

Sansiri Public Company Limited and its subsidiaries

Notes to interim financial statements

For the three-month and six-month periods ended 30 June 2016

1. General information

1.1 The Company's general information

Sansiri Public Company Limited ("the Company") is a public company incorporated and domiciled in Thailand. The Company operates in Thailand and is principally engaged in property development.

The Company's top 5 major shareholders as at 18 March 2016, the latest closing date of the shares register book, are as follows:

	Percentage of shareholding (based on paid-up capital)
1. The Viriyah Insurance Public Company Limited	6.43
2. CHASE NOMINEES LIMITED	5.96
3. UBS AG SINGAPORE BRANCH	5.93
4. Thai NVDR Company Limited	4.71
5. Mr. Wanchak Buranasiri	2.91

The registered office of the Company is at 475, Siripinyo Building, Sri Ayutthaya Road, Phayathai, Rajthevi, Bangkok.

1.2 Basis for the preparation of interim financial statements

These interim financial statements are prepared in accordance with Thai Accounting Standards No. 34 (revised 2015) "*Interim Financial Reporting*", with the Company choosing to present condensed interim financial statements. However, the Company has presented the statements of financial position, comprehensive income, changes in shareholders' equity, and cash flows in the same format as that used for the annual financial statements.

The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events, and circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the latest annual financial statements.

(Unaudited but reviewed)

The interim financial statements in Thai language are the official statutory financial statements of the Company. The interim financial statements in English language have been translated from the Thai language financial statements.

1.3 Basis of consolidation

These consolidated interim financial statements are prepared on the same basis as that applied for the preparation of the consolidated financial statements for the year ended 31 December 2015.

Details of subsidiaries included in the consolidated financial statements of the Company are as follows:

Company's name	Nature of business	Country of incorporation	Percentage of shareholding	
			30 June	31 December
			<u>2016</u>	<u>2015</u>
			Percent	Percent
<u>Directly owned</u>				
Chanachai Ltd.	Property development	Thailand	100	100
Plus Property Co., Ltd.	Property development	Thailand	100	100
Sansiri Venture Co., Ltd.	Dormant	Thailand	100	100
S.U.N. Management Co., Ltd.	Property development	Thailand	100	100
Arnawat Ltd.	Property development	Thailand	100	100
Piwattana Ltd.	Property development	Thailand	100	100
Red Lotus Properties Ltd.	Property development	Thailand	100	100
Pacific Challenge Holding Co., Ltd.	Dormant	Thailand	85	85
Sansiri Global Investment Pte. Ltd.	Property development	Singapore	100	100
Plus Property Space Co., Ltd.	Property development	Thailand	100	100
Papanan Ltd.	Property development	Thailand	100	100
NED Management Co., Ltd.	Property development and holder of Satit Pattana School's license	Thailand	100	100
Satit Pattana Personnel Center Ltd.	Provision of administrative services to Satit Pattana School	Thailand	100	100
Siriwattana Holding Ltd.	Property development	Thailand	100	-
Pattanasiri Estate Ltd.	Property development	Thailand	100	-
<u>Indirectly owned</u>				
QT Lifestyle Co., Ltd.	Property development and event management	Thailand	100	100
Touch Property Co., Ltd.	Property development	Thailand	100	100
Sansiri Guernsey (2009) Limited	Property development	Guernsey	100	100
Satit Pattana School	Education business	Thailand	100	100
QEW (Thailand) Co., Ltd.	Event management and full wedding planning services	Thailand	70	70
Sansiri Guernsey (2015) Limited	Property development	Guernsey	100	100

Details of changes in the composition of the group of companies during the current period are presented in Note 6 and 7.

1.4 New financial reporting standards

During the period, the Company has adopted the revised and new financial reporting standards and accounting treatment guidance issued by the Federation of Accounting Professions which become effective for fiscal years beginning on or after 1 January 2016. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards, with most of the changes directed towards revision of wording and terminology, and provision of interpretations and accounting guidance to users of standards. The adoption of these financial reporting standards does not have any significant impact on the Company's financial statements.

2. Significant accounting policies

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2015.

3. Related party transactions

- 3.1 During the periods, the Company and its subsidiaries had significant business transactions with related parties. Such transactions, which are summarised below, were concluded on commercial terms and bases agreed upon between the Company and those related parties.

Details of subsidiaries are presented in Note 1.3 and details of joint ventures are presented in Note 7.1. Other related companies have common directors with the Company.

(Unit: Thousand Baht)

	For the three-month periods ended 30 June				
	Consolidated financial statements		Separate financial statements		Transfer Pricing Policy
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	
<u>Transactions with subsidiary companies</u>					
(eliminated from the consolidated financial statements)					
Sales of precast concrete	-	-	7,432	94	Cost plus certain margin at a rate of 5%
Revenues from business management and project management	-	-	1,033	1,513	Based on agreement (1)
Sale of land	-	-	20.000	-	Cost plus margin

(Unaudited but reviewed)

(Unit: Thousand Baht)

	For the three-month periods ended 30 June				
	Consolidated financial		Separate		
	statements		financial statements		Transfer Pricing Policy
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	
Commission income	-	-	10,549	11,682	Based on agreement (3)
Interest income	-	-	132,466	141,005	3.50% p.a. (2015: 3.25% p.a.)
Project management fee and other expenses	-	-	6,563	4,666	Based on agreement (2)
Commission expenses	-	-	11,875	19,695	Based on agreement (3)
Interest expenses	-	-	1,701	641	3.50% p.a. (2015: 3.25% p.a.)
<u>Transactions with joint ventures</u>					
Revenues from business management and project management	576,567	135,806	1,058,300	201,519	Based on agreement (1)
Sales of land	-	233,914	-	467,827	Cost plus margin
Commission income	12,874	54,593	-	-	Based on agreement (3)
Interest income	19,265	5,946	19,265	5,946	3.50% p.a. (2015: 3.25% p.a.)
<u>Transactions with related persons</u>					
Revenues from project sales	-	5,898	-	-	Cost plus certain margin at rates of 23% - 45%

(Unit: Thousand Baht)

	For the six-month periods ended 30 June				
	Consolidated financial statements		Separate financial statements		Transfer Pricing Policy
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	
<u>Transactions with subsidiary companies</u>					
(eliminated from the consolidated financial statements)					
Sales of precast concrete	-	-	9,633	94	Cost plus certain margin at a rate of 5%
Revenues from business management and project management	-	-	3,028	3,028	Based on agreement (1)
Sale of land	-	-	688,631	-	Cost plus margin
Commission income	-	-	18,928	14,579	Based on agreement (3)
Interest income	-	-	263,229	293,792	3.25 - 3.50% p.a. (2015: 3.00 - 3.25% p.a.)
Project management fee and other expenses	-	-	13,209	8,679	Based on agreement (2)
Commission expenses	-	-	24,759	29,681	Based on agreement (3)
Interest expenses	-	-	3,202	1,534	3.50% p.a. (2015: 3.25% p.a.)
<u>Transactions with joint ventures</u>					
Revenues from business management and project management	829,857	135,806	1,546,922	201,519	Based on agreement (1)
Sales of land	172,891	414,506	345,782	467,827	Cost plus margin
Commission income	12,895	54,593	-	-	Based on agreement (3)
Interest income	34,758	11,691	34,758	11,691	3.50% p.a. (2015: 3.25% p.a.)
<u>Transactions with related persons</u>					
Revenues from project sales	-	5,898	-	-	Cost plus certain margin at rates of 23% - 45%

Transactions, pricing policies and related contracts are as follows: -

- (1) Revenue from business service and project management fees is charged based on costs plus certain margin. Those charges are allocated to subsidiaries and joint ventures based on revenue and investment costs, respectively.
- (2) Project management fees are charged monthly, depended upon the size of the project.
- (3) Commission from sale of projects is charged at a rate of 1% - 2% of selling price per the contract, with payments divided into 2 periods, the time the customer executes the agreement and when the properties are transferred.

3.2 Directors and management's benefits

During the three-month and six-month periods ended 30 June 2016 and 2015, the Company and its subsidiaries had employee benefit expenses payable to their directors and management as below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	For the three-month periods		For the six-month periods	
	ended 30 June		ended 30 June	
	2016	2015	2016	2015
Short-term employee benefits	90,896	80,473	175,132	158,965
Post-employment benefits	877	743	1,754	1,485
Total	91,773	81,216	176,886	160,450

3.3 The balances of the accounts as at 30 June 2016 and 31 December 2015 between the Company and those related parties are as follows: -

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 June	31 December	30 June	31 December
	2016	2015	2016	2015
<u>Accounts receivable</u>				
Subsidiaries	-	-	8,917	19,350
Joint ventures	23,638	5,123	9,670	1,890
Total	23,638	5,123	18,587	21,240
<u>Loans to related parties</u>				
Subsidiaries	-	-	14,226,071	15,100,998
Joint ventures	2,590,188	1,598,688	2,590,188	1,598,688
Related party	5,000	5,000	-	-
Total	2,595,188	1,603,688	16,816,259	16,699,686

(Unaudited but reviewed)

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2016	31 December 2015	30 June 2016	31 December 2015
Current portion	-	-	2,809,046	4,973,794
Less: Allowance for doubtful accounts	-	-	-	-
Net	-	-	2,809,046	4,973,794
Long-term portion	2,595,188	1,603,688	14,007,213	11,725,892
Less: Allowance for doubtful accounts	(5,000)	(5,000)	-	-
Net	2,590,188	1,598,688	14,007,213	11,725,892
<u>Interest receivables</u>				
Subsidiaries	-	-	58,567	42,856
Joint ventures	29,433	1,349	29,433	1,349
Related party	333	333	-	-
Total	29,766	1,682	88,000	44,205
Less: Allowance for doubtful accounts	(333)	(333)	-	-
Net	29,433	1,349	88,000	44,205
<u>Unearned income</u>				
Related persons	13,476	14,019	12,011	12,011
Total	13,476	14,019	12,011	12,011
<u>Trade accounts payable</u>				
Subsidiaries	-	-	12,139	11,101
Total	-	-	12,139	11,101
<u>Short-term loans from related parties</u>				
Subsidiaries	-	-	194,509	172,000
Total	-	-	194,509	172,000
<u>Interest payables</u>				
Subsidiaries	-	-	416	2,512
Total	-	-	416	2,512
<u>Advance received from customer</u>				
Joint ventures	782,483	495,040	782,483	495,040
Total	782,483	495,040	782,483	495,040

(Unaudited but reviewed)

3.4 During the period, movements of loans with related parties were as follows: -

(Unit: Million Baht)

Loans to	Consolidated financial statements			
	Balance as at	During the period		Balance as at
	1 January 2016	Increase	Decrease	30 June 2016
Joint ventures				
BTS Sansiri Holding One Ltd.	280.00	90.00	(100.00)	270.00
BTS Sansiri Holding Two Ltd.	126.69	-	-	126.69
BTS Sansiri Holding Three Ltd.	161.00	170.00	-	331.00
BTS Sansiri Holding Four Ltd.	180.00	235.00	-	415.00
BTS Sansiri Holding Five Ltd.	28.00	-	-	28.00
BTS Sansiri Holding Six Ltd.	330.00	210.00	-	540.00
BTS Sansiri Holding Seven Ltd.	5.00	30.00	-	35.00
BTS Sansiri Holding Eight Ltd.	169.00	40.00	-	209.00
BTS Sansiri Holding Nine Ltd.	36.00	75.00	-	111.00
Nuvo Line Agency Co., Ltd.	-	207.50	-	207.50
BTS Sansiri Holding Eleven Ltd.	283.00	35.00	(220.00)	98.00
BTS Sansiri Holding Twelve Ltd.	-	209.00	-	209.00
BTS Sansiri Holding Fourteen Ltd.	-	86.00	(76.00)	10.00
Related party				
Regency One Co., Ltd.	5.00	-	-	5.00
Total	1,603.69	1,387.50	(396.00)	2,595.19

(Unit: Million Baht)

Loans to	Separate financial statements			
	Balance as at	During the period		Balance as at
	1 January 2016	Increase	Decrease	30 June 2016
Subsidiaries				
Arnawat Ltd.	6,322.75	366.15	(1,142.03)	5,546.87
Plus Property Co., Ltd.	-	50.00	(50.00)	-
Piwattana Ltd.	3,264.13	418.30	(954.26)	2,728.17
Red Lotus Properties Ltd.	1,268.76	0.27	(850.89)	418.14
Plus Property Space Co., Ltd.	756.62	7.51	(111.13)	653.00
NED Management Co., Ltd.	3,445.62	420.09	(1,161.05)	2,704.66
Sansiri Venture Co., Ltd.	5.60	-	-	5.60
Papanan Ltd.	37.52	-	(37.52)	-
Siriwattana Holding Ltd.	-	435.00	-	435.00
Pattanasiri Estate Ltd.	-	1,734.63	-	1,734.63
Joint ventures				
BTS Sansiri Holding One Ltd.	280.00	90.00	(100.00)	270.00
BTS Sansiri Holding Two Ltd.	126.69	-	-	126.69
BTS Sansiri Holding Three Ltd.	161.00	170.00	-	331.00

(Unaudited but reviewed)

(Unit: Million Baht)

Loans to	Separate financial statements			
	Balance as at	During the period		Balance as at
	1 January 2016	Increase	Decrease	30 June 2016
BTS Sansiri Holding Four Ltd.	180.00	235.00	-	415.00
BTS Sansiri Holding Five Ltd.	28.00	-	-	28.00
BTS Sansiri Holding Six Ltd.	330.00	210.00	-	540.00
BTS Sansiri Holding Seven Ltd.	5.00	30.00	-	35.00
BTS Sansiri Holding Eight Ltd.	169.00	40.00	-	209.00
BTS Sansiri Holding Nine Ltd.	36.00	75.00	-	111.00
Nuvo Line Agency Co., Ltd.	-	207.50	-	207.50
BTS Sansiri Holding Eleven Ltd.	283.00	35.00	(220.00)	98.00
BTS Sansiri Holding Twelve Ltd.	-	209.00	-	209.00
BTS Sansiri Holding Fourteen Ltd.	-	86.00	(76.00)	10.00
Total	16,699.69	4,819.45	(4,702.88)	16,816.26

(Unit: Million Baht)

Loans from	Separate financial statements			
	Balance as at	During the period		Balance as at
	1 January 2016	Increase	Decrease	30 June 2016
Subsidiaries				
Papanan Ltd.	-	39.83	(7.32)	32.51
Chanachai Ltd.	172.00	-	(10.00)	162.00
Total	172.00	39.83	(17.32)	194.51

As at 30 June 2016, loans to and loans from related parties are clean loans, due for repayment at call, and carry interest at rates of 3.25 - 3.50 percent per annum (31 December 2015: 3.25 - 3.50 percent per annum).

3.5 Guarantees to related company

As at 30 June 2016 and 31 December 2015, the Company has the following obligation in respect of guarantee provided to bank for loan facility:-

(Unit: Million Baht)

Guarantor	Guarantee	30 June 2016	31 December 2015
Sansiri Plc.	Arnawat Ltd.	395	395
Total		395	395

4. Trade accounts receivable

Trade accounts receivable as at 30 June 2016 and 31 December 2015 are presented as follows: -

	(Unit: Million Baht)			
	Consolidated financial statements		Separate financial statements	
	30 June 2016	31 December 2015	30 June 2016	31 December 2015
<u>Trade receivables - related parties</u>				
Aged on the basis of due dates				
Not yet due	0.26	3.23	-	-
Past due				
Up to 3 months	21.93	1.89	16.33	14.91
3 - 6 months	0.11	-	0.88	5.23
6 - 12 months	1.34	-	1.38	-
Over 12 months	-	-	-	1.10
Total trade receivables - related parties	23.64	5.12	18.59	21.24
<u>Trade receivables - unrelated parties</u>				
Aged on the basis of due dates				
Not yet due	40.90	43.16	-	-
Past due				
Up to 3 months	13.09	22.90	3.45	9.50
3 - 6 months	9.22	2.49	3.19	1.40
6 - 12 months	9.12	12.56	5.12	3.97
Over 12 months	21.79	12.72	4.73	1.26
Total	94.12	93.83	16.49	16.13
Less: Allowance for doubtful debts	(26.16)	(17.78)	(13.28)	(6.53)
Total trade receivables				
- unrelated parties, net	67.96	76.05	3.21	9.60
Total trade receivables - net	91.60	81.17	21.80	30.84

5. Property development for sale

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2016	31 December 2015	30 June 2016	31 December 2015
Land	40,692.25	36,931.34	25,827.66	23,990.65
Construction cost	59,675.22	56,501.33	26,725.02	24,273.46
Utility costs	16,155.58	15,181.13	9,570.11	8,624.59
Construction material	59.93	36.48	58.94	24.06
Capitalised financial costs	4,568.54	4,149.91	3,718.73	3,308.67
Total	121,151.52	112,800.19	65,900.46	60,221.43
Less: Accumulated transfer to cost of project	(70,567.68)	(61,471.95)	(35,129.07)	(30,819.64)
Allowance for loss on diminution in value of project	(265.00)	(283.00)	(163.00)	(174.00)
Balance	50,318.84	51,045.24	30,608.39	29,227.79

- 5.1 As at 30 June 2016 and 31 December 2015, land and construction thereon of projects of the Company and its subsidiaries with net book value of Baht 30,688 million and Baht 30,459 million, respectively, were pledged as collateral for loans obtained from banks (Separate financial statements: Baht 22,620 million and Baht 19,159 million, respectively).
- 5.2 As at 30 June 2016 and 31 December 2015, the additional estimated expenses of the Company and subsidiaries for the development and construction to complete the launched projects (excluding the costs of land and construction already recorded) are Baht 50,018 million and Baht 47,563 million, respectively (Separate financial statements: Baht 35,138 million and Baht 34,098 million, respectively).
- 5.3 During the six-month periods ended 30 June 2016 and 2015, the Company and its subsidiaries included borrowing costs in the cost of property development amounting to Baht 419 million and Baht 538 million, respectively (Separate financial statements: Baht 410 million and Baht 425 million, respectively). Capitalisation rates for the six-month periods ended 30 June 2016 and 2015 were 4.24% and 4.53%, respectively (Separate financial statements: 4.24% and 4.53%, respectively).

(Unaudited but reviewed)

- 5.4 Loss on diminution in value of property development for sale and land held for development (reversal) for the six-month periods ended 30 June 2016 and 2015 is as follows.

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2016	30 June 2015	30 June 2016	30 June 2015
Property development for sale (Note 5)	(18.00)	86.56	(11.00)	74.63
Land held for development (Note 9)	52.49	-	-	-
Total	34.49	86.56	(11.00)	74.63

- 5.5 Additional information of the Company's and its subsidiaries' projects are as follows:

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2016	31 December 2015	30 June 2016	31 December 2015
Sales with signed agreements	122,517	112,000	65,863	59,513
Total estimated project value	182,656	172,465	102,159	94,144
The ratio of sales with signed agreements to total estimated project sales	67.08%	64.94%	64.47%	63.21%
Unearned income	1,922	2,226	1,393	1,380

6. Investments in subsidiaries

As at 30 June 2016 and 31 December 2015, investments in subsidiaries presented in separate financial statements are as follows: -

(Unit: Million Baht)

	Paid-up capital		Percentage of shareholding		Investment at cost	
	30 June 2016	31 December 2015	30 June 2016	31 December 2015	30 June 2016	31 December 2015
			Percent	Percent		
<u>Subsidiaries - Directly owned</u>						
Chanachai Ltd.	90.00	90.00	100	100	101.52	101.52
Plus Property Co., Ltd.	150.00	150.00	100	100	160.52	160.52
Sansiri Venture Co., Ltd.	3.00	3.00	100	100	4.52	4.52
S.U.N. Management Co., Ltd.	10.00	10.00	100	100	20.08	20.08
Amawat Ltd.	2.50	2.50	100	100	2.50	2.50
Piwattana Ltd.	100.00	100.00	100	100	100.00	100.00
Red Lotus Properties Ltd.	20.00	20.00	100	100	20.00	20.00
Plus Property Space Co., Ltd.	2.50	2.50	100	100	4.07	4.07
Pacific Challenge Holding Co., Ltd.	2.50	2.50	85	85	2.13	2.13
Papanan Ltd.	20.00	20.00	100	100	20.00	20.00

(Unaudited but reviewed)

(Unit: Million Baht)

	Paid-up capital		Percentage of shareholding		Investment at cost	
	30	31	30	31	30	31
	June	December	June	December	June	December
	2016	2015	2016	2015	2016	2015
			Percent	Percent		
Satit Pattana Personnel Center Ltd.	1.00	1.00	100	100	1.00	1.00
NED Management Co., Ltd.	40.00	40.00	100	100	40.00	40.00
Sansiri Global Investment Pte. Ltd.	1,267.18	1,267.18	100	100	1,267.18	1,267.18
Siriwattana Holding Ltd.	100.00	-	100	-	100.00	-
Pattanasiri Estate Ltd.	100.00	-	100	-	100.00	-
Total investment in subsidiaries					1,943.52	1,743.52

(Unit: Million Baht)

	Dividend received			
	For the three-month periods		For the six-month periods	
	ended 30 June		ended 30 June	
	2016	2015	2016	2015
<u>Subsidiaries - Directly owned</u>				
Chanachai Ltd.	39.15	59.04	39.15	109.08
Plus Property Co., Ltd.	-	277.80	-	463.80
Papanan Ltd.	-	-	-	230.00
Total dividend received	39.15	336.84	39.15	802.88

On 25 January 2016, the Company's Board of Directors meeting No. 1/2016 passed a resolution to approve the setting up of a new subsidiary named Siriwattana Holding Limited, with the registered capital of Baht 100 million. The Company holds 100% of issued and paid up share capital. The new company has engaged in property development and registered its incorporation on 25 January 2016.

On 26 February 2016, the Company's Board of Directors meeting No. 3/2016 passed a resolution to approve the setting up of a new subsidiary named Pattanasiri Estate Limited, with the registered capital of Baht 100 million. The Company holds 100% of issued and paid up share capital. The new company has engaged in property development and registered its incorporation on 4 March 2016.

On 17 June 2016, the Extraordinary General Meeting of the Shareholders of Pacific Challenge Holding Co., Ltd. (subsidiary) No. 1/2016 passed a resolution to approve the dissolution of the subsidiary. The subsidiary registered its dissolution with the Ministry of Commerce and the registrar registered it on 21 June 2016. Currently, the subsidiary has not completed its dissolution process.

7. Investments in joint ventures

7.1 Details of investments in joint ventures:

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

(Unit: Thousand Baht)

		Consolidated financial statements					
Joint ventures	Nature of business	Shareholding percentage		Cost		Carrying amounts based on equity method	
		30 June	31 December	30 June	31 December	30 June	31 December
		2016	2015	2016	2015	2016	2015
		(%)	(%)				
BTS Sansiri Holding One Ltd.	Property development	50	50	50,000	50,000	_(1)	_(1)
BTS Sansiri Holding Two Ltd.	Property development	50	50	50,000	50,000	_(1)	_(1)
BTS Sansiri Holding Three Ltd.	Property development	50	50	50,000	50,000	_(1)	_(1)
BTS Sansiri Holding Four Ltd.	Property development	50	50	50,000	50,000	_(1)	_(1)
BTS Sansiri Holding Five Ltd.	Property development	50	50	50,000	50,000	_(1)	_(1)
BTS Sansiri Holding Six Ltd.	Property development	50	50	50,000	50,000	_(1)	_(1)
BTS Sansiri Holding Seven Ltd.	Property development	50	50	50,000	50,000	28,457	40,958
BTS Sansiri Holding Eight Ltd.	Property development	50	50	50,000	50,000	_(1)	293
BTS Sansiri Holding Nine Ltd.	Property development	50	50	50,000	50,000	21,199	49,822
Nuvo Line Agency Co., Ltd.	Property development	50	50	76,882	769,019	44,560	764,068
BTS Sansiri Holding Eleven Ltd.	Property development	50	50	50,000	50,000	39,023	49,864
BTS Sansiri Holding Twelve Ltd.	Property development	50	50	50,000	50,000	28,470	49,864
BTS Sansiri Holding Fourteen Ltd.	Property development	50	-	50,000	-	48,704	-
Total				676,882	1,319,019	210,413	954,869

(1) Investments under equity method presented under "Provision for transaction under equity method of investments in joint ventures".

(Unaudited but reviewed)

Investments under equity method presented under “Provision for transaction under equity method of investments in joint ventures” were detailed as follows:

(Unit: Thousand Baht)

Company's name	Consolidated financial statements	
	30 June	31 December
	2016	2015
BTS Sansiri Holding One Ltd.	142,976	106,137
BTS Sansiri Holding Two Ltd.	143,733	136,881
BTS Sansiri Holding Three Ltd.	109,232	87,184
BTS Sansiri Holding Four Ltd.	195,550	138,706
BTS Sansiri Holding Five Ltd.	8,540	6,269
BTS Sansiri Holding Six Ltd.	136,387	118,887
BTS Sansiri Holding Eight Ltd.	28,224	-
Total	764,642	594,064

The Company presented the negative investment value based on equity method as “Provision for transaction under equity method of investments in joint ventures” in the consolidated statement of financial position. The negative investment value was resulted from elimination of gain on related party transactions in proportion to the Company's shareholding in joint ventures.

(Unit: Thousand Baht)

Joint ventures	Nature of business	Separate financial statements			
		Shareholding percentage		Carrying amounts based on cost method - net	
		30 June	31 December	30 June	31 December
		2016	2015	2016	2015
		(%)	(%)		
BTS Sansiri Holding One Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Two Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Three Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Four Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Five Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Six Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Seven Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Eight Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Nine Ltd.	Property development	50	50	50,000	50,000
Nuvo Line Agency Co., Ltd.	Property development	50	50	76,882	769,019
BTS Sansiri Holding Eleven Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Twelve Ltd.	Property development	50	50	50,000	50,000
BTS Sansiri Holding Fourteen Ltd.	Property development	50	-	50,000	-
Total				676,882	1,319,019

(Unaudited but reviewed)

On 13 November 2015, a meeting of the Executive Committee of the Company passed a resolution approving the establishment of 50:50 joint venture company with BTS for the residential projects for sale namely, BTS Sansiri Holding Fourteen Ltd., with a registered share capital of Baht 100 million (1,000,000 ordinary shares with a par value of Baht 100 each). This company registered its incorporation on 8 February 2016.

On 8 February 2016, the Extraordinary General Meeting of Nuvo Line Agency Co., Ltd. (joint venture) shareholders No. 1/2016 passed a resolution to approve the decrease in its registered capital by Baht 1,125 million, from the existing registered capital of Baht 1,500 million to the newly registered capital of Baht 375 million (3,750,000 shares with a par value of Baht 100). The joint venture registered the decrease in the registered share capital with the Ministry of Commerce on 16 March 2016. The Company received such decrease in registered capital of the joint venture on 21 March 2016.

On 18 April 2016, the Extraordinary General Meeting of Nuvo Line Agency Co., Ltd. (joint venture) shareholders No. 2/2016 passed a resolution to approve the decrease in its registered capital by Baht 275 million, from the existing registered capital of Baht 375 million to the newly registered capital of Baht 100 million (1,000,000 shares with a par value of Baht 100). The joint venture registered the decrease in the registered share capital with the Ministry of Commerce on 1 June 2016. On 31 May 2016, the joint venture entered into the memorandum of understanding with the Company by agreeing to offset the cash received from the capital reduction with loan from the Company amounting to Baht 137.5 million.

7.2 Share of loss

During the periods, the Company recognised its share of loss from investments in the joint ventures in the consolidated financial statements as follows:

Joint ventures	(Unit: Thousand Baht)			
	Consolidated financial statements			
	Share of loss from investments in joint ventures			
	For the three-month periods ended 30 June		For the six-month periods ended 30 June	
	2016	2015	2016	2015
BTS Sansiri Holding One Ltd.	(4,924)	(67,638)	(7,304)	(67,645)
BTS Sansiri Holding Two Ltd.	(3,335)	(3,124)	(6,852)	(3,450)
BTS Sansiri Holding Three Ltd.	(2,125)	(192)	(3,370)	(192)
BTS Sansiri Holding Four Ltd.	(12,400)	(236)	(12,466)	(236)
BTS Sansiri Holding Five Ltd.	(820)	(223)	(2,271)	(223)

(Unaudited but reviewed)

(Unit: Thousand Baht)

Consolidated financial statements				
Share of loss from investments in joint ventures				
Joint ventures	For the three-month periods ended 30 June		For the six-month periods ended 30 June	
	2016	2015	2016	2015
BTS Sansiri Holding Six Ltd.	(149)	(192)	(716)	(192)
BTS Sansiri Holding Seven Ltd.	(952)	-	(1,015)	-
BTS Sansiri Holding Eight Ltd.	(1,841)	-	(13,575)	-
BTS Sansiri Holding Nine Ltd.	(18,829)	-	(18,958)	-
Nuvo Line Agency Co., Ltd.	(970)	-	(3,992)	-
BTS Sansiri Holding Eleven Ltd.	(372)	-	(431)	-
BTS Sansiri Holding Twelve Ltd.	(4,868)	-	(4,904)	-
BTS Sansiri Holding Fourteen Ltd.	(1,164)	-	(1,296)	-
Total	<u>(52,749)</u>	<u>(71,605)</u>	<u>(77,150)</u>	<u>(71,938)</u>

8. Investment properties

Movements of the investment properties account during the six-month period ended 30 June 2016 are summarised below.

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2016	87.79	18.42
Acquisitions during period	12.27	12.27
Transfer from building and equipment	239.79	239.79
Transfer from (to) property development for sale	8.83	(2.17)
Depreciation for period	<u>(6.57)</u>	<u>(4.97)</u>
Net book value as at 30 June 2016	<u>342.11</u>	<u>263.34</u>

(Unaudited but reviewed)

9. Land held for development

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
	30 June 2016	31 December 2015
Land held for development	4,034.97	4,032.58
Less: Allowance for diminution in value of project	(52.49)	-
Net	<u>3,982.48</u>	<u>4,032.58</u>

As at 30 June 2016 and 31 December 2015, land held for development of the Company and its subsidiaries amounting to Baht 3,334 million and Baht 2,834 million, respectively, was pledged as collateral for loans obtained from banks (Separate financial statements: Baht 1,411 million and Baht 1,205 million, respectively).

10. Land, building and equipment

Movements of the land, building and equipment account during the six-month period ended 30 June 2016 are summarised below.

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2016	2,439.80	1,233.86
Acquisitions during period	51.46	42.20
Disposals during period - net book value	(0.11)	(0.10)
Transfer to investment properties		
- net book value	(239.79)	(239.79)
Depreciation for period	(98.08)	(57.89)
Net book value as at 30 June 2016	<u>2,153.28</u>	<u>978.28</u>

As at 30 June 2016 and 31 December 2015, the Company and subsidiaries' land and construction thereon of which the net book value amounting to Baht 1,028 million and Baht 1,047 million, respectively, were mortgaged to secure loans from banks (Separate financial statements: Baht 680 million and Baht 697 million, respectively).

During the six-month period ended 30 June 2015, the subsidiary recognised loss on diminution in value of land amounting to Baht 4.27 million (2016: Nil).

(Unaudited but reviewed)

11. Other intangible assets

Movements of intangible assets account during the six-month period ended 30 June 2016 are summarised below.

	(Unit: Million Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at 1 January 2016	120.10	105.21
Acquisitions during period	8.55	8.23
Amortisation for period	(10.37)	(8.04)
Net book value as at 30 June 2016	<u>118.28</u>	<u>105.40</u>

12. Leasehold rights

Movements of leasehold rights account during the six-month period ended 30 June 2016 are summarised below.

	(Unit: Million Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at 1 January 2016	311.02	36.99
Amortisation for period	(14.30)	(1.04)
Net book value as at 30 June 2016	<u>296.72</u>	<u>35.95</u>

13. Short-term loans from banks/bills of exchange

(Unit: Million Baht)

	Consolidated / Separate financial statements	
	30 June 2016	31 December 2015
<u>Short-term loans from banks</u>		
Promissory notes	<u>3,076.00</u>	<u>1,966.00</u>
<u>Bills of exchange</u>		
Face value	4,500.00	4,500.00
Less: Prepaid interest expense	<u>(26.53)</u>	<u>(26.20)</u>
Bills of exchange - net	<u>4,473.47</u>	<u>4,473.80</u>

(Unaudited but reviewed)

As at 30 June 2016, short-term loans from banks carried interest at rates of 2.80 - 4.25 percent per annum (31 December 2015: 2.70 - 4.25 percent per annum) and were secured by land and constructions of projects of the Company and its subsidiaries. Bills of exchange carry interest at rates of 2.40 - 2.65 percent per annum (31 December 2015: 2.60 - 2.80 percent per annum).

14. Long-term loans

As at 30 June 2016 and 31 December 2015, long-term loans are presented below: -

	Consolidated financial		Separate financial	
	statements		statements	
	30 June 2016	31 December 2015	30 June 2016	31 December 2015
Loans from banks	11,463.63	12,962.99	8,302.87	8,347.71
Less: Current portion of long-term loans	(3,566.93)	(4,285.29)	(2,023.69)	(2,294.38)
Net	<u>7,896.70</u>	<u>8,677.70</u>	<u>6,279.18</u>	<u>6,053.33</u>

Long-term loans of the Company and its subsidiaries carry interest at the rates of MLR - 2.675 percent per annum to MLR - 1.25 percent per annum and are due for repayment at a percentage of the value of property transferred to customers.

Land and constructions of projects of the Company and its subsidiaries are mortgaged as collaterals for loans obtained from banks.

Most of the loan agreements contain certain covenants and restrictions, such as dividend payment, capital increase and decrease, loans guarantees, changes of directors and maintenance of certain financial ratios.

Movements in the long-term loans account during the six-month period ended 30 June 2016 are summarised below.

	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2016	12,962.99	8,347.71
Add: Additional borrowings	1,548.03	1,337.13
Less: Repayment	(3,047.39)	(1,381.97)
Balance as at 30 June 2016	<u>11,463.63</u>	<u>8,302.87</u>

During the six-month period ended 30 June 2016, the Company and its subsidiary entered into new loan agreements with commercial banks. Details of the new loans are as follows: -

- a) The Company entered into agreements with local commercial banks granting new loan amounting to Baht 1,091 million, on which interest is charged at the rate of MLR - 2 percent per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and full payment is to be made within 2023. The loans are secured by land and construction of the projects.
- b) Arnawat Ltd. entered into agreement with local commercial bank granting new loan amounting to Baht 100 million, on which interest is charged at the rate of MLR - 2 percent per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and full payment is to be made within 2019. The loan is secured by land and construction of the projects.

15. Long-term promissory notes - purchase of land

Promissory notes - purchase of land are notes which the Company issued to a land seller. The notes mature in September 2017, are interest free, and are avaled by a bank.

16. Unsecured debentures

The Company has issued unsecured, unsubordinated and registered debentures, as detailed below:

				(Unit: Million Baht)	
				Consolidated / Separate financial statements	
				30 June 2016	31 December 2015
Debentures	Interest rate	Terms	Due date		
Debentures # 2/2010	5.60% p.a.	7 years	24 May 2017	2,000.00	2,000.00
Debentures # 1/2011	5.40% p.a. for 1st - 3rd year 6.00% p.a. for 4th - 5th year	5 years	21 July 2016	1,000.00	1,000.00
Debentures # 2/2011	5.40% p.a. for 1st - 3rd year 6.00% p.a. for 4th - 5th year	5 years	3 October 2016	1,000.00	1,000.00
Debentures # 1/2013	4.99% p.a.	5 years	24 January 2018	3,000.00	3,000.00

(Unaudited but reviewed)

(Unit: Million Baht)

				Consolidated / Separate financial statements	
				30 June 2016	31 December 2015
Debentures	Interest rate	Terms	Due date		
Debentures # 2/2013	4.75% p.a. for 1st - 2nd year 5.00% p.a. for 3rd - 4th year 5.30% p.a. for 5th year	5 years	30 May 2018	1,000.00	1,000.00
Debentures # 3/2013	4.95% p.a.	5 years	23 August 2018	2,000.00	2,000.00
Debentures # 4/2013	5.20% p.a.	5 years 6 months	4 April 2019	1,000.00	1,000.00
Debentures # 1/2015	4.75% p.a.	5 years	2 June 2020	2,000.00	2,000.00
Debentures # 2/2015	3.90% p.a.	3 years 6 months	19 April 2019	1,000.00	1,000.00
Total debentures, at face value				14,000.00	14,000.00
Less: Unamortised portion of deferred transaction costs				(26.25)	(33.54)
Debentures - net				13,973.75	13,966.46
Less: Debentures - due within one year				(3,997.55)	(1,998.32)
Debentures - due over one year				9,976.20	11,968.14

Under rights and responsibilities of debenture issuer, the Company has to comply with certain covenants and restrictions including maintenance of a debt to equity ratio of consolidated financial statements with no excess of 2.5:1 along with debentures' periods ("debts" means interest bearing loans).

17. Provision for long-term employee benefits

Movements in the provision for long-term employee benefits for the six-month period ended 30 June 2016 are summarised below:

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Beginning balance	114.92	79.26
Increase during the period	7.86	7.52
Paid during the period	(0.28)	-
Ending balance	122.50	86.78

18. Provisions

Movements of provisions for liabilities on lawsuit, home care warranty and compensation for Housing Estate Juristic Persons for the six-month period ended 30 June 2016 are as follow:

Short-term provisions

(Unit: Million Baht)

	Consolidated financial statements			Separate financial statements		
	Lawsuits	Home care warranty	Total	Lawsuits	Home care warranty	Total
Beginning balance	3.15	121.98	125.13	3.15	52.16	55.31
Increase during the period	-	50.96	50.96	-	22.64	22.64
Paid during the period	-	(29.41)	(29.41)	-	(19.09)	(19.09)
Reversal	-	(25.34)	(25.34)	-	(1.57)	(1.57)
Ending balance	3.15	118.19	121.34	3.15	54.14	57.29

Long-term provisions

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
	Compensation for Housing Estate Juristic Persons	Compensation for Housing Estate Juristic Persons
Beginning balance	149.49	103.49
Increase during the period	16.03	12.96
Paid during the period	(1.70)	-
Reversal	(1.47)	(0.75)
Ending balance	162.35	115.70

19. Share capitalReconciliation of number of ordinary shares

	Number of shares	Par value	Paid up capital
	(Shares)	(Baht)	(Baht)
<u>Registered ordinary shares</u>			
Number of ordinary shares as at 1 January 2016	18,017,674,684	1.07	19,278,911,912
Decrease during the period	(25,954,326)	1.07	(27,771,129)
Number of ordinary shares as at 30 June 2016	17,991,720,358	1.07	19,251,140,783

(Unaudited but reviewed)

On 26 April 2016, the Annual General Meeting of the Company's shareholders No. 21/2016 approved the decrease of the registered capital of the Company from the existing registered capital of Baht 19,278,911,911.88 to be the registered capital of Baht 19,251,140,783.06 by canceling 25,954,326 registered but un-issued shares. The Company registered the change in the registered share capital with the Ministry of Commerce on 29 April 2016.

20. Warrants/Earnings per share

20.1 Warrants

The Company's warrants are as follows:

Type of warrant	Exercise price per share	Exercise ratio per 1 warrant	Number of warrants outstanding as at 1 January 2016	Number of warrants exercised during the period	Number of warrants outstanding as at 30 June 2016
SIRI-W2	2.500	1 : 1.000	3,406,219,088	-	3,406,219,088
ESOP#7	2.500	1 : 1.000	300,000,000	-	300,000,000

During the three-month and six-month periods ended 30 June 2016, the Company recorded expenses of the ESOP#7 amounting to Baht 6.15 million and Baht 12.31 million, respectively, as employee related expenses, together with a corresponding increase in capital reserve for share-based payment transactions in shareholders' equity.

20.2 Earnings per share

Basic earnings per share is determined by dividing profit for the period attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the period.

Diluted earnings per share is calculated by dividing profit for the period attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the period, plus the weighted average number of ordinary shares which might need to be issued for the conversion of all dilutive potential ordinary shares into ordinary shares. The calculation assumes that the conversion took place either at the beginning of the period or on the date the potential ordinary shares were issued.

(Unaudited but reviewed)

The following table sets forth the computation of basic earnings per share and diluted earnings per share:

Consolidated financial statements						
For the three-month periods ended 30 June						
Profit for the period		Weighted average number of ordinary shares		Earnings per share		
		2016	2015	2016	2015	
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders of the Company	622,341	901,258	14,285,501	14,273,573	0.043	0.063
Effect of dilutive potential ordinary shares						
ESOP#6	-	-	-	18,914		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrant to ordinary shares	622,341	901,258	14,285,501	14,292,487	0.043	0.063
Separate financial statements						
For the three-month periods ended 30 June						
Profit for the period		Weighted average number of ordinary shares		Earnings per share		
		2016	2015	2016	2015	
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders of the Company	373,347	777,708	14,285,501	14,273,573	0.026	0.055
Effect of dilutive potential ordinary shares						
ESOP#6	-	-	-	18,914		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrant to ordinary shares	373,347	777,708	14,285,501	14,292,487	0.026	0.054

(Unaudited but reviewed)

Consolidated financial statements						
For the six-month periods ended 30 June						
	Profit for the period		Weighted average number of ordinary shares		Earnings per share	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
	(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)
Basic earnings per share						
Profit attributable to equity holders of the Company	1,178,434	1,441,921	14,285,501	14,220,475	0.082	0.101
Effect of dilutive potential ordinary shares						
ESOP#6	-	-	-	19,790		
SIRI-W1	-	-	-	19,126		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrant to ordinary shares	<u>1,178,434</u>	<u>1,441,921</u>	<u>14,285,501</u>	<u>14,259,391</u>	0.082	0.101
Separate financial statements						
For the six-month periods ended 30 June						
	Profit for the period		Weighted average number of ordinary shares		Earnings per share	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
	(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)
Basic earnings per share						
Profit attributable to equity holders of the Company	610,417	1,374,009	14,285,501	14,220,475	0.043	0.097
Effect of dilutive potential ordinary shares						
ESOP#6	-	-	-	19,790		
SIRI-W1	-	-	-	19,126		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrant to ordinary shares	<u>610,417</u>	<u>1,374,009</u>	<u>14,285,501</u>	<u>14,259,391</u>	0.043	0.096

(Unaudited but reviewed)

There is no disclosure of diluted earnings per share from effect of SIRI-W2 and ESOP#7 warrants in the financial statements for the three-month and six-month periods ended 30 June 2016 since the exercise aggregated amounts of price and fair value of warrants exceeded the fair value of the Company's ordinary shares.

21. Revenues from other services/Cost of other services

(Unit: Million Baht)

	For the three-month periods ended 30 June			
	Consolidated financial		Separate financial	
	statements		statements	
	2016	2015	2016	2015
<u>Revenues from other services</u>				
Revenues from hotel business	18.15	13.71	7.34	5.77
Revenues from education business	23.87	36.64	-	-
Total	42.02	50.35	7.34	5.77
<u>Cost of other services</u>				
Cost of hotel business	21.98	23.17	8.49	7.79
Cost of education business	58.83	61.92	-	-
Total	80.81	85.09	8.49	7.79

(Unit: Million Baht)

	For the six-month periods ended 30 June			
	Consolidated financial		Separate financial	
	statements		statements	
	2016	2015	2016	2015
<u>Revenues from other services</u>				
Revenues from hotel business	43.30	34.86	17.76	15.83
Revenues from education business	91.28	94.82	-	-
Total	134.58	129.68	17.76	15.83
<u>Cost of other services</u>				
Cost of hotel business	47.30	39.16	17.80	14.72
Cost of education business	125.92	127.13	-	-
Total	173.22	166.29	17.80	14.72

22. Income tax

Interim corporate income tax was calculated on profit before income tax for the period, using the estimated effective tax rate for the year.

Income tax expenses for the three-month and six-month periods ended 30 June 2016 and 2015 are made up as follows:

(Unit: Thousand Baht)				
For the three-month periods ended 30 June				
	Consolidated		Separate	
	financial statements		financial statements	
	2016	2015	2016	2015
Current income tax:				
Interim corporate income tax charge	215,474	336,301	97,851	149,683
Deferred tax:				
Relating to origination and reversal of temporary differences	(25,589)	(59,612)	(6,081)	(34,952)
Income tax expense reported in the statements of comprehensive income	189,885	276,689	91,770	114,731

(Unit: Thousand Baht)				
For the six-month periods ended 30 June				
	Consolidated		Separate	
	financial statements		financial statements	
	2016	2015	2016	2015
Current income tax:				
Interim corporate income tax charge	427,809	571,554	188,821	205,511
Deferred tax:				
Relating to origination and reversal of temporary differences	(78,880)	(132,893)	(29,599)	(63,887)
Income tax expense reported in the statements of comprehensive income	348,929	438,661	159,222	141,624

23. Dividends

Dividends of the Company which were declared in 2016 and 2015 consist of the following:

(Unit: Baht)				
Dividends	Approved by	Total dividend	Dividend per share	Date of dividends payment
Final dividend from 2015 earnings	The Annual General Meeting of the Shareholders on 26 April 2016	1,714,260,152 ⁽¹⁾	0.12	16 May 2016
Final dividend from 2014 earnings	The Annual General Meeting of the Shareholders on 29 April 2015	1,712,745,830 ⁽²⁾	0.12	19 May 2015

⁽¹⁾ Actual dividend paid amounted to Baht 1,714,251,081 because some shareholders were not entitled to receive dividend

⁽²⁾ Actual dividend paid amounted to Baht 1,712,723,466 because some shareholders were not entitled to receive dividend

24. Commitments and contingent liabilities

24.1 Capital commitments

As at 30 June 2016 and 31 December 2015, the Company and its subsidiaries have the following capital commitments:

- a) The Company and its subsidiaries had commitments of Baht 10,766 million and Baht 12,021 million, respectively, under project construction agreements, decoration agreements, advisory service agreements and system development agreements (Separate financial statements: Baht 8,161 million and Baht 8,653 million, respectively).
- b) The Company and its subsidiaries had commitments of Baht 7,257 million and Baht 8,210 million, respectively, under land and condominium purchase agreements (Separate financial statements: Baht 4,929 million and Baht 5,973 million, respectively).

24.2 Operating lease commitments and service agreements

- a) The Company and the subsidiaries have entered into several lease agreements in respect of the lease of office building space, motor vehicles and equipment. The terms of the agreements are generally between 3 and 4 years.

(Unaudited but reviewed)

As at 30 June 2016 and 31 December 2015, future minimum lease payments required under non-cancellable operating lease contracts were as follows.

	(Unit: Million Baht)			
	Consolidated financial statements		Separate financial statements	
	30 June 2016	31 December 2015	30 June 2016	31 December 2015
Payable within:				
In up to 1 year	104	103	91	88
In over 1 and up to 4 years	187	212	184	204
Total	291	315	275	292

- b) As at 30 June 2016 and 31 December 2015, the Company and its subsidiaries had commitments of Baht 70 million and Baht 44 million, respectively, in relation to advertising and public relations for the projects (Separate financial statements: Baht 41 million and Baht 26 million, respectively).
- c) As at 30 June 2016 and 31 December 2015, the Company and subsidiaries have servitude over land of approximately 32 rai, of which the cost is included in the cost of projects.
- d) The significant long-term lease agreements are as follows:
- Sansiri Public Company Limited entered into a 30-year land rental agreement at Sukhumvit 77 alley for construction of a community mall for the Habito Project, covering the period from 16 August 2013 to 15 August 2043. Total amounts of Baht 42 million are to be paid, divided into 3 installments. In August 2013, the Company made an initial payment of Baht 21 million and the remainder is to be paid Baht 10.5 million each over the period of 10 and 20 years of rental agreement.
 - Chanachai Limited entered into a 30-year land rental agreement with the Office of the Privy Purse for construction of a condominium for the Baan Sansiri Project, covering the period from 1 November 1993 to 31 October 2023. Total amounts are Baht 118 million. On the agreement date, Chanachai Limited made an initial payment of Baht 30 million and the remainder is to be paid over the period of 30 years as stipulated in the agreement.

- S.U.N. Management Company Limited entered into a land rental agreement with the Crown Property Bureau in order to construct buildings and structures thereon. The agreement term is 30 years, starting from 16 September 2002, and the total rental payable is approximately Baht 88 million. The subsidiary paid the rental in the full amount in July 2004.

24.3 Bank guarantees

As at 30 June 2016 and 31 December 2015, there were outstanding bank guarantees of Baht 2,306 million and Baht 2,137 million, respectively, issued by the banks on behalf of the Company and subsidiaries in respect of certain performance bonds as required in the normal course of business. These included letters of guarantee to guarantee contractual performance regarding preparation and maintenance of public utilities, public services and land improvement and to guarantee electricity use (Separate financial statements: Baht 1,712 million and Baht 1,545 million, respectively).

24.4 Litigations

As at 30 June 2016 and 31 December 2015, the Company and its subsidiaries have various outstanding litigation cases, relating to allegations of breaches of agreements to purchase and to sell and torts. Total damages claimed amounted to Baht 104 million and Baht 90 million, respectively (Separate financial statements: Baht 32 million and Baht 38 million, respectively). However, the Company and its subsidiaries are defending the lawsuits, and since the Company's lawyers and the management believe that the Company and its subsidiaries will not incur any losses from the litigation, no additional entries have been made in respect of these cases beyond the provision already recorded (Note 18).

24.5 Other commitments

The Company has commitments regarding contribution to the United Nations International Emergency Children's Fund (UNICEF) at a minimum of USD 1 million per year for the three-year period from 2011 to 2013. This is in accordance with memorandum of understanding between the Company and UNICEF dated 28 December 2010. However, the board of directors considered and approved extension of the Commitments for 3 years from 2014 to 2016.

24.6 Cross Currency and Interest Rate Swap agreement

The details of the Cross Currency and Interest Rate Swap agreement outstanding as at 30 June 2016 are as follows:

	Currency and Interest Revenue Rate Swap agreement		Currency and Interest Expense Rate Swap agreement		Termination date
	Principal amount	Interest rate	Principal amount	Interest rate	
1	Baht 623 million	Fixed rate at 4.80% per annum	GBP 12.64 million	Floating rate 3-month LIBOR plus 3.25%	December 2019

25. Segment information

The Company and its subsidiaries are organised into business units based on its products and services. During the current period, the Company and its subsidiaries have not changed the organisation of their reportable segments.

The following tables present revenue and profit information regarding the Company and its subsidiaries' operating segments for the three-month and six-month periods ended 30 June 2016 and 2015, respectively.

(Unit: Million Baht)

	For the three-month period ended 30 June 2016					
	Real estate	Building management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated
Revenues						
External customers	7,326.59	764.00	42.02	8,132.61	-	8,132.61
Inter-segment	7.45	538.34	10.56	556.35	(556.35)	-
Interest revenue	158.12	0.32	2.22	160.66	(135.76)	24.90
Interest expense	(232.23)	(0.05)	(17.01)	(249.29)	78.60	(170.69)
Depreciation and amortisation	(22.80)	(2.67)	(0.59)	(26.06)	-	(26.06)
Reversal of loss on diminution in value of property development for sale	18.00	-	-	18.00	-	18.00
Segment profit	1,122.18	776.71	(43.61)	1,855.28	(613.51)	1,241.77
Other income						80.34
Share of loss from investments in joint ventures						(52.75)
Common expense						(457.18)
Profit before income tax expenses						812.18
Income tax expense						(189.89)
Profit for the period						622.29

(Unaudited but reviewed)

(Unit: Million Baht)

For the three-month period ended 30 June 2015

	Real estate	Building management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated
Revenues						
External customers	9,402.65	355.73	50.36	9,808.74	-	9,808.74
Inter-segment	0.10	148.11	11.09	159.30	(159.30)	-
Interest revenue	154.58	4.38	1.95	160.91	(143.96)	16.95
Interest expense	(238.16)	(3.92)	(13.79)	(255.87)	42.62	(213.25)
Depreciation and amortisation	(25.55)	(2.75)	(0.20)	(28.50)	-	(28.50)
Reversal of loss on diminution in value of property development for sale	116.07	-	-	116.07	-	116.07
Segment profit	1,800.07	267.24	(35.68)	2,031.63	(260.64)	1,770.99
Other income						341.65
Gain on exchange						0.67
Share of loss from investments in joint ventures						(71.61)
Common expense						(863.85)
Profit before income tax expenses						1,177.85
Income tax expense						(276.69)
Profit for the period						901.16

(Unit: Million Baht)

For the six-month period ended 30 June 2016

	Real estate	Building management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated
Revenues						
External customers	14,382.53	1,188.64	134.58	15,705.75	-	15,705.75
Inter-segment	9.70	826.51	20.80	857.01	(857.01)	-
Interest revenue	306.49	0.33	3.80	310.62	(269.60)	41.02
Interest expense	(443.96)	(0.23)	(29.64)	(473.83)	133.96	(339.87)
Depreciation and amortisation	(46.93)	(5.16)	(0.86)	(52.95)	-	(52.95)
Loss on diminution in value of property development for sale	(34.49)	-	-	(34.49)	-	(34.49)
Segment profit	2,922.90	1,166.65	(44.54)	4,045.01	(992.65)	3,052.36
Other income						176.84
Share of loss from investments in joint ventures						(77.15)
Common expense						(1,624.56)
Profit before income tax expense						1,527.49
Income tax expense						(348.93)
Profit for the period						1,178.56

(Unaudited but reviewed)

(Unit: Million Baht)

For the six-month period ended 30 June 2015						
	Real estate	Building management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated
Revenues						
External customers	15,643.95	522.69	129.68	16,296.32	-	16,296.32
Inter-segment	0.12	194.17	21.89	216.18	(216.18)	-
Interest revenue	314.44	8.85	3.41	326.70	(306.61)	20.09
Interest expense	(461.58)	(8.28)	(28.44)	(498.30)	97.28	(401.02)
Depreciation and amortisation	(50.91)	(5.70)	(0.36)	(56.97)	-	(56.97)
Loss on diminution in value of property development for sale	(86.56)	-	-	(86.56)	-	(86.56)
Loss on diminution in value of land	(4.27)	-	-	(4.27)	-	(4.27)
Segment profit	2,689.08	356.97	(40.11)	3,005.94	(425.51)	2,580.43
Other income						821.76
Loss on exchange						(23.31)
Share of loss from investments in joint ventures						(71.94)
Common expense						(1,426.56)
Profit before income tax expense						1,880.38
Income tax expense						(438.66)
Profit for the period						1,441.72

26. Events after reporting period

On 11 August 2016, the Company's Board of Directors meeting No. 7/2016 approved the following resolutions:

- (a) To approve in principle the sale and purchase of shares in Pattanasiri Estate Limited (a subsidiary) in order to make it a joint venture company, in a proportion of 50:50, between the Company and BTS Group Holdings Public Company Limited.
- (b) To approve establishment of ten new joint venture companies, in a proportion of 50:50, between the Company and BTS Group Holdings Public Company Limited ("BTS") under a strategic alliance framework agreement.
- (c) To approve payment of interim dividend from the operating result as from 1 January 2016 to 30 June 2016 at the rate of Baht 0.04 (Four Stang) per share.

27. Approval of interim financial statements

These interim financial statements were authorised for issue by the Company's Board of Directors on 11 August 2016.