Sansiri Public Company Limited and its subsidiaries

Balance sheets

31 December 2008 and 2007

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2008	2007	2008	2007
Assets					
Current assets					
Cash and cash equivalents	*7*	1,975,633,576	1,805,069,972	1,145,493,437	1,116,483,740
Current investments	*7*	40,927,410	35,628,407	29,048,083	28,227,614
Accounts receivable, notes receivable					
and unbilled completed work - net	*8*	2,220,220,806	2,295,483,134	1,199,053,197	758,884,186
Loans to related parties - net	*6*	14,700,000	14,700,000	3,084,375,515	2,503,760,930
Property development for sale - net	*9*	15,517,690,922	13,245,263,895	7,425,806,401	6,049,554,379
Other current assets					
Advance payment to contractors		814,549,615	470,702,167	311,646,997	253,449,368
Other receivable - net	*2.2 (k)*	-	176,841,260	-	176,841,260
Deposits for land		254,627,569	167,597,367	-	99,101,160
Other advance payments		16,123,554	39,306,200	1,761,934	15,941,111
Others		42,447,873	40,191,655	74,076,506	80,883,737
Total current assets		20,896,921,325	18,290,784,057	13,271,262,070	11,083,127,485
Non-current assets					
Investments in subsidiaries	*10*	-	-	943,143,509	768,113,509
Long-term investments					
Investments in available-for-sale securities - Property Fund	*21*	109,410,140	112,759,430	109,410,140	112,759,430
Deposits at financial institutions subject to restrictions	*7*	23,787,033	18,714,762	3,725,655	3,725,655
Other investments		330,400	330,400	330,400	330,400
Property development for rent - net	*11*	1,260,762,268	1,515,205,795	789,738,255	1,024,590,518
Property development for rent and sale - net	*12*	261,595,851	300,582,907	-	-
Land, building and equipment - net	*13*	542,799,171	591,054,515	375,616,440	382,124,293
Intangible assets - net	*15*	29,966,547	36,933,092	11,892,576	18,436,725
Other non-current assets					
Goodwill - net	*14*	203,023,729	-	-	-
Leasehold rights - net	*16*	62,146,556	64,705,714	62,146,556	64,705,714
Withholding tax deducted at source		39,602,745	43,133,488	1,996	1,800
Deposits for rental and others		61,698,109	58,282,830	42,110,461	40,749,053
Total non-current assets		2,595,122,549	2,741,702,933	2,338,115,988	2,415,537,097
Total assets		23,492,043,874	21,032,486,990	15,609,378,058	13,498,664,582

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

Sansiri Public Company Limited and its subsidiaries

Balance sheets (continued)

31 December 2008 and 2007

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2008	2007	2008	2007
Liabilities and shareholders' equity					
Current liabilities					
Bills of exchange and promissory notes	*17*	716,250,088	768,302,975	497,000,000	500,802,975
Accounts payable		803,379,596	644,596,487	484,116,901	325,500,622
Current portion of long-term loans	*18*	4,038,306,002	3,305,164,680	1,484,423,255	629,014,417
Short-term loans from related parties	*6*	-	125,640,000	15,300,000	15,300,000
Short-term provisions	*19*	46,640,861	48,246,615	21,440,838	30,064,270
Other current liabilities					
Advances received from customers		47,464,098	55,702,702	17,203,111	18,811,108
Construction retention		230,937,488	237,235,893	97,868,484	111,174,713
Unearned income	*8*	1,984,688,450	2,654,500,910	1,019,952,348	1,250,091,592
Current portion of finance lease payables	*20*	4,094,594	4,578,473	3,212,381	3,031,900
Other payables		31,835,990	22,718,513	34,960,156	49,763,801
Accrued expenses		232,757,373	169,486,667	166,159,717	115,242,198
Corporate income tax payable		336,262,037	223,737,712	181,466,643	132,763,868
Specific business tax payable		128,134,972	114,587,945	87,785,392	45,884,452
Others		63,877,345	101,152,721	33,152,570	42,901,005
Total current liabilities		8,664,628,894	8,475,652,293	4,144,041,796	3,270,346,921
Non-current liabilities					
Deferred leasehold revenue		725,606,890	767,504,372	-	-
Long term loans - net of current portion	*18*	4,259,084,400	2,543,798,651	2,598,826,222	1,385,947,511
Other payable - Property Fund	*21*	848,742,859	848,742,859	848,742,859	848,742,859
Other non-current liabilities					
Finance lease payables - net of current portion	*20*	1,468,445	5,671,712	321,699	2,843,439
Deposits for building rental and others		37,750,153	44,865,014	33,832,222	42,399,731
Total non-current liabilities		5,872,652,747	4,210,582,608	3,481,723,002	2,279,933,540
Total liabilities		14,537,281,641	12,686,234,901	7,625,764,798	5,550,280,461

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

Sansiri Public Company Limited and its subsidiaries

Balance sheets (continued)

31 December 2008 and 2007

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2008	2007	2008	2007
Shareholders' equity					
Share capital	*22*				
Registered					
4,494,894,270 ordinary shares of Baht 4.28 each					
(2007: 4,494,970,052 ordinary shares of Baht 4.28 each)		19,238,147,476	19,238,471,823	19,238,147,476	19,238,471,823
Issued and paid-up					
1,473,628,692 ordinary shares of Baht 4.28 each		6,307,130,802	6,307,130,802	6,307,130,802	6,307,130,802
Unrealised gain (loss)					
Revaluation surplus (deficit) on changes in value of investments		(2,232,860)	1,116,430	(2,232,860)	1,116,430
Retained earnings					
Appropriated - statutory reserve	*25*	198,874,553	153,193,917	198,874,553	153,193,917
Unappropriated		2,459,582,043	1,930,572,562	1,479,840,765	1,486,942,972
Equity attributable to company's shareholders		8,963,354,538	8,392,013,711	7,983,613,260	7,948,384,121
Minority interests - equity attributable to minority shareholders of subsidiaries		(8,592,305)	(45,761,622)	-	-
Total shareholders' equity		8,954,762,233	8,346,252,089	7,983,613,260	7,948,384,121
Total liabilities and shareholders' equity		23,492,043,874	21,032,486,990	15,609,378,058	13,498,664,582
		0	-0	0	0

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

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Directors

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Sansiri Public Company Limited and its subsidiaries

Income statements

For the years ended 31 December 2008 and 2007

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2008	2007	2008	2007
Revenues					
Revenues from project sales		14,395,005,230	12,909,717,835	7,458,060,709	7,751,754,492
Revenues from projects for rent		194,782,814	216,801,301	137,962,023	166,259,890
Revenues from business management		325,625,176	323,413,037	25,516,105	47,566,291
Revenues from medical spa business		63,677,801	46,116,127	-	-
Revenues from hotel business		14,911,897	11,792,653	15,096,077	11,792,653
Revenues from leasehold rights written off		43,365,356	41,870,216	-	-
Other revenues					
Gain on sale of investments in related party	*2.2 (k)*	-	162,860,878	-	154,691,177
Interest income		31,240,021	47,729,366	138,708,417	124,465,145
Others		109,078,747	128,233,594	65,249,209	63,141,323
Total revenues		15,177,687,042	13,888,535,007	7,840,592,540	8,319,670,971
Expenses					
Cost of project sales		10,060,459,766	9,194,642,680	5,295,280,125	5,547,470,153
Cost of projects for rent		168,139,228	183,828,038	144,660,427	152,034,852
Cost of business management		134,110,250	148,658,529	12,161,807	10,556,319
Cost of medical spa business		38,358,108	26,174,048	-	-
Cost of hotel business		13,223,131	9,671,988	13,223,131	9,671,988
Leasehold and development costs written off		26,871,931	26,871,931	-	-
Selling expenses		1,153,179,764	1,872,729,393	714,234,636	1,158,972,461
Administrative expenses		1,299,929,567	1,130,665,964	671,392,834	625,360,007
Other expenses					
Loss on diminution in value of property development and impairment loss on land, building and equipment	*9, 11, 13*	56,590,000	71,267,686	8,590,000	11,348,249
Loss on impairment of goodwill, investments and loans to subsidiaries	*6.2, 10, 14*	63,289,495	82,797,138	168,147,868	162,312,430
Loss from modification of condominium	*23*	428,626,463	-	19,920,205	-
Total expenses		13,442,777,703	12,747,307,395	7,047,611,033	7,677,726,459
Income before finance cost and corporate income tax		1,734,909,339	1,141,227,612	792,981,507	641,944,512
Finance cost		(91,762,560)	(69,232,442)	(20,938,541)	(28,537,682)
Income before corporate income tax		1,643,146,779	1,071,995,170	772,042,966	613,406,830
Corporate income tax		(726,407,970)	(402,839,101)	(394,541,939)	(270,450,690)
Net income for the year		916,738,809	669,156,069	377,501,027	342,956,140

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

Sansiri Public Company Limited and its subsidiaries

Income statements (continued)

For the years ended 31 December 2008 and 2007

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2008	2007	2008	2007
Net income attributable to:					
Equity holders of the parent		913,612,715	707,930,677	377,501,027	342,956,140
Minority interests of the subsidiaries		3,126,094	(38,774,608)		
		916,738,809	669,156,069		
Basic earnings per share	*26*				
Net income attributable to equity holders of the parent		0.62	0.48	0.26	0.23
Weighted average number of shares (Shares)		1,473,628,972	1,473,628,972	1,473,628,972	1,473,628,972

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

Sansiri Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity

For the years ended 31 December 2008 and 2007

(Unit: Baht)

		Consolidated financial statements						
		Equity attributable to the parent's shareholders					Minority interest -	
		Issued and	Unrealised gain (loss)	Retained earnings		Total equity	equity attributable to	
		paid-up	on changes in	Appropriated -		attributable to the	minority shareholders	
	Note	share capital	value of investments	statutory reserve	Unappropriated	parent's shareholders	of subsidiaries	Total
Balance as at 31 December 2006		6,307,130,802	(4,465,720)	117,797,383	1,449,610,149	7,870,072,614	(87,026,203)	7,783,046,411
Income recognised directly in equity:								
Unrealised gain on changes in value of investments		-	5,582,150	-	-	5,582,150	-	5,582,150
Net income recognised directly in equity		-	5,582,150	-	-	5,582,150	-	5,582,150
Net income (loss) for the year		-	-	-	707,930,677	707,930,677	(38,774,608)	669,156,069
Total income (expenses) for the year		-	5,582,150	-	707,930,677	713,512,827	(38,774,608)	674,738,219
Dividend paid	*29*	-	-	-	(191,571,730)	(191,571,730)	-	(191,571,730)
Unappropriate retained earnings transferred to statutory reserve		-	-	35,396,534	(35,396,534)	-	-	-
Increase in minority interest		-	-	-	-	-	80,039,189	80,039,189
Balance as at 31 December 2007		6,307,130,802	1,116,430	153,193,917	1,930,572,562	8,392,013,711	(45,761,622)	8,346,252,089
Balance as at 31 December 2007		6,307,130,802	1,116,430	153,193,917	1,930,572,562	8,392,013,711	(45,761,622)	8,346,252,089
Expenses recognised directly in equity:								
Unrealised loss on changes in value of investments		-	(3,349,290)	-	-	(3,349,290)	-	(3,349,290)
Net expenses recognised directly in equity		-	(3,349,290)	-	-	(3,349,290)	-	(3,349,290)
Net income for the year		-	-	-	913,612,715	913,612,715	3,126,094	916,738,809
Total income (expenses) for the year		-	(3,349,290)	-	913,612,715	910,263,425	3,126,094	913,389,519
Dividend paid	*29*	-	-	-	(338,922,598)	(338,922,598)	-	(338,922,598)
Unappropriate retained earnings transferred to statutory reserve		-	-	45,680,636	(45,680,636)	-	-	-
Increase in minority interest		-	-	-	-	-	34,043,223	34,043,223
Balance as at 31 December 2008		6,307,130,802	(2,232,860)	198,874,553	2,459,582,043	8,963,354,538	(8,592,305)	8,954,762,233
		0	-	0	0	-	0	0
		0	-	0	0	-	-0	-0

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

Sansiri Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity

For the years ended 31 December 2008 and 2007

(Unit: Baht)

		Separate financial statements				
		Issued and	Unrealised gain (loss)	Retained earnings		
		paid-up	on changes in	Appropriated -		
	Note	share capital	value of investments	statutory reserve	Unappropriated	Total
Balance as at 31 December 2006		6,307,130,802	(4,465,720)	117,797,383	1,370,955,096	7,791,417,561
Income recognised directly in equity:						
Unrealised gain on changes in value of investments		-	5,582,150	-	-	5,582,150
Net income recognised directly in equity		-	5,582,150	-	-	5,582,150
Net income for the year		-	-	-	342,956,140	342,956,140
Total income for the year		-	5,582,150	-	342,956,140	348,538,290
Dividend paid	*29*	-	-	-	(191,571,730)	(191,571,730)
Unappropriate retained earnings transferred to statutory reserve		-	-	35,396,534	(35,396,534)	-
Balance as at 31 December 2007		6,307,130,802	1,116,430	153,193,917	1,486,942,972	7,948,384,121
Balance as at 31 December 2007		6,307,130,802	1,116,430	153,193,917	1,486,942,972	7,948,384,121
Expenses recognised directly in equity:						
Unrealised loss on changes in value of investments		-	(3,349,290)	-	-	(3,349,290)
Net expenses recognised directly in equity		-	(3,349,290)	-	-	(3,349,290)
Net income for the year		-	-	-	377,501,027	377,501,027
Total income (expenses) for the year		-	(3,349,290)	-	377,501,027	374,151,737
Dividend paid	*29*	-	-	-	(338,922,598)	(338,922,598)
Unappropriate retained earnings transferred to statutory reserve		-	-	45,680,636	(45,680,636)	-
Balance as at 31 December 2008		6,307,130,802	(2,232,860)	198,874,553	1,479,840,765	7,983,613,260
		0	0	-	0	0
		0	0	-	0	0

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

Sansiri Public Company Limited and its subsidiaries

Cash flow statements

For the years ended 31 December 2008 and 2007

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2008	2007	2008	2007
Cash flows from operating activities				
Net income before tax	1,643,146,779	1,071,995,170	772,042,966	613,406,830
Adjustments to reconcile net income to net cash provided				
by (paid from) operating activities				
Decrease in property development for sale from transferring to				
cost of project sales	10,060,459,766	9,194,642,680	5,295,280,125	5,547,470,153
Interest expense	91,762,560	69,232,442	20,938,541	28,537,682
Depreciation of property development for rent	74,367,914	85,533,542	47,451,084	58,706,368
Depreciation of land, building and equipment	108,433,056	120,856,443	52,980,231	51,299,382
Depreciation of property development for rent and sale	17,653,425	10,635,603	-	-
Amortisation of intangible assets	16,473,488	14,761,727	10,825,655	9,911,883
Allowance for doubtful accounts (reversal)	9,592,402	(42,059,986)	(1,732,888)	(39,167,701)
Leasehold revenue amortisation	(41,897,482)	(41,870,216)	-	-
Gain on sale of equipment	(2,503,674)	(627,451)	(1,990,975)	(178,458)
Gain on sale of investments in related party	-	(162,860,878)	-	(154,691,177)
Loss from modification of condominium	428,626,463	-	19,920,205	-
Loss from impairment of goodwill, investments and loans				
to in subsidiaries	63,289,495	82,797,138	168,147,868	162,312,430
Loss on diminution in value of property development and				
impairment loss on land, building and equipment	56,590,000	71,267,686	8,590,000	11,348,249
Income from operating activities before changes in				
operating assets and liabilities	12,525,994,192	10,474,303,900	6,392,452,812	6,288,955,641
(Increase) decrease in operating assets				
Short-term investments	(5,299,003)	(35,523,902)	(820,469)	(28,227,614)
Deposits at financial institutions subject to restrictions	(5,072,271)	31,832,034	-	28,202,305
Accounts receivable, notes receivable and unbilled completed work	65,669,926	(306,831,955)	(438,436,123)	560,556,150
Property development for sale	(12,018,088,309)	(10,999,628,829)	(6,324,023,173)	(4,908,899,733)
Deposits for land	(87,030,202)	164,671,299	99,101,160	164,671,299
Other current assets	(146,079,760)	(207,413,233)	139,630,039	(381,565,351)
Other non-current assets	2,674,622	(28,089,728)	1,197,554	5,885,753
Increase (decrease) in operating liabilities				
Accounts payable	158,783,109	13,055,061	158,616,279	(16,567,136)
Advances received from customers and unearned income	(678,051,064)	1,420,508,081	(231,747,241)	763,223,573
Other current liabilities	38,463,696	150,805,406	46,017,817	7,298,673
Other liabilities	(7,145,446)	45,381,789	(7,849,971)	10,503,462
Cash flows from (used in) operating activities	(155,180,510)	723,069,923	(165,861,316)	2,494,037,022
Income tax paid	(613,883,645)	(402,704,130)	(345,839,164)	(255,267,292)
Net cash flows from (used in) operating activities	(769,064,155)	320,365,793	(511,700,480)	2,238,769,730

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

Sansiri Public Company Limited and its subsidiaries

Cash flow statements (continued)

For the years ended 31 December 2008 and 2007

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2008	2007	2008	2007
Cash flows from investing activities				
Payment on acquisition of subsidiaries	(232,270,000)	-	(175,030,000)	(67,000,000)
Decrease in loans to related parties	-	-	(748,762,453)	(821,992,291)
Increase in property development for rent	(14,178,812)	(348,358)	(6,853,245)	(333,683)
(Increase) decrease in property development for rent and sale	21,333,631	(117,087,226)	-	-
Proceeds from sales of investment in related party	-	53,538,900	-	58,828,800
Proceeds from sales of equipment	6,758,687	1,807,411	2,042,367	276,982
Payment on purchase of equipment	(117,547,812)	(377,873,737)	(56,637,857)	(295,376,757)
Payment on purchase of intangible assets	(9,506,943)	(14,226,656)	(4,281,505)	(7,996,865)
Net cash flows used in investing activities	(345,411,249)	(454,189,666)	(989,522,693)	(1,133,593,814)
Cash flows from financing activities				
Increase (decrease) in bills of exchange and promissory notes	(52,052,887)	218,802,975	(3,802,975)	135,302,975
Increase (decrease) in short-term loans from related parties	(125,640,000)	165,290,460	-	-
Increase in long-term loans	7,462,470,218	7,051,148,652	3,653,270,518	3,668,139,666
Repayment of long-term loans	(5,014,043,147)	(6,173,383,723)	(1,584,982,969)	(4,221,935,952)
Payment of interest expenses	(642,116,017)	(503,631,845)	(192,270,309)	(191,758,111)
Dividend paid	(338,922,598)	(191,571,730)	(338,922,598)	(191,571,730)
Payment of finance lease payables	(4,656,561)	(5,049,454)	(3,058,797)	(3,626,611)
Increase in minority interest	-	4,899,750	-	-
Net cash from (used in) financing activities	1,285,039,008	566,505,085	1,530,232,870	(805,449,763)
Net increase in cash and cash equivalents	170,563,604	432,681,212	29,009,697	299,726,153
Cash and cash equivalents at beginning of the year	1,805,069,972	1,372,388,760	1,116,483,740	816,757,587
Cash and cash equivalents at end of the year	1,975,633,576	1,805,069,972	1,145,493,437	1,116,483,740
	-	-	-	-

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