

Sansiri Public Company Limited and its subsidiaries

Notes to interim financial statements

For the three-month and nine-month periods ended 30 September 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 30 August 2016, the latest closing date of the shares register book, are as follows:

	Percentage of shareholding (based on paid-up capital)
1. Thai NVDR Company Limited	9.37
2. The Viriyah Insurance Public Company Limited	6.43
3. UBS AG SINGAPORE BRANCH	5.06
4. CHASE NOMINEES LIMITED	3.16
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 September	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 and under liquidation process	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	-
Ava Holding Co., 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 September				
	Consolidated financial		Separate		
	statements		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	-	-	4,148	18,497	Cost plus certain margin at a rate of 5%
Revenues from business management					
and project management	-	-	12,925	1,514	Based on agreement (1)
Interest income	-	-	112,889	136,346	3.50 percent per annum (2015: 3.25 percent per annum)
Commission income	-	-	11,243	10,763	Based on agreement (3)

(Unaudited but reviewed)

(Unit: Thousand Baht)

	For the three-month periods ended 30 September				
	Consolidated financial		Separate		
	statements		financial statements		Transfer Pricing Policy
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	
Project management fee and					
other expenses	-	-	5,852	4,906	Based on agreement (2)
Commission expenses	-	-	12,778	13,216	Based on agreement (3)
Interest expenses	-	-	2,266	1,534	3.50 percent per annum (2015: 3.25 percent per annum)
<u>Transactions with joint ventures</u>					
Revenues from business management					
and project management	716,670	234,133	1,307,262	349,772	Based on agreement (1)
Revenue from land sales	521,125	222,002	1,042,250	339,680	Cost plus margin
Interest income	24,562	10,471	24,562	10,471	3.50 percent per annum (2015: 3.25 percent per annum)
Commission income	33,458	26,717	-	-	Based on agreement (3)
<u>Transactions with related persons</u>					
Revenues from project sales	-	2,241	-	-	Cost plus certain margin at rates of 23% - 45%

(Unit: Thousand Baht)

	For the nine-month periods ended 30 September				
	Consolidated financial		Separate		
	statements		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	-	-	13,780	18,591	Cost plus certain margin at a rate of 5%
Revenues from business management and project management	-	-	15,954	4,542	Based on agreement (1)
Interest income	-	-	376,116	430,138	3.25 - 3.50 percent per annum
Revenue from land sales	-	-	688,631	-	
Commission income	-	-	30,172	25,342	Based on agreement (3)
Project management fee and other expenses	-	-	19,061	13,585	Based on agreement (2)

(Unaudited but reviewed)

(Unit: Thousand Baht)

	For the nine-month periods ended 30 September				
	Consolidated financial		Separate		
	statements		financial statements		Transfer Pricing Policy
	2016	2015	2016	2015	
Commission expenses	-	-	37,537	42,897	Based on agreement (3)
Interest expenses	-	-	5,468	3,068	3.50 percent per annum (2015: 3.25 percent per annum)
<u>Transactions with joint ventures</u>					
Revenues from business management and project management	1,546,527	369,939	2,854,184	551,292	Based on agreement (1)
Revenue from land sales	694,016	636,508	1,388,032	807,507	Cost plus certain margin
Interest income	59,320	22,162	59,320	22,162	3.50 percent per annum (2015: 3.25 percent per annum)
Commission income	46,352	81,310	-	-	Based on agreement (3)
<u>Transactions with related persons</u>					
Revenues from project sales	-	8,139	-	-	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 nine-month periods ended 30 September 2016 and 2015, the Company and its subsidiaries had employee benefit expenses payable to their directors and management as below.

(Unit: Thousand Baht)

	Consolidated / Separate financial statements			
	For the three-month and nine-month periods ended 30 September			
	2016	2015	2016	2015
Short-term employee benefits	74,806	103,830	249,938	262,795
Post-employment benefits	877	743	2,631	2,228
Total	75,683	104,573	252,569	265,023

(Unaudited but reviewed)

- 3.3 The balances of the accounts as at 30 September 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 September	31 December	30 September	31 December
	2016	2015	2016	2015
<u>Accounts receivable</u>				
Subsidiaries	-	-	18,662	19,350
Joint ventures	112,541	5,123	90,528	1,890
Total	112,541	5,123	109,190	21,240
<u>Loans to related parties</u>				
Subsidiaries	-	-	11,020,872	15,100,998
Joint ventures	3,369,188	1,598,688	3,369,188	1,598,688
Related party	5,000	5,000	-	-
Total	3,374,188	1,603,688	14,390,060	16,699,686
Current portion	-	-	1,951,710	4,973,794
Less: Allowance for doubtful accounts	-	-	-	-
Net	-	-	1,951,710	4,973,794
Long-term portion	3,374,188	1,603,688	12,438,350	11,725,892
Less: Allowance for doubtful accounts	(5,000)	(5,000)	-	-
Net	3,369,188	1,598,688	12,438,350	11,725,892
<u>Interest receivables</u>				
Subsidiaries	-	-	39,348	42,856
Joint ventures	23,077	1,349	23,077	1,349
Related party	333	333	-	-
Total	23,410	1,682	62,425	44,205
Less: Allowance for doubtful accounts	(333)	(333)	-	-
Net	23,077	1,349	62,425	44,205
<u>Unearned income</u>				
Related persons	13,525	14,019	12,011	12,011
Total	13,525	14,019	12,011	12,011

(Unaudited but reviewed)

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 September 2016	31 December 2015	30 September 2016	31 December 2015
<u>Trade accounts payable</u>				
Subsidiaries	-	-	7,421	11,101
Total	-	-	7,421	11,101
<u>Short-term loans from related parties</u>				
Subsidiaries	-	-	294,129	172,000
Total	-	-	294,129	172,000
<u>Interest payables</u>				
Subsidiaries	-	-	2,365	2,512
Total	-	-	2,365	2,512
<u>Advance received from customer</u>				
Joint ventures	887,785	495,040	887,785	495,040
Total	887,785	495,040	887,785	495,040

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

(Unit: Million Baht)

	Consolidated financial statements			
	Balance as at 1 January 2016	During the period		Balance as at 30 September 2016
Loans to		Increase	Decrease	
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	(100.00)	231.00
BTS Sansiri Holding Four Ltd.	180.00	357.00	-	537.00
BTS Sansiri Holding Five Ltd.	28.00	-	-	28.00
BTS Sansiri Holding Six Ltd.	330.00	420.00	-	750.00
BTS Sansiri Holding Seven Ltd.	5.00	105.00	-	110.00
BTS Sansiri Holding Eight Ltd.	169.00	40.00	(30.00)	179.00
BTS Sansiri Holding Nine Ltd.	36.00	75.00	(111.00)	-
Nuvo Line Agency Co., Ltd.	-	224.50	-	224.50
BTS Sansiri Holding Eleven Ltd.	283.00	55.00	(220.00)	118.00
BTS Sansiri Holding Twelve Ltd.	-	275.00	-	275.00
BTS Sansiri Holding Fourteen Ltd.	-	86.00	(76.00)	10.00
BTS Sansiri Holding Fifteen Ltd.	-	250.00	-	250.00
BTS Sansiri Holding Sixteen Ltd.	-	510.00	(250.00)	260.00
Related party				
Regency One Co., Ltd.	5.00	-	-	5.00
Total	1,603.69	2,657.50	(887.00)	3,374.19

(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 September 2016
Subsidiaries				
Arnawat Ltd.	6,322.75	478.53	(1,581.51)	5,219.77
Plus Property Co., Ltd.	-	50.00	(50.00)	-
Piwattana Ltd.	3,264.13	461.10	(1,299.35)	2,425.88
Red Lotus Properties Ltd.	1,268.76	0.33	(1,060.54)	208.55
Plus Property Space Co., Ltd.	756.62	15.20	(172.55)	599.27
NED Management Co., Ltd.	3,445.62	478.31	(1,797.13)	2,126.80
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	(100.00)	231.00
BTS Sansiri Holding Four Ltd.	180.00	357.00	-	537.00
BTS Sansiri Holding Five Ltd.	28.00	-	-	28.00
BTS Sansiri Holding Six Ltd.	330.00	420.00	-	750.00
BTS Sansiri Holding Seven Ltd.	5.00	105.00	-	110.00
BTS Sansiri Holding Eight Ltd.	169.00	40.00	(30.00)	179.00
BTS Sansiri Holding Nine Ltd.	36.00	75.00	(111.00)	-
Nuvo Line Agency Co., Ltd.	-	224.50	-	224.50
BTS Sansiri Holding Eleven Ltd.	283.00	55.00	(220.00)	118.00
BTS Sansiri Holding Twelve Ltd.	-	275.00	-	275.00
BTS Sansiri Holding Fourteen Ltd.	-	86.00	(76.00)	10.00
BTS Sansiri Holding Fifteen Ltd.	-	250.00	-	250.00
BTS Sansiri Holding Sixteen Ltd.	-	510.00	(250.00)	260.00
Total	16,699.69	6,310.60	(8,620.23)	14,390.06

(Unit: Million Baht)

Loans from	Separate financial statements			
	Balance as at	During the period		Balance as at
	1 January 2016	Increase	Decrease	30 September 2016
Subsidiaries				
Plus Property Co., Ltd.	-	54.00	-	54.00
Papanan Ltd.	-	85.45	(7.32)	78.13
Chanachai Ltd.	172.00	-	(10.00)	162.00
Total	172.00	139.45	(17.32)	294.13

(Unaudited but reviewed)

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

		(Unit: Million Baht)	
		30	31
Guarantor	Guarantee	September 2016	December 2015
Sansiri Plc.	Arnawat Ltd.	395	395
Total		395	395

4. Trade accounts receivable

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

		(Unit: Million Baht)			
		Consolidated financial statements		Separate financial statements	
		30	31	30	31
		September 2016	December 2015	September 2016	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		104.57	1.89	100.53	14.91
3 - 6 months		6.26	-	7.17	5.23
6 - 12 months		1.45	-	1.49	-
Over 12 months		-	-	-	1.10
Total trade receivables - related parties		112.54	5.12	109.19	21.24
<u>Trade receivables - unrelated parties</u>					
Aged on the basis of due dates					
Not yet due		62.45	43.16	-	-
Past due					
Up to 3 months		17.69	22.90	37.35	9.50
3 - 6 months		10.19	2.49	2.82	1.40
6 - 12 months		15.95	12.56	5.69	3.97
Over 12 months		21.47	12.72	5.01	1.26
Total		127.75	93.83	50.87	16.13
Less: Allowance for doubtful debts		(25.32)	(17.78)	(11.44)	(6.53)
Total trade receivables					
- unrelated parties, net		102.43	76.05	39.43	9.60
Total trade receivables - net		214.97	81.17	148.62	30.84

5. Property development for sale

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 September 2016	31 December 2015	30 September 2016	31 December 2015
Land	41,304.68	36,931.34	28,178.59	23,990.65
Construction cost	61,402.95	56,501.33	28,135.42	24,273.46
Utility costs	16,672.53	15,181.13	10,019.06	8,624.59
Construction material	66.70	36.48	65.70	24.06
Capitalised financial costs	4,730.68	4,149.91	3,887.47	3,308.67
Total	124,177.54	112,800.19	70,286.24	60,221.43
Less: Accumulated transfer to cost of project	(74,358.44)	(61,471.95)	(37,062.87)	(30,819.64)
Allowance for loss on diminution in value of project	(260.70)	(283.00)	(159.60)	(174.00)
Balance	49,558.40	51,045.24	33,063.77	29,227.79

- 5.1 As at 30 September 2016 and 31 December 2015, land and construction thereon of projects of the Company and its subsidiaries with net book value of Baht 28,995 million and Baht 30,495 million, respectively, were pledged as collateral for loans obtained from banks (Separate financial statements: Baht 21,488 million and Baht 19,159 million, respectively).
- 5.2 As at 30 September 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 49,470 million and Baht 47,563 million, respectively (Separate financial statements: Baht 38,653 million and Baht 34,098 million, respectively).
- 5.3 During the nine-month periods ended 30 September 2016 and 2015, the Company and its subsidiaries included borrowing costs in the cost of property development amounting to Baht 581 million and Baht 764 million, respectively (Separate financial statements: Baht 579 million and Baht 645 million, respectively). Capitalisation rates for the nine-month periods ended 30 September 2016 and 2015 were 4.07% and 4.46%, respectively (Separate financial statements: 4.11% and 4.44%, respectively).

(Unaudited but reviewed)

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

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 September 2016	30 September 2015	30 September 2016	30 September 2015
Property development for sale (Note 5)	(22.30)	62.35	(14.40)	64.82
Land held for development (Note 9)	52.49	-	-	-
Total	30.19	62.35	(14.40)	64.82

- 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 September 2016	31 December 2015	30 September 2016	31 December 2015
Sales with signed agreements	127,942	112,000	69,040	59,513
Total estimated project value	185,042	172,465	105,518	94,144
The ratio of sales with signed agreements				
to total estimated project sales	69.14%	64.94%	65.43%	63.21%
Unearned income	1,938	2,226	1,408	1,380

6. Investments in subsidiaries

As at 30 September 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 September 2016	31 December 2015	30 September 2016	31 December 2015	30 September 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
	September	December	September	December	September	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	-
Ava Holding Co., Ltd.	100.00	-	100	-	100.00	-
Total investment in subsidiaries					1,943.52	1,743.52

(Unit: Million Baht)

	Dividend received	
	For the nine-month periods	
	ended 30 September	
	2016	2015
Subsidiaries - Directly owned		
Chanachai Ltd.	39.15	109.08
Plus Property Co., Ltd.	-	463.80
Papanan Ltd.	-	230.00
Total dividend received	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.

(Unaudited but reviewed)

On 11 August 2016, the Company's Board of Directors meeting No. 7/2016 passed a resolution to approve the setting up of a new subsidiary named Ava Holding Co.,Ltd., 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 16 August 2016.

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 September	31 December	30 September	31 December	30 September	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	12,841	_(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	6,048	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	_(1)	49,822
Nuvo Line Agency Co., Ltd.	Property development	50	50	76,882	769,019	41,686	764,068
BTS Sansiri Holding Eleven Ltd.	Property development	50	50	50,000	50,000	29,017	49,864
BTS Sansiri Holding Twelve Ltd.	Property development	50	50	50,000	50,000	9,145	49,864
BTS Sansiri Holding Fourteen Ltd.	Property development	50	-	50,000	-	43,417	-

(Unaudited but reviewed)

(Unit: Thousand Baht)

Consolidated financial statements							
Joint ventures	Nature of business	Shareholding percentage		Cost		Carrying amounts based on equity method	
		30	31	30	31	30	31
		September 2016	December 2015	September 2016	December 2015	September 2016	December 2015
		(%)	(%)				
BTS Sansiri Holding Fifteen Ltd.	Property development	50	-	50,000	-	34,151	-
BTS Sansiri Holding Sixteen Ltd.	Property development	50	-	50,000	-	17,804	-
BTS Sansiri Holding Seventeen Ltd.	Property development	50	-	50,000	-	49,869	-
BTS Sansiri Holding Eighteen Ltd.	Property development	50	-	50,000	-	49,869	-
Total				876,882	1,319,019	293,847	954,869

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

Investments under equity method presented under "Provision for transaction under equity method of investments in joint ventures" are detailed as follows:

(Unit: Thousand Baht)

Consolidated financial statements		
Company's name	30 September	31 December
	2016	2015
BTS Sansiri Holding One Ltd.	160,861	106,137
BTS Sansiri Holding Two Ltd.	147,130	136,881
BTS Sansiri Holding Three Ltd.	-	87,184
BTS Sansiri Holding Four Ltd.	208,151	138,706
BTS Sansiri Holding Five Ltd.	9,665	6,269
BTS Sansiri Holding Six Ltd.	141,908	118,887
BTS Sansiri Holding Eight Ltd.	41,611	-
BTS Sansiri Holding Nine Ltd.	46,267	-
Total	755,593	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.

(Unaudited but reviewed)

(Unit: Thousand Baht)

		Separate financial statements			
Joint ventures	Nature of business	Shareholding percentage		Carrying amounts based on cost method - net	
		30	31	30	31
		September 2016	December 2015	September 2016	December 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	-
BTS Sansiri Holding Fifteen Ltd.	Property development	50	-	50,000	-
BTS Sansiri Holding Sixteen Ltd.	Property development	50	-	50,000	-
BTS Sansiri Holding Seventeen Ltd.	Property development	50	-	50,000	-
BTS Sansiri Holding Eighteen Ltd.	Property development	50	-	50,000	-
Total				876,882	1,319,019

On 13 November 2015, a meeting of the Executive Committee of the Company passed a resolution to approve 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 the shareholders of Nuvo Line Agency Co., Ltd. (joint venture) 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 the return on capital decrease of the joint venture on 21 March 2016.

On 18 April 2016, the Extraordinary General Meeting of the shareholders of Nuvo Line Agency Co., Ltd. (joint venture) 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.

According to the Company's Board of Directors meeting No. 7/2016 on 11 August 2016, the meeting approved 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. On 31 August 2016, the Company has completed the disposal of ordinary shares in the subsidiary, totaling 500,000 shares with the par value of 100 Baht each or representing 50% of the subsidiary's paid-up capital, to Unicorn Enterprise Co., Ltd., a subsidiary of BTS Group Holdings Public Company Limited ("BTSG") at the par value of 100 Baht per share, or a total selling price of Baht 50 million. The selling price was mutually agreed by and between the Company and Unicorn. The purpose of the disposal is to turn the subsidiary into another 50 : 50 joint venture company between the Company and BTSG under the development plan of new residential projects for sale under the Strategic Alliance Framework Agreement dated 16 October 2014. As a result of the completion of this transaction, the Company's shareholding in the subsidiary has been decreased from 100% to 50% and the status has changed from a subsidiary to a joint venture. The joint venture registered the change of its name to "BTS Sansiri Holding Fifteen Limited" on 30 September 2016.

In addition, the Company's Board of Directors meeting No. 7/2016 passed a resolution to establish of 50:50 ten joint venture companies with BTS for the residential projects for sale with a registered share capital of Baht 100 million each (1,000,000 ordinary shares with a par value of Baht 100 each). During the current period, three joint ventures were registered as detailed below:

	Registered date
BTS Sansiri Holding Sixteen Ltd.	1 September 2016
BTS Sansiri Holding Seventeen Ltd.	1 September 2016
BTS Sansiri Holding Eighteen Ltd.	1 September 2016

(Unaudited but reviewed)

7.2 Share of profit (loss)

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

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements			
	Share of profit (loss) from investments in joint ventures			
	During the three-month periods ended 30 September		During the nine-month periods ended 30 September	
	2016	2015	2016	2015
BTS Sansiri Holding One Limited	(2,808)	(46,383)	(10,112)	(114,028)
BTS Sansiri Holding Two Limited	(3,397)	(4,367)	(10,249)	(7,817)
BTS Sansiri Holding Three Limited	136,796	(24,065)	133,426	(24,257)
BTS Sansiri Holding Four Limited	(5,606)	(2,069)	(18,072)	(2,305)
BTS Sansiri Holding Five Limited	(1,125)	(987)	(3,396)	(1,210)
BTS Sansiri Holding Six Limited	(873)	(52)	(1,589)	(244)
BTS Sansiri Holding Seven Limited	(16,190)	(214)	(17,205)	(214)
BTS Sansiri Holding Eight Limited	(5,366)	(161)	(18,941)	(161)
BTS Sansiri Holding Nine Limited	(59,768)	(149)	(78,725)	-
Nuvo Line Agency Co., Ltd.	(2,915)	-	(6,907)	-
BTS Sansiri Holding Eleven Limited	(1,480)	-	(1,912)	-
BTS Sansiri Holding Twelve Limited	(5,084)	-	(9,988)	-
BTS Sansiri Holding Fourteen Limited	(1,327)	-	(2,623)	-
BTS Sansiri Holding Fifteen Limited	267	-	267	-
BTS Sansiri Holding Sixteen Limited	(257)	-	(257)	-
BTS Sansiri Holding Seventeen Limited	(131)	-	(131)	-
BTS Sansiri Holding Eighteen Limited	(131)	-	(131)	-
Total	30,605	(78,447)	(46,545)	(150,385)

8. Investment properties

Movements of the investment properties account during the nine-month period ended 30 September 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	18.81	18.81
Transfer from building and equipment	239.79	239.79
Transfer from property development for sale	40.20	6.44
Disposal during period - net book value	(9.14)	(9.15)
Depreciation for period	(11.00)	(8.40)
Net book value as at 30 September 2016	366.45	275.06

9. Land held for development

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
	30 September 2016	31 December 2015
	30 September 2016	31 December 2015
Land held for development	3,933.63	4,032.58
Less: Allowance for diminution in value of project	(52.49)	-
Net	<u>3,881.14</u>	<u>4,032.58</u>

As at 30 September 2016 and 31 December 2015, land held for development of the Company and its subsidiaries amounting to Baht 2,618 million and Baht 2,834 million, respectively, was pledged as collateral for loans obtained from banks (Separate financial statements: Baht 1,090 million and Baht 1,205 million, respectively).

10. Land, building and equipment

Movements of the land, building and equipment account during the nine-month period ended 30 September 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	64.72	49.48
Disposals during period - net book value	(0.16)	(0.10)
Transfer to investment properties		
- net book value	(239.79)	(239.79)
Transfer to property development for sale		
- net book value	(0.93)	-
Depreciation for period	(145.86)	(86.51)
Net book value as at 30 September 2016	<u>2,117.78</u>	<u>956.94</u>

As at 30 September 2016 and 31 December 2015, the Company and subsidiaries' land and construction thereon of which the net book value amounting to Baht 1,014 million and Baht 1,047 million, respectively, were mortgaged to secure loans from banks (Separate financial statements: Baht 670 million and Baht 697 million, respectively).

(Unaudited but reviewed)

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

11. Other intangible assets

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

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2016	120.10	105.21
Acquisitions during period	18.81	17.43
Amortisation for period	(15.44)	(12.27)
Net book value as at 30 September 2016	<u>123.47</u>	<u>110.37</u>

12. Leasehold rights

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

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2016	311.02	36.99
Amortisation for period	(21.53)	(1.57)
Net book value as at 30 September 2016	<u>289.49</u>	<u>35.42</u>

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

	(Unit: Million Baht)	
	Consolidated / Separate financial statements	
	30 September 2016	31 December 2015
<u>Short-term loans from banks</u>		
Promissory notes	<u>5,516.20</u>	<u>1,966.00</u>
<u>Bills of exchange</u>		
Face value	4,500.00	4,500.00
Less: Prepaid interest expense	(26.96)	(26.20)
Bills of exchange - net	<u>4,473.04</u>	<u>4,473.80</u>

(Unaudited but reviewed)

As at 30 September 2016, short-term loans from banks carried interest at rates of 2.00 - 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 2.35 - 2.65 percent per annum (31 December 2015: 2.60 - 2.80 percent per annum).

14. Long-term loans

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

	Consolidated financial statements		Separate financial statements	
	30 September	31 December	30 September	31 December
	2016	2015	2016	2015
Loans from banks	11,212.48	12,962.99	8,088.91	8,347.71
Less: Current portion of long-term loans	(3,266.90)	(4,285.29)	(1,598.73)	(2,294.38)
Net	<u>7,945.48</u>	<u>8,677.70</u>	<u>6,490.18</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 3.50 percent per annum plus 3-month LIBOR. They are due for repayment at a percentage of the value of property transferred to customers and on a quarterly basis.

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, loan guarantees, changes of directors and maintenance of certain financial ratios.

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

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2016	12,962.99	8,347.71
Add: Additional borrowings	2,356.66	1,960.13
Less: Repayment	(4,107.17)	(2,218.93)
Balance as at 30 September 2016	<u>11,212.48</u>	<u>8,088.91</u>

During the nine-month period ended 30 September 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 loans amounting to Baht 2,751 million, on which the interest is charged at the rate of MLR - 2 percent per annum. Payments of the principal are to be made at a percentage of the value of property transferred to customers and the full payment is to be made within 2023. The loans are secured by land and construction thereon of the projects.
- b) Arnawat Ltd. entered into an agreement with local commercial bank granting a new loan amounting to Baht 100 million, on which the interest is charged at the rate of MLR - 2 percent per annum. Payments of the principal are to be made at a percentage of the value of property transferred to customers and the full payment is to be made within 2019. The loan is secured by land and construction thereon of the projects.
- c) Sansiri Guernsey (2015) Limited entered into an agreement with an overseas branch of a local commercial bank granting a new loan amounting to GBP 4.13 million, on which the interest is charged at the rate of 3.50 percent per annum plus 3-month LIBOR. Payments of the principal are to be made on a quarterly basis and the full payment is to be made within 2021. The loan is secured by land and construction thereon of the projects and shares held by Sansiri Global Investment Pte. Ltd.

15. Promissory notes - purchase of land

Promissory notes - purchase of land are notes which the Company issued to land sellers. The notes mature in September 2017 and August 2018 (31 December 2015: The note matures in September 2017), are interest free, and are availed 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	31
				September	December
Debentures	Interest rate	Terms	Due date	2016	2015
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
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
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
Debentures # 1/2016	3.50% p.a.	3 years	21 July 2019	1,000.00	-
Total debentures, at face value				14,000.00	14,000.00
Less: Unamortised portion of deferred transaction costs				(27.82)	(33.54)
Debentures - net				13,972.18	13,966.46
Less: Debentures - due within one year				(2,998.52)	(1,998.32)
Debentures - due over one year				10,973.66	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 nine-month period ended 30 September 2016 are summarised below:

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Beginning balance	114.92	79.26
Increase during the period	11.93	10.09
Paid during the period	(0.29)	-
Ending balance	126.56	89.35

18. Provisions

Movements of provisions for liabilities on lawsuit, home care warranty and compensation for Housing Estate Juristic Persons for the nine-month period ended 30 September 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	-	72.62	72.62	-	35.89	35.89
Paid during the period	(2.00)	(59.14)	(61.14)	(2.00)	(32.51)	(34.51)
Reversal	-	(29.55)	(29.55)	-	(2.05)	(2.05)
Ending balance	1.15	105.91	107.06	1.15	53.49	54.64

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	20.72	17.24
Paid during the period	(6.92)	(3.24)
Reversal	(5.81)	(0.75)
Ending balance	157.48	116.74

19. Share capital**Reconciliation 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 September 2016	17,991,720,358	1.07	19,251,140,783

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 September 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 nine-month periods ended 30 September 2016, the Company recorded expenses of the ESOP#7 amounting to Baht 5.17 million and Baht 17.48 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.

(Unaudited but reviewed)

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.

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 September					
	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	603,204	1,061,549	14,285,501	14,282,863	0.042	0.074
Effect of dilutive potential ordinary shares						
ESOP#6	-	-	-	16,047		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrant to ordinary shares	<u>603,204</u>	<u>1,061,549</u>	<u>14,285,501</u>	<u>14,298,910</u>	0.042	0.074

(Unaudited but reviewed)

Separate financial statements						
For the three-month periods ended 30 September						
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) (Restated)	(Baht)	(Baht) (Restated)	
Basic earnings per share						
Profit attributable to equity holders of the Company	461,545	531,103	14,285,501	14,282,863	0.032	0.037
Effect of dilutive potential ordinary shares						
ESOP#6	-	-	-	16,047		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrant to ordinary shares	461,545	531,103	14,285,501	14,298,910	0.032	0.037
Consolidated financial statements						
For the nine-month periods ended 30 September						
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	1,781,638	2,503,470	14,285,501	14,241,499	0.125	0.176
Effect of dilutive potential ordinary shares						
ESOP#6	-	-	-	14,493		
SIRI-W1	-	-	-	13,455		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrant to ordinary shares	1,781,638	2,503,470	14,285,501	14,269,447	0.125	0.175

(Unaudited but reviewed)

Separate financial statements						
For the nine-month periods ended 30 September						
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	1,071,962	1,905,112	14,285,501	14,241,499	0.075	0.134
Effect of dilutive potential ordinary shares						
ESOP#6	-	-	-	14,493		
SIRI-W1	-	-	-	13,455		
Diluted earnings per share						
Profit of ordinary shareholders assuming the conversion of warrant to ordinary shares	1,071,962	1,905,112	14,285,501	14,269,447	0.075	0.134

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 nine-month periods ended 30 September 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 and Cost of other services

(Unit: Million Baht)

	For the three-month periods ended 30 September			
	Consolidated financial statements		Separate financial statements	
	2016	2015	2016	2015
<u>Revenues from other services</u>				
Revenues from hotel business	19.26	15.66	6.75	5.40
Revenues from education business	64.68	70.63	-	-
Total	83.94	86.29	6.75	5.40
<u>Cost of other services</u>				
Cost of hotel business	23.48	20.31	8.79	7.37
Cost of education business	64.09	71.11	-	-
Total	87.57	91.42	8.79	7.37

(Unaudited but reviewed)

(Unit: Million Baht)

	For the nine-month periods ended 30 September			
	Consolidated financial		Separate financial	
	statements		statements	
	2016	2015	2016	2015
<u>Revenues from other services</u>				
Revenues from hotel business	62.56	50.51	24.51	21.23
Revenues from education business	155.97	165.45	-	-
Total	218.53	215.96	24.51	21.23
<u>Cost of other services</u>				
Cost of hotel business	70.78	59.47	26.59	22.09
Cost of education business	190.01	198.24	-	-
Total	260.79	257.71	26.59	22.09

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 nine-month periods ended 30 September 2016 and 2015 are made up as follows:

	(Unit: Thousand Baht)			
	For the three-month periods ended 30 September			
	Consolidated		Separate	
	financial statements		financial statements	
	2016	2015	2016	2015
Current income tax:				
Interim corporate income tax charge	207,915	301,801	122,293	135,774
Deferred tax:				
Relating to origination and reversal				
of temporary differences	(56,324)	35,786	2,788	20,723
Income tax expense reported in the				
statements of comprehensive				
income	151,591	337,587	125,081	156,497

(Unaudited but reviewed)

(Unit: Thousand Baht)

	For the nine-month periods ended 30 September			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
Current income tax:				
Interim corporate income tax charge	635,724	873,355	311,114	341,285
Deferred tax:				
Relating to origination and reversal				
of temporary differences	<u>(135,204)</u>	<u>(97,107)</u>	<u>(26,811)</u>	<u>(43,164)</u>
Income tax expense reported in the				
statements of comprehensive				
income	<u>500,520</u>	<u>776,248</u>	<u>284,303</u>	<u>298,121</u>

23. Dividends

Dividends of the Company which were declared during the nine-month periods ended 30 September 2016 and 2015 consist of the following:

(Unit: Baht)

Dividends	Approved by	Total dividend	Dividend per share	Date of dividends payment
Interim dividend from earnings for the six-month period ended 30 June 2016	The Board of Director's meeting on 11 August 2016	571,420,051 ⁽¹⁾	0.04	9 September 2016
Final dividend from 2015 earnings	The Annual General Meeting of the Shareholders on 26 April 2016	1,714,260,152 ⁽²⁾	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 ⁽³⁾	0.12	19 May 2015

⁽¹⁾ Actual dividend paid amounted to Baht 571,418,579 because some shareholders were not entitled to receive dividend.

⁽²⁾ Actual dividend paid amounted to Baht 1,714,251,081 because some shareholders were not entitled to receive dividend.

⁽³⁾ 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 September 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 12,685 million and Baht 12,021 million, respectively, under project construction agreements, decoration agreements, advisory service agreements and system development agreements (Separate financial statements: Baht 10,242 million and Baht 8,653 million, respectively).
- b) The Company and its subsidiaries had commitments of Baht 7,770 million and Baht 8,210 million, respectively, under land and condominium purchase agreements (Separate financial statements: Baht 5,326 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.

As at 30 September 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	31	30	31
	September	December	September	December
	2016	2015	2016	2015
Payable within:				
In up to 1 year	96	103	92	88
In over 1 and up to 4 years	163	212	160	204
Total	259	315	252	292

- b) As at 30 September 2016 and 31 December 2015, the Company and its subsidiaries had commitments of Baht 75 million and Baht 44 million, respectively, in relation to advertising and public relations for the projects (Separate financial statements: Baht 56 million and Baht 26 million, respectively).

- c) As at 30 September 2016 and 31 December 2015, the Company and subsidiaries have servitude over land of approximately 35 rai and 32 rai, respectively, 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 September 2016 and 31 December 2015, there were outstanding bank guarantees of Baht 2,344 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 1,791 million and Baht 1,545 million, respectively).

24.4 Litigations

As at 30 September 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 106 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 Children's Emergency 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.

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 nine-month periods ended 30 September 2016 and 2015, respectively.

(Unaudited but reviewed)

(Unit: Million Baht)

For the three-month period ended 30 September 2016

	Real estate	Building management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated
Revenues						
External customers	5,581.21	953.83	83.95	6,618.99	-	6,618.99
Inter-segment	4.16	638.57	10.76	653.49	(653.49)	-
Interest revenue	139.56	0.50	1.58	141.64	(116.81)	24.83
Interest expense	(207.83)	(0.07)	(12.76)	(220.66)	62.34	(158.32)
Depreciation and amortisation	(21.88)	(2.32)	(0.50)	(24.70)	-	(24.70)
Reversal of loss on diminution in value of property development for sale	4.30	-	-	4.30	-	4.30
Segment profit	1,138.53	878.35	(4.54)	2,012.34	(707.96)	1,304.38
Other income						140.48
Loss on exchange						(0.01)
Share of profit from investments in joint ventures						30.61
Common expense						(720.88)
Profit before income tax expenses						754.58
Income tax expense						(151.59)
Profit for the period						602.99

(Unit: Million Baht)

For the three-month period ended 30 September 2015

	Real estate	Building management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated
Revenues						
External customers	10,055.91	408.47	86.29	10,550.67	-	10,550.67
Inter-segment	18.51	177.21	11.13	206.85	(206.85)	-
Interest revenue	148.33	4.34	1.48	154.15	(143.36)	10.79
Interest expense	(244.78)	(3.96)	(17.57)	(266.31)	53.91	(212.40)
Depreciation and amortisation	(24.62)	(2.63)	(0.23)	(27.48)	-	(27.48)
Reversal of loss on diminution in value of property development for sale	24.21	-	-	24.21	-	24.21
Segment profit	2,124.36	244.03	(10.32)	2,358.07	(296.29)	2,061.78
Other income						381.13
Gain on exchange						0.23
Share of loss from investments in joint ventures						(78.45)
Common expense						(965.64)
Profit before income tax expenses						1,399.05
Income tax expense						(337.59)
Profit for the period						1,061.46

(Unaudited but reviewed)

(Unit: Million Baht)

For the nine-month period ended 30 September 2016

	Real estate	Building management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated financial statements
Revenues						
External customers	19,963.74	2,142.47	218.53	22,324.74	-	22,324.74
Inter-segment	13.86	1,465.08	31.56	1,510.50	(1,510.50)	-
Interest revenue	446.05	0.83	5.38	452.26	(386.41)	65.85
Interest expense	(651.79)	(0.30)	(42.40)	(694.49)	196.30	(498.19)
Depreciation and amortisation	(68.81)	(7.48)	(1.36)	(77.65)	-	(77.65)
Loss on diminution in value of property development for sale and land held for development	(30.19)	-	-	(30.19)	-	(30.19)
Segment profit	4,061.43	2,045.00	(49.08)	6,057.35	(1,700.61)	4,356.74
Other income						317.32
Loss on exchange						(0.01)
Share of loss from investments in joint ventures						(46.54)
Common expense						(2,345.44)
Profit before income tax expense						2,282.07
Income tax expense						(500.52)
Profit for the period						1,781.55

(Unit: Million Baht)

For the nine-month period ended 30 September 2015

	Real estate	Building management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated financial statements
Revenues						
External customers	25,699.86	931.15	215.97	26,846.98	-	26,846.98
Inter-segment	18.64	371.38	33.02	423.04	(423.04)	-
Interest revenue	462.77	13.19	4.89	480.85	(449.98)	30.87
Interest expense	(706.36)	(12.24)	(46.01)	(764.61)	151.19	(613.42)
Depreciation and amortisation	(75.53)	(8.33)	(0.59)	(84.45)	-	(84.45)
Loss on diminution in value of property development for sale	(62.35)	-	-	(62.35)	-	(62.35)
Loss on diminution in value of land, building and equipment	(4.27)	-	-	(4.27)	-	(4.27)
Segment profit	4,813.44	601.00	(50.43)	5,364.01	(721.80)	4,642.21
Other income						1,202.89
Loss on exchange						(23.08)
Share of loss from investments in joint ventures						(150.39)
Common expense						(2,392.20)
Profit before income tax expense						3,279.43
Income tax expense						(776.25)
Profit for the period						2,503.18

26. Events after reporting period

On 9 September 2016, the Company's Board of Directors meeting No. 8/2016 passed a resolution to approve in principle the sale and purchase of shares in Ava Holding Co., Ltd. (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. Subsequently, on 7 October 2016, the Company has completed the disposal of its ordinary shares in the subsidiary, totaling 500,000 shares with a par value of 100 Baht each or representing 50% of the subsidiary's paid-up capital, to Unicorn Enterprise Co., Ltd. ("Unicorn"), a subsidiary of BTS Group Holdings Public Company Limited ("BTSG"), or total selling price of Baht 50 million. The selling price was mutually agreed by and between the Company and Unicorn. The purpose is to turn the subsidiary into another 50 : 50 joint venture company between the Company and BTSG under the development plan of new residential projects for sale under the Strategic Alliance Framework Agreement dated 16 October 2014 (The joint venture will later change its name to "BTS Sansiri Holding Twenty Limited").

On 11 November 2016, the Company's Board of Directors meeting No. 9/2016 passed a resolution to approve the setting up of a new subsidiary named Property Venture Holding Limited, with the registered capital of Baht 50 million. The Company holds 100% of issued and paid-up share capital. The new company has engaged in investment holding.

27. Approval of interim financial statements

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