930	6,930
Construction in Progress	40,639	11,668
Deferred Utilities	10,900	9,948
Total	140,953	146,455
<u>Less</u> Allowance for Decline in Value of Inventories	-	(1,655)
Net	140,953	144,800

6. Other Current Financial Assets

As at 30 September 2023 and 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 equally for both periods.

7. Land Held for Development

For the nine months period ended 30 September 2023, land held for development have the movement as follows:

	(Unit : Thousand Baht)
Beginning Balance	1,020,068
Purchase during the Period	13,931
Ending Balance	<u>1,033,999</u>

As at 30 September 2023 and 31 December 2022, the Company has the land held for development with cost of Baht 38.18 million equally for both periods, which is mortgaged as collateral for credit facilities of bank overdraft, borrowings and letter of guarantee from bank.

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 periods, 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 16.3.

8. Investment Property

For the nine months period ended 30 September 2023, investment property have the movement as follows:

	(Unit : Thousand Baht)
Beginning Carrying Amount	9,392
Depreciation Charged in the Profit or Loss for the Period	(272)
Ending Carrying Amount	<u>9,120</u>

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.

9. Property, Plant and Equipment

For the nine months period ended 30 September 2023, property, plant and equipment have the movement as follows:

	(Unit : Thousand Baht)
Beginning Carrying Amount	3,542
Purchase of Assets	416
Depreciation Charged in the Profit or Loss for the Period	(669)
Ending Carrying Amount	<u>3,289</u>

10. Right-of-Use Assets and Lease Liabilities

10.1 Right-of-Use Assets

For the nine months period ended 30 September 2023, right-of-use assets have the movement as follows:

	(Unit : Thousand Baht)
Beginning Carrying Amount	11,841
Increased	2,921
Depreciation Charged in the Profit or Loss for the Period	(3,059)
Ending Carrying Amount	<u>11,703</u>

Right-of-Use Assets classified by asset type as follows:

	As at 30 September 2023	As at 31 December 2022
Building	2,825	3,936
Vehicles	8,878	7,905
Total	<u>11,703</u>	<u>11,841</u>

10.2 Lease Liabilities

Consist of:

	(Unit : Thousand Baht)	
	As at	As at
	30 September 2023	31 December 2022
Lease Liabilities		
Current	3,147	2,513
Non-Current	4,151	4,984
Total Lease Liabilities	<u>7,298</u>	<u>7,497</u>

Expenses for lease recognized in profit or loss:

	(Unit : Thousand Baht)	
	For the nine months	For the nine months
	period ended	period ended
	30 September 2023	30 September 2022
Depreciation of Right-of-Use Assets	3,059	1,729
Interest Expense on Lease Liabilities	302	204
Total	<u>3,361</u>	<u>1,933</u>

11. Trade and Other Current Payables

Consist of:

	(Unit : Thousand Baht)	
	As at	As at
	30 September 2023	31 December 2022
Trade Payables	2,066	5,091
Other Current Payables	12,517	26,306
Total	<u>14,583</u>	<u>31,397</u>

Other Current Payables consist of:

	(Unit : Thousand Baht)	
	As at	As at
	30 September 2023	31 December 2022
Retention form Building Contractor	9,976	10,645
Estimate form Prosecuted Cases	759	759
Advances Received from Customers	12	182
Prepaid Cheque	415	904
Accrued Expenses	1,006	2,416
Payable for Land Held for Development	-	9,720
Payable for Assets	43	33
Other Payables	306	1,647
Total	12,517	26,306

12. Dividend Payment

12.1 In accordance with the Annual General Meeting of Shareholders No.1/2023, on 5 April 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.

12.2 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.

13. Tax (Expense) Income

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

	(Unit : Thousand Baht)			
	For the three months period		For the nine months period	
	ended 30 September		ended 30 September	
	2023	2022	2023	2022
Current Income Tax				
Tax (Expense) Income for Current Period	(478)	(2,226)	(886)	(9,905)
Deferred Tax				
Deferred Tax (Expense) Income	(317)	54	(336)	(295)
Tax (Expense) Income Recognized in Profit (Loss) for the Period	(795)	(2,172)	(1,222)	(10,200)

14. 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 three months period and for the nine months period ended 30 September 2023 and 2022, the Company have no major customer with revenue of 10% or more of the Company's revenue.

15. Financial Instruments

15.1 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 amount in the statement of financial position.

15.2 Fair Value Hierarchy

As at 30 September 2023 and 31 December 2022, the Company has assets which have fair value disclosures are categorized by the fair value hierarchy as follows:

	Carrying Amount	Fair Value		
		Level 1	Level 2	Level 3
		Inputs	Inputs	Inputs
(Unit : Thousand Baht)				
As at 30 September 2023				
Assets for which fair value are disclosed				
Investment Property	9,120	-	-	9,540
As at 31 December 2022				
Assets for which fair value are disclosed				
Investment Property	9,392	-	-	9,540

16. 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:

16.1 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 Chinprapinporn family is a shareholder, holding 21.01% Silaprarat family, holding 19.73% and Chonecadeedumrongkul family, holding 16.85% (2022 : 16.50%) of the issued and paid-up share capital of the Company. Transactions related to companies in which the Chinprapinporn 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 Chinprapinporn	Directors of the Company and Shareholder
Khun Naowanit Silaprarat	Directors of the Company and Shareholder
Khun Naowanart Jamornmarn	Shareholder

16.2 Inter-Transactions

(Unit : Thousand Baht)

	Pricing Policies	For the three months period ended 30 September		For the nine months period ended 30 September	
		2023	2022	2023	2022
Inter-Transaction with Related Companies					
Service Fee	Contract Price	226	174	670	485
Electricity Expense	Contract Price	70	40	196	147
Purchase of Fixed Assets	Mutually Agreed Price	-	-	-	7
Inter-Transaction with Related Persons					
Interest Expense	Annual Interest Rate at 3.00% per annum	-	225	-	667

16.3 Inter-Outstanding Balances

(Unit : Thousand Baht)

	As at 30 September 2023	As at 31 December 2022
Payable for Land Held for Development		
Related Person	-	9,720
Accrued Expenses		
Related Persons	116	256
Provision-Accrued Interest		
Related Person	6,628	6,628
Lease Liabilities		
Related Companies		
Ratchthani Leasing Public Co., Ltd.	4,861	3,977
Rock Garden Group Co., Ltd.	2,866	4,012
Total	<u>7,727</u>	<u>7,989</u>

Provision-accrued interest, the Company estimates this provision base on the loans from shareholders as in Note 7.

16.4 Commitments with Related Party

As at 30 September 2023 and 31 December 2022, 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 0.03 million and Baht 0.07 million, respectively.

16.5 Key Management Personnel Remuneration

(Unit : Thousand Baht)

	For the three months period		For the nine months period	
	ended 30 September		ended 30 September	
	2023	2022	2023	2022
Short-term Employee Benefits	1,503	1,329	4,569	4,107
Post-Employment Benefits				
- Defined Contribution Plans	33	27	99	81
- Defined Benefit Plans	7	30	22	90
Total	1,543	1,386	4,690	4,278

17. Obligations

In addition to the liabilities presented in the financial statements, as at 30 September 2023 and 31 December 2022, the Company has obligations as follows:

- 17.1 As at 30 September 2023 and 31 December 2022, the Company constitutes obligation commitment in the project development and property construction by amount of Baht 22.10 million and Baht 36.85 million, respectively.
- 17.2 As at 30 September 2023 and 31 December 2022, 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 periods.
- 17.3 As at 30 September 2023 and 31 December 2022, the Company constitutes credit line of bank overdraft account which has not been withdraw in amount of Baht 10.00 million, equally for both periods, which there is land held for development are collateral.
- 17.4 As at 30 September 2023 and 31 December 2022, 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 0.64 million and Baht 2.12 million, respectively.

- 17.5 As at 30 September 2023 and 31 December 2022, 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 1.75 million and Baht 1.41 million, respectively.
- 17.6 As at 30 September 2023 and 31 December 2022, the Company has sales management agreement with other companies. The obligation to pay compensation at the rate 4.0% – 5.0% and 3.0% – 4.6% of contract price respectively.
- 17.7 As at 30 September 2023 and 31 December 2022, 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 0.97 million and Baht 1.56 million, respectively.

18. Approval of the Interim Financial Statements

This interim financial statements was authorised for issue by the Company's directors on 9 November 2023.
