

Sansiri Public Company Limited and its subsidiaries

Notes to interim financial statements

For the three-month and six-month periods ended 30 June 2017

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 15 March 2017, 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	11.77
2. The Viriyah Insurance Public Company Limited	6.43
3. UBS AG SINGAPORE BRANCH	5.56
4. CHASE NOMINEES LIMITED	4.01
5. Mr. Wanchak Buranasiri	3.22

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 2016) “*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 2016.

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 2017 Percent	31 December 2016 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
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	100
Jirapas Realty Co., Ltd.	Property development	Thailand	100	-
Paranat Property Co., Ltd.	Property development	Thailand	100	-
Siri Smart One Co., Ltd.	Property development	Thailand	100	-
Siri Venture Co., Ltd.	Holding Company	Thailand	90	-
<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 7 and 8.

1.4 New financial reporting standards

During the period, the Company has adopted the revised and new financial reporting standards and interpretation (revised 2016) and new accounting treatment guidance which are effective for fiscal years beginning on or after 1 January 2017. 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. However, one standard involves changes to key principles, which are summarized below.

TAS 27 (revised 2016) Separate Financial Statements

This revised standard stipulates an additional option to account for investments in subsidiaries, joint ventures and associates in separate financial statements under the equity method, as described in TAS 28 (revised 2016) Investments in Associates and Joint Ventures. However, the entity is to apply the same accounting treatment for each category of investment. If an entity elects to account for such investments using the equity method in the separate financial statements, it has to adjust the transaction retrospectively.

This standard does not have any significant impact on the Company and its subsidiaries' financial statements because the management has decided to continue accounting for such investments under the cost method in the separate 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 2016.

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.

(Unaudited but reviewed)

Details of subsidiaries are presented in Note 1.3 and details of joint ventures are presented in Note 8.1. Other related companies have common directors with the Company.

(Unit: Thousand Baht)

	For the three-month periods ended 30 June				Transfer Pricing Policy
	Consolidated financial statements		Separate financial statements		
	2017	2016	2017	2016	
Transactions with subsidiaries					
(eliminated from the consolidated financial statements)					
Sales of precast concrete	-	-	2,916	7,432	Cost plus certain margin at a rate of 5%
Revenues from business management and project management	-	-	1,178	1,033	Based on agreement (1)
Sale of land	-	-	-	20,000	Cost plus margin
Commission income	-	-	10,240	10,549	Based on agreement (3)
Interest income	-	-	99,619	132,466	3.50% p.a.
Dividend income	-	-	274	39	As declared
Project management fee and other expenses	-	-	4,861	6,563	Based on agreement (2)
Commission expenses	-	-	9,885	11,875	Based on agreement (3)
Interest expenses	-	-	4,831	1,701	3.50% p.a.
Transactions with joint ventures					
Revenues from business management and project management	731,936	576,567	1,364,341	1,058,300	Based on agreement (1)
Sales of land	79,443	-	158,886	-	Cost plus margin
Commission income	31,904	12,874	-	-	Based on agreement (3)
Interest income	49,605	19,265	49,605	19,265	3.50% - 3.85% p.a. (2016: 3.50% p.a.)
Dividend income	-	-	50	-	As declared

(Unit: Thousand Baht)

	For the six-month periods ended 30 June				Transfer Pricing Policy
	Consolidated financial statements		Separate financial statements		
	2017	2016	2017	2016	
Transactions with subsidiaries					
(eliminated from the consolidated financial statements)					
Sales of precast concrete	-	-	3,388	9,633	Cost plus certain margin at a rate of 5%
Revenues from business management and project management	-	-	2,299	3,028	Based on agreement (1)
Sale of land	-	-	-	688,631	Cost plus margin
Commission income	-	-	18,148	18,928	Based on agreement (3)
Interest income	-	-	193,943	263,229	3.50% p.a. (2016: 3.25 - 3.50% p.a.)
Dividend income	-	-	274	39	As declared
Project management fee and other expenses	-	-	9,504	13,209	Based on agreement (2)
Commission expenses	-	-	19,299	24,759	Based on agreement (3)
Interest expenses	-	-	9,059	3,202	3.50% p.a.
Transactions with joint ventures					
Revenues from business management and project management	1,656,114	829,857	3,047,203	1,546,922	Based on agreement (1)
Sales of land	79,443	172,891	158,886	345,782	Cost plus margin
Commission income	47,575	12,895	-	-	Based on agreement (3)
Interest income	95,037	34,758	95,037	34,758	3.50% p.a.
Dividend income	-	-	50	-	As declared

(Unaudited but reviewed)

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 0.75% - 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 2017 and 2016, 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	
	2017	2016	2017	2016
Short-term employee benefits	73,641	90,896	139,376	175,132
Post-employment benefits	923	877	1,846	1,754
Total	74,564	91,773	141,222	176,886

3.3 The balances of the accounts as at 30 June 2017 and 31 December 2016 between the Company and those related parties are as follows: -

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2017	2016	2017	2016
<u>Accounts receivable</u>				
Subsidiaries	-	-	10,060	39,686
Joint ventures	14,605	46,127	-	3,461
Total	14,605	46,127	10,060	43,147
<u>Loans to related parties</u>				
Subsidiaries	-	-	12,005,522	11,281,795
Joint ventures	5,334,688	4,463,688	5,334,688	4,463,688
Related party	5,000	5,000	-	-
Total	5,339,688	4,468,688	17,340,210	15,745,483

(Unaudited but reviewed)

(Unit: Thousand Baht)

	Consolidated financial		Separate	
	statements		financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
Current portion	-	157,000	514,097	2,112,713
Less: Allowance for doubtful accounts	-	-	-	-
Net	-	157,000	514,097	2,112,713
Long-term portion	5,339,688	4,311,688	16,826,113	13,632,770
Less: Allowance for doubtful accounts	(5,000)	(5,000)	-	-
Net	5,334,688	4,306,688	16,826,113	13,632,770
<u>Interest receivables</u>				
Subsidiaries	-	-	69,912	42,208
Joint ventures	77,831	12,521	77,831	12,521
Related party	333	333	-	-
Total	78,164	12,854	147,743	54,729
Less: Allowance for doubtful accounts	(333)	(333)	-	-
Net	77,831	12,521	147,743	54,729
<u>Trade accounts payable</u>				
Subsidiaries	-	-	6,634	9,819
Joint ventures	79,452	-	46,613	-
Total	79,452	-	53,247	9,819
<u>Loans from related parties</u>				
Subsidiaries	-	-	608,169	473,586
Total	-	-	608,169	473,586
Current portion	-	-	-	-
Long-term portion	-	-	608,169	473,586
Total	-	-	608,169	473,586
<u>Interest payable</u>				
Subsidiaries	-	-	1,697	4,652
Total	-	-	1,697	4,652
<u>Advance received from customers</u>				
Joint ventures	2,326,853	1,495,029	2,326,853	1,495,029
Total	2,326,853	1,495,029	2,326,853	1,495,029

(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 2017	Increase	Decrease	30 June 2017
Joint ventures				
BTS Sansiri Holding One Limited	295.00	216.00	(113.00)	398.00
BTS Sansiri Holding Two Limited	126.69	-	-	126.69
BTS Sansiri Holding Three Limited	157.00	-	(157.00)	-
BTS Sansiri Holding Four Limited	681.00	209.00	-	890.00
BTS Sansiri Holding Five Limited	28.00	11.00	-	39.00
BTS Sansiri Holding Six Limited	820.00	370.00	-	1,190.00
BTS Sansiri Holding Seven Limited	60.00	70.00	-	130.00
BTS Sansiri Holding Eight Limited	199.00	122.00	(80.00)	241.00
BTS Sansiri Holding Nine Limited	80.00	73.00	-	153.00
Nuvo Line Agency Co., Ltd.	251.50	-	-	251.50
BTS Sansiri Holding Eleven Limited	203.00	-	(135.00)	68.00
BTS Sansiri Holding Twelve Limited	438.00	112.00	(52.00)	498.00
BTS Sansiri Holding Fourteen Limited	25.00	50.00	-	75.00
BTS Sansiri Holding Fifteen Limited	314.00	27.00	-	341.00
BTS Sansiri Holding Sixteen Limited	376.50	88.00	-	464.50
BTS Sansiri Holding Nineteen Limited	359.00	40.00	(265.00)	134.00
BTS Sansiri Holding Twenty One Limited	50.00	445.00	(210.00)	285.00
BTS Sansiri Holding Twenty Two Limited	-	50.00	-	50.00
Related party				
Regency One Co., Ltd.	5.00	-	-	5.00
Total	4,468.69	1,883.00	(1,012.00)	5,339.69

(Unit: Million Baht)

Loans to	Separate financial statements			
	Balance as at	During the period		Balance as at
	1 January 2017	Increase	Decrease	30 June 2017
Subsidiaries				
Arnawat Ltd.	5,074.72	64.00	(1,451.72)	3,687.00
Plus Property Co., Ltd.	-	599.00	-	599.00
Piwattana Ltd.	2,389.81	67.85	(628.25)	1,829.41
Red Lotus Properties Ltd.	78.85	0.07	(78.92)	-
Plus Property Space Co., Ltd.	489.67	7.50	(59.78)	437.39
NED Management Co., Ltd.	2,808.14	558.75	(2,025.37)	1,341.52
Sansiri Venture Co., Ltd.	5.60	-	-	5.60
Siriwattana Holding Ltd.	435.00	105.00	-	540.00
Jirapas Realty Co., Ltd.	-	1,651.00	-	1,651.00
Paranat Property Co., Ltd.	-	1,700.00	-	1,700.00
Siri Smart One Co., Ltd.	-	214.60	-	214.60

(Unaudited but reviewed)

(Unit: Million Baht)

Loans to	Separate financial statements			Balance as at 30 June 2017
	Balance as at	During the period		
	1 January 2017	Increase	Decrease	
Joint ventures				
BTS Sansiri Holding One Limited	295.00	216.00	(113.00)	398.00
BTS Sansiri Holding Two Limited	126.69	-	-	126.69
BTS Sansiri Holding Three Limited	157.00	-	(157.00)	-
BTS Sansiri Holding Four Limited	681.00	209.00	-	890.00
BTS Sansiri Holding Five Limited	28.00	11.00	-	39.00
BTS Sansiri Holding Six Limited	820.00	370.00	-	1,190.00
BTS Sansiri Holding Seven Limited	60.00	70.00	-	130.00
BTS Sansiri Holding Eight Limited	199.00	122.00	(80.00)	241.00
BTS Sansiri Holding Nine Limited	80.00	73.00	-	153.00
Nuvo Line Agency Co., Ltd.	251.50	-	-	251.50
BTS Sansiri Holding Eleven Limited	203.00	-	(135.00)	68.00
BTS Sansiri Holding Twelve Limited	438.00	112.00	(52.00)	498.00
BTS Sansiri Holding Fourteen Limited	25.00	50.00	-	75.00
BTS Sansiri Holding Fifteen Limited	314.00	27.00	-	341.00
BTS Sansiri Holding Sixteen Limited	376.50	88.00	-	464.50
BTS Sansiri Holding Nineteen Limited	359.00	40.00	(265.00)	134.00
BTS Sansiri Holding Twenty one Limited	50.00	445.00	(210.00)	285.00
BTS Sansiri Holding Twenty Two Limited	-	50.00	-	50.00
Total	15,745.48	6,850.77	(5,256.04)	17,340.21

(Unit: Million Baht)

Loans from	Separate financial statements			Balance as at 30 June 2017
	Balance as at	During the period		
	1 January 2017	Increase	Decrease	
Subsidiaries				
Papanan Ltd.	187.59	134.56	(248.42)	73.73
Chanachai Ltd.	162.00	-	(15.00)	147.00
Plus Property Co., Ltd.	124.00	-	(124.00)	-
Red Lotus Properties Co., Ltd.	-	387.44	-	387.44
Total	473.59	522.00	(387.42)	608.17

As at 30 June 2017, loans to and loans from related parties are clean loans, due for repayment at call, and carry interest at rates of 3.50 - 3.85 percent per annum (31 December 2016: 3.25 - 3.85 percent per annum).

(Unaudited but reviewed)

4. Trade accounts receivable

Trade accounts receivable as at 30 June 2017 and 31 December 2016 are presented as follows: -

	(Unit: Million Baht)			
	Consolidated financial statements		Separate financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
<u>Trade receivables - related parties</u>				
Aged on the basis of due dates				
Not yet due	7.75	-	-	-
Past due				
Up to 3 months	6.86	44.23	9.49	40.37
3 - 6 months	-	0.45	0.51	0.82
6 - 12 months	-	0.11	-	0.58
Over 12 months	-	1.34	0.06	1.38
Total trade receivables - related parties	14.61	46.13	10.06	43.15
<u>Trade receivables - unrelated parties</u>				
Aged on the basis of due dates				
Not yet due	36.31	59.54	-	-
Past due				
Up to 3 months	26.88	46.74	26.99	43.07
3 - 6 months	12.63	8.97	4.54	16.87
6 - 12 months	9.46	17.13	3.54	2.78
Over 12 months	43.01	24.33	9.95	8.11
Total	128.29	156.71	45.02	70.83
Less: Allowance for doubtful debts	(34.72)	(32.34)	(17.79)	(14.44)
Total trade receivables - unrelated parties, net	93.57	124.37	27.23	56.39
Total trade receivables - net	108.18	170.50	37.29	99.54

(Unaudited but reviewed)

5. Property development for sale

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 June	31 December	30 June	31 December
	2017	2016	2017	2016
Land	53,149.60	43,930.81	34,449.70	29,315.25
Construction cost	61,967.40	59,343.19	29,096.16	26,700.62
Utility costs	17,457.11	16,701.00	10,936.69	10,162.55
Construction material	61.61	43.87	60.79	43.19
Capitalised financial costs	5,000.55	4,600.75	4,178.52	3,850.00
Total	137,636.27	124,619.62	78,721.86	70,071.61
Less: Accumulated transfer to cost of project	(84,009.44)	(75,286.43)	(41,476.33)	(36,522.97)
Allowance for loss on diminution in value of project	(422.66)	(275.95)	(20.61)	(20.61)
Balance	53,204.17	49,057.24	37,224.92	33,528.03

- 5.1 As at 30 June 2017 and 31 December 2016, land and construction thereon of projects of the Company and its subsidiaries with net book value of Baht 14,805 million and Baht 21,001 million, respectively, were pledged as collateral for loans obtained from banks (Separate financial statements: Baht 12,656 million and Baht 16,236 million, respectively).
- 5.2 As at 30 June 2017 and 31 December 2016, 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 31,438 million and Baht 23,107 million, respectively (Separate financial statements: Baht 23,248 million and Baht 20,423 million, respectively).
- 5.3 During the six-month periods ended 30 June 2017 and 2016, the Company and its subsidiaries included borrowing costs in the cost of property development amounting to Baht 400 million and Baht 419 million, respectively (Separate financial statements: Baht 329 million and Baht 410 million, respectively). Capitalisation rates for the six-month periods ended 30 June 2017 and 2016 were 3.74% and 4.24%, respectively (Separate financial statements: 3.71% and 4.24%, respectively).
- 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 2017 and 2016 is as follows.

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	30 June 2017	30 June 2016	30 June 2017	30 June 2016
Property development for sale (Note 5)	147.57	(18.00)	-	(11.00)
Land held for development (Note 10)	-	52.49	-	-
Total	147.57	34.49	-	(11.00)

(Unaudited but reviewed)

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	31 December	30 June	31 December
	2017	2016	2017	2016
Sales with signed agreements	135,098	124,091	71,181	65,131
Total estimated project value	180,841	181,732	102,372	104,444
The ratio of sales with signed agreements				
to total estimated project sales	74.71%	68.28%	69.53%	62.36%
Unearned income	984	1,231	776	904

6. Long-term loan receivable

As at 30 June 2017, the long-term loan receivable is an unsecured loan of a subsidiary to an overseas company amounting to USD 0.30 million which carries interest at the rate of 4% per annum and maturity on 24 March 2019. This loan can be convertible to preferred stocks within the maturity date under conditions as stipulated in the loan agreement.

7. Investments in subsidiaries

As at 30 June 2017 and 31 December 2016, 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	31 December	30 June	31 December	30 June	31 December
	2017	2016	2017	2016	2017	2016
			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	160.53	160.53
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	4.06	4.06
Papanan Ltd.	20.00	20.00	100	100	20.0	20.00
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	100.00	100	100	100.00	100.00
Jirapas Realty Co., Ltd.	10.00	-	100	-	10.00	-
Paranat Property Co., Ltd.	10.00	-	100	-	10.00	-
Siri Venture Co., Ltd.	100.00	-	90	-	90.00	-
Siri Smart One Co., Ltd.	10.00	-	100	-	10.00	-
Total investment in subsidiaries					1,961.39	1,841.39

(Unaudited but reviewed)

(Unit: Million Baht)

	Dividend received			
	For the three-month periods		For the six-month periods	
	ended 30 June		ended 30 June	
	2017	2016	2017	2016
<u>Subsidiaries - Directly owned</u>				
Chanachai Ltd.	9.90	39.15	9.90	39.15
Papanan Ltd.	264.00	-	264.00	-
Total dividend received	273.90	39.15	273.90	39.15

On 15 February 2017, the Company's Board of Directors meeting No. 2/2017 passed a resolution to approve the setting up of a new subsidiary named Jirapas Realty Co., Ltd, with the registered capital of Baht 10 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 22 February 2017.

On 3 April 2017, the Company's Board of Directors meeting No. 4/2017 passed a resolution to approve the setting up of a new subsidiary named Paranat property Co., Ltd, with the registered capital of Baht 10 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 April 2017.

On 17 January 2017, the Company's Board of Directors meeting No. 1/2017 passed a resolution to approve the setting up of a new subsidiary named Siri Venture Limited, with the registered capital of Baht 100 million. The Company holds 90% of issued and paid up share capital. The new company has engaged in investing in start-up business and/or venture capital that engage in business relating to property service technologies and/or investing in the business thereof, including related businesses. The new company registered its incorporation on 16 May 2017.

On 9 June 2017, the Company's Board of Directors meeting No. 6/2017 passed a resolution to approve the setting up of a new subsidiary named Siri Smart One Limited, with the registered capital of Baht 10 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 June 2017.

8. Investments in joint ventures

8.1 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)

Joint ventures	Nature of business	Consolidated financial statements				Carrying amounts based on equity method	
		Shareholding percentage		Cost		30 June	31 December
		30 June	31 December	30 June	31 December	2017	2016
		2017	2016	2017	2016	2017	2016
		(%)	(%)				
BTS Sansiri Holding One Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Two Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Three Limited	Property development	50	50	50,000	50,000	113,960	114,502
BTS Sansiri Holding Four Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Five Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Six Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Seven Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Eight Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Nine Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
Nuvo Line Agency Co., Ltd.	Property development	50	50	76,882	76,882	27,776	38,741
BTS Sansiri Holding Eleven Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Twelve Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Fourteen Limited	Property development	50	50	50,000	50,000	25,299	41,413
BTS Sansiri Holding Fifteen Limited	Property development	50	50	50,000	50,000	8,774	25,353
BTS Sansiri Holding Sixteen Limited	Property development	50	50	50,000	50,000	-(1)	-(1)
BTS Sansiri Holding Seventeen Limited	Property development	50	50	50,000	50,000	49,799	49,830
BTS Sansiri Holding Eighteen Limited	Property development	50	50	50,000	50,000	49,819	48,938
BTS Sansiri Holding Nineteen Limited	Property development	50	50	50,000	50,000	45,668	49,854
BTS Sansiri Holding Twenty Limited	Property development	50	50	50,000	50,000	48,173	49,814
BTS Sansiri Holding Twenty One Limited	Property development	50	50	50,000	50,000	41,834	48,725
BTS Sansiri Holding Twenty Two Limited	Property development	50	-	50,000	-	45,137	-
Total				1,076,882	1,026,882	456,239	467,170

(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 2017	31 December 2016
BTS Sansiri Holding One Limited	189,777	171,086
BTS Sansiri Holding Two Limited	157,386	150,535
BTS Sansiri Holding Four Limited	246,962	225,227
BTS Sansiri Holding Five Limited	13,068	10,789
BTS Sansiri Holding Six Limited	153,594	144,183
BTS Sansiri Holding Seven Limited	42,380	21,674
BTS Sansiri Holding Eight Limited	71,623	39,504
BTS Sansiri Holding Nine Limited	71,719	59,171
BTS Sansiri Holding Eleven Limited	54,951	9,112
BTS Sansiri Holding Twelve Limited	67,619	18,466
BTS Sansiri Holding Sixteen Limited	44,293	6,859
Total	<u>1,113,372</u>	<u>856,606</u>

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			
		Shareholding percentage		Cost/Carrying amounts based on cost method - net	
Joint ventures		30 June 2017	31 December 2016	30 June 2017	31 December 2016
Nature of business		(%)	(%)		
BTS Sansiri Holding One Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Two Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Three Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Four Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Five Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Six Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Seven Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Eight Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Nine Limited	Property development	50	50	50,000	50,000
Nuvo Line Agency Co.,Ltd.	Property development	50	50	76,882	76,882
BTS Sansiri Holding Eleven Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Twelve Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Fourteen Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Fifteen Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Sixteen Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Seventeen Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Eighteen Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Nineteen Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Twenty Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Twenty One Limited	Property development	50	50	50,000	50,000
BTS Sansiri Holding Twenty Two Limited	Property development	50	-	50,000	-
Total				<u>1,076,882</u>	<u>1,026,882</u>

The establishment of a joint venture during the period

On 11 August 2016, the Company's Board of Directors meeting No. 7/2016 passed a resolution to establish of 50:50 additional joint venture companies with Unicorn Enterprise Co., Ltd. (a subsidiary of BTS Group Holding Limited) for the residential projects for sale namely, BTS Sansiri Holding Twenty Two Ltd., under the Strategic Alliance Framework Agreement. The joint venture was registered the establishment on 22 February 2017.

(Unaudited but reviewed)

8.2 Share of comprehensive income and dividend received

During the periods, the Company recognised its share of comprehensive income and dividend received from investments in the joint ventures in the consolidated financial statements as follows:

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements				Separate financial statements	
	Share of profit (loss) from investments in joint ventures		Share of comprehensive income from investments in joint ventures		Dividend received	
	For the three-month periods ended 30 June		For the three-month periods ended 30 June		For the three-month periods ended 30 June	
	2017	2016	2017	2016	2017	2016
BTS Sansiri Holding One Ltd.	(3,166)	(4,924)	-	-	-	-
BTS Sansiri Holding Two Ltd.	(3,439)	(3,335)	-	-	-	-
BTS Sansiri Holding Three Ltd.	10,860	(2,125)	-	-	50,000	-
BTS Sansiri Holding Four Ltd.	(3,096)	(12,400)	-	-	-	-
BTS Sansiri Holding Five Ltd.	(1,158)	(820)	-	-	-	-
BTS Sansiri Holding Six Ltd.	(2,500)	(149)	-	-	-	-
BTS Sansiri Holding Seven Ltd.	(6,552)	(952)	-	-	-	-
BTS Sansiri Holding Eight Ltd.	(19,537)	(1,841)	-	-	-	-
BTS Sansiri Holding Nine Ltd.	(3,431)	(18,829)	-	-	-	-
Nuvo Line Agency Co., Ltd.	(6,797)	(970)	-	-	-	-
BTS Sansiri Holding Eleven Ltd.	(26,566)	(372)	-	-	-	-
BTS Sansiri Holding Twelve Ltd.	(6,139)	(4,868)	-	-	-	-
BTS Sansiri Holding Fourteen Ltd.	(12,334)	(1,164)	-	-	-	-
BTS Sansiri Holding Fifteen Ltd.	(7,643)	-	-	-	-	-
BTS Sansiri Holding Sixteen Ltd.	(5,788)	-	-	-	-	-
BTS Sansiri Holding Seventeen Ltd.	(7)	-	-	-	-	-
BTS Sansiri Holding Eighteen Ltd.	1,384	-	-	-	-	-
BTS Sansiri Holding Nineteen Ltd.	(8)	-	-	-	-	-
BTS Sansiri Holding Twenty Ltd.	(755)	-	-	-	-	-
BTS Sansiri Holding Twenty One Ltd.	(585)	-	-	-	-	-
BTS Sansiri Holding Twenty Two Ltd.	(1,680)	-	-	-	-	-
Total	(98,937)	(52,749)	-	-	50,000	-

(Unaudited but reviewed)

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements				Separate financial statements	
	Share of profit (loss) from investments in joint ventures		Share of comprehensive income from investments in joint ventures		Dividend received	
	For the six-month periods ended 30 June		For the six-month periods ended 30 June		For the six-month periods ended 30 June	
	2017	2016	2017	2016	2017	2016
BTS Sansiri Holding One Ltd.	(5,466)	(7,304)	-	-	-	-
BTS Sansiri Holding Two Ltd.	(6,851)	(6,852)	-	-	-	-
BTS Sansiri Holding Three Ltd.	43,010	(3,370)	-	-	50,000	-
BTS Sansiri Holding Four Ltd.	(12,117)	(12,466)	-	-	-	-
BTS Sansiri Holding Five Ltd.	(2,278)	(2,271)	-	-	-	-
BTS Sansiri Holding Six Ltd.	(4,268)	(716)	-	-	-	-
BTS Sansiri Holding Seven Ltd.	(14,472)	(1,015)	-	-	-	-
BTS Sansiri Holding Eight Ltd.	(20,514)	(13,575)	-	-	-	-
BTS Sansiri Holding Nine Ltd.	(4,870)	(18,958)	-	-	-	-
Nuvo Line Agency Co., Ltd.	(10,964)	(3,992)	-	-	-	-
BTS Sansiri Holding Eleven Ltd.	(41,328)	(431)	-	-	-	-
BTS Sansiri Holding Twelve Ltd.	(40,454)	(4,904)	-	-	-	-
BTS Sansiri Holding Fourteen Ltd.	(13,863)	(1,296)	-	-	-	-
BTS Sansiri Holding Fifteen Ltd.	(15,272)	-	-	-	-	-
BTS Sansiri Holding Sixteen Ltd.	(27,539)	-	-	-	-	-
BTS Sansiri Holding Seventeen Ltd.	(30)	-	-	-	-	-
BTS Sansiri Holding Eighteen Ltd.	880	-	-	-	-	-
BTS Sansiri Holding Nineteen Ltd.	(181)	-	-	-	-	-
BTS Sansiri Holding Twenty Ltd.	(1,642)	-	-	-	-	-
BTS Sansiri Holding Twenty One Ltd.	(4,206)	-	-	-	-	-
BTS Sansiri Holding Twenty Two Ltd.	(1,850)	-	-	-	-	-
Total	(184,275)	(77,150)	-	-	50,000	-

(Unaudited but reviewed)

9. Investment properties

Movements of the investment properties account during the six-month period ended 30 June 2017 are summarised below.

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	314.08	261.73
Acquisitions during period	10.73	10.73
Transfer to property development for sale	(6.99)	-
Depreciation for period	(7.51)	(6.70)
Net book value as at 30 June 2017	<u>310.31</u>	<u>265.76</u>

10. Land held for development

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
Land held for development	7,002.80	7,094.06	4,664.27	4,761.83
Less: Allowance for diminution in value of project	(55.79)	(52.49)	-	-
Net	<u>6,947.01</u>	<u>7,041.57</u>	<u>4,664.27</u>	<u>4,761.83</u>

As at 30 June 2017 and 31 December 2016, land held for development of the Company and its subsidiaries amounting to Baht 4,980 million and Baht 3,442 million, respectively, was pledged as collateral for loans obtained from banks (Separate financial statements: Baht 3,165 million and Baht 1,614 million, respectively).

(Unaudited but reviewed)

11. Land, building and equipment

Movements of the land, building and equipment account during the six-month period ended 30 June 2017 are summarised below.

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	2,079.66	935.19
Acquisitions during period	77.48	51.68
Disposals during period - net book value	(0.01)	-
Transfer to investment properties		
- net book value	(0.72)	-
Depreciation for period	(90.16)	(53.13)
Net book value as at 30 June 2017	2,066.25	933.74

As at 30 June 2017 and 31 December 2016, the Company and subsidiaries' land and construction thereon of which the net book value amounting to Baht 972 million and Baht 990 million, respectively, were mortgaged to secure loans from banks (Separate financial statements: Baht 641 million and Baht 661 million, respectively).

12. Other intangible assets

Movements of intangible assets account during the six-month period ended 30 June 2017 are summarised below.

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	144.55	130.44
Acquisitions during period	10.68	9.88
Amortisation for period	(12.19)	(10.62)
Net book value as at 30 June 2017	143.04	129.70

(Unaudited but reviewed)

13. Leasehold rights

Movements of leasehold rights account during the six-month period ended 30 June 2017 are summarised below.

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2017	282.25	34.89
Amortisation for period	(14.26)	(1.04)
Net book value as at 30 June 2017	<u>267.99</u>	<u>33.85</u>

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

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
<u>Short-term loans from banks</u>				
Promissory notes	<u>5,416.00</u>	<u>4,316.00</u>	<u>5,396.00</u>	<u>4,316.00</u>
<u>Bills of exchange</u>				
Face value	6,000.00	4,500.00	6,000.00	4,500.00
Less: Prepaid interest expense	<u>(33.12)</u>	<u>(24.33)</u>	<u>(33.12)</u>	<u>(24.33)</u>
Bills of exchange - net	<u>5,966.88</u>	<u>4,475.67</u>	<u>5,966.88</u>	<u>4,475.67</u>

As at 30 June 2017, short-term loans from banks carried interest at rates of 2.85 - 4.40 percent per annum (31 December 2016: 2.80 - 5.37 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 2.20 - 2.25 percent per annum (31 December 2016: 2.25 - 2.35 percent per annum).

15. Long-term loans

As at 30 June 2017 and 31 December 2016, long-term loans are presented below: -

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2017	31 December 2016	30 June 2017	31 December 2016
Loans from banks	8,831.00	9,513.03	6,867.14	6,985.16
Less: Current portion of long-term loans	<u>(2,468.47)</u>	<u>(2,986.36)</u>	<u>(2,036.48)</u>	<u>(2,014.83)</u>
Net	<u>6,362.53</u>	<u>6,526.67</u>	<u>4,830.66</u>	<u>4,970.33</u>

(Unaudited but reviewed)

Long-term loans of the Company and its subsidiaries carry interest at the rates of MLR - 2.90 percent per annum to MLR - 1.5 percent per annum and 3.45 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, 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 2017 are summarised below.

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2017	9,513.03	6,985.16
Add: Additional borrowings	1,459.11	1,421.90
Less: Repayment	(2,145.26)	(1,543.14)
Add: Exchange difference	4.12	3.22
Balance as at 30 June 2017	<u>8,831.00</u>	<u>6,867.14</u>

During the six-month period ended 30 June 2017, the Company entered into agreements with local commercial banks granting new loan amounting to Baht 3,760 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.

16. Long-term 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, August 2018 and October 2018, are interest free, and are avaled by a bank.

(Unaudited but reviewed)

17. Unsecured debentures

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

(Unit: Million Baht)

Debentures	Interest rate	Terms	Due date	Consolidated /	
				Separate financial statements	
				30 June 2017	31 December 2016
Debentures # 2/2010	5.60% p.a.	7 years	24 May 2017	-	2,000.00
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	22 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	1,000.00
Debentures # 2/2016	3.25% p.a.	3 years	3 October 2019	1,000.00	1,000.00
Debentures # 1/2017	3.40% p.a.	3 years	27 April 2020	2,000.00	-
Debentures # 2/2017	3.25% p.a.	3 years	30 May 2020	1,000.00	-
Total debentures, at face value				15,000.00	14,000.00
Less: Unamortised portion of deferred transaction costs				(31.60)	(28.25)
Debentures				14,968.40	13,971.75
Less: Debentures due within one year				(3,997.30)	(1,999.10)
Debentures - due over one year				10,971.10	11,972.65

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).

(Unaudited but reviewed)

18. Provision for long-term employee benefits

Movements in the provision for long-term employee benefits for the six-month period ended 30 June 2017 are summarised below:

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Beginning balance	129.78	91.36
Increase during the period	8.51	5.50
Paid during the period	(1.25)	(0.60)
Reversal	(1.44)	-
Ending balance	135.60	96.26

19. Provisions

Movements of provisions for the six-month period ended 30 June 2017 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	1.15	110.40	111.55	1.15	59.17	60.32
Increase during the period	8.80	55.39	64.19	-	28.53	28.53
Paid during the period	-	(45.52)	(45.52)	-	(24.59)	(24.59)
Reversal	-	(12.90)	(12.90)	-	-	-
Ending balance	9.95	107.37	117.32	1.15	63.11	64.26

(Unaudited but reviewed)

Long-term provisions

(Unit: Million Baht)

	Consolidated financial statements			Separate financial statements		
	Compensation		Total	Compensation		Total
	for Housing	Provision		for Housing	Provision	
	Estate Juristic	for hotel	Estate Juristic	for hotel	Persons	maintenance
Persons	maintenance		Persons	maintenance		
Beginning balance	166.06	4.81	170.87	126.43	2.35	128.78
Increase during the period	0.95	1.23	2.18	-	0.48	0.48
Paid during the period	(1.99)	(0.09)	(2.08)	(1.99)	-	(1.99)
Reversal	(9.96)	-	(9.96)	(9.96)	-	(9.96)
Ending balance	155.06	5.95	161.01	114.48	2.83	117.31

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 2017	Number of warrants exercised during the period	Number of warrants outstanding as at 30 June 2017
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 2017, the Company recorded expenses of the ESOP#7 amounting to Baht 3.20 million and Baht 6.40 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:

Consolidated financial statements						
For the three-month periods ended 30 June						
Profit for the period		Weighted average number of ordinary shares		Earnings per share		
<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders of the Company						
805,103	622,341	14,285,501	14,285,501	0.056	0.043	
Separate financial statements						
For the three-month periods ended 30 June						
Profit for the period		Weighted average number of ordinary shares		Earnings per share		
<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders of the Company						
716,022	373,347	14,285,501	14,285,501	0.050	0.026	
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>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders of the Company						
1,316,260	1,178,434	14,285,501	14,285,501	0.092	0.082	
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>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>	
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders of the Company						
1,105,823	610,417	14,285,501	14,285,501	0.077	0.043	

(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 2017 and 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 statements		Separate financial statements	
	2017	2016	2017	2016
<u>Revenues from other services</u>				
Revenues from hotel business	16.99	18.15	6.94	7.34
Revenues from education business	22.72	23.87	-	-
Total	39.71	42.02	6.94	7.34
<u>Cost of other services</u>				
Cost of hotel business	21.73	21.98	7.78	8.49
Cost of education business	53.54	58.83	-	-
Total	75.27	80.81	7.78	8.49

(Unit: Million Baht)

	For the six-month periods ended 30 June			
	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
<u>Revenues from other services</u>				
Revenues from hotel business	40.72	43.30	16.12	17.76
Revenues from education business	82.70	91.28	-	-
Total	123.42	134.58	16.12	17.76
<u>Cost of other services</u>				
Cost of hotel business	46.82	47.30	16.37	17.80
Cost of education business	110.04	125.92	-	-
Total	156.86	173.22	16.37	17.80

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 2017 and 2016 are made up as follows:

(Unit: Thousand Baht)

	For the three-month periods ended 30 June			
	Consolidated		Separate	
	financial statements		financial statements	
	2017	2016	2017	2016
Current income tax:				
Interim corporate income tax charge	256,655	215,474	122,203	97,851
Deferred tax:				
Relating to origination and reversal of temporary differences	22,913	(25,589)	(16,178)	(6,081)
Income tax expense reported in the statements of comprehensive income	279,568	189,885	106,025	91,770

(Unit: Thousand Baht)

	For the six-month periods ended 30 June			
	Consolidated		Separate	
	financial statements		financial statements	
	2017	2016	2017	2016
Current income tax:				
Interim corporate income tax charge	455,342	427,809	234,418	188,821
Deferred tax:				
Relating to origination and reversal of temporary differences	(17,167)	(78,880)	(28,106)	(29,599)
Income tax expense reported in the statements of comprehensive income	438,175	348,929	206,312	159,222

(Unaudited but reviewed)

23. Dividends

Dividends of the Company which were declared during the six-month periods ended 30 June 2017 and 2016 consist of the following:

(Unit: Baht)

Dividends	Approved by	Total dividend	Dividend per share	Date of dividends payment
Final dividend from 2016 earnings	The Annual General Meeting of the Shareholders on 20 April 2017	1,142,840,120 ⁽¹⁾	0.08	9 May 2017
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

(1) Actual dividend paid amounted to Baht 1,142,838,022 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

24. Commitments and contingent liabilities

24.1 Capital commitments

As at 30 June 2017 and 31 December 2016, the Company and its subsidiaries have the following capital commitments:

- a) The Company and its subsidiaries had commitments of Baht 14,098 million and Baht 13,877 million, respectively, under project construction agreements, decoration agreements, advisory service agreements and system development agreements (Separate financial statements: Baht 11,419 million and Baht 11,685 million, respectively).
- b) The Company and its subsidiaries had commitments of Baht 2,660 million and Baht 5,555 million, respectively, under land and condominium purchase agreements (Separate financial statements: Baht 2,293 million and Baht 5,464 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 2017 and 31 December 2016, 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 2017	31 December 2016	30 June 2017	31 December 2016
Payable within:				
In up to 1 year	112	96	95	92
In over 1 and up to 4 years	118	144	95	137
Total	<u>230</u>	<u>240</u>	<u>190</u>	<u>229</u>

- b) As at 30 June 2017 and 31 December 2016, the Company and its subsidiaries had commitments of Baht 166 million and Baht 78 million, respectively, in relation to advertising and public relations for the projects (Separate financial statements: Baht 149 million and Baht 55 million, respectively).
- c) As at 30 June 2017 and 31 December 2016, the Company and subsidiaries have servitude over land of approximately 41 rai and 38 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.

(Unaudited but reviewed)

- 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 2017 and 31 December 2016, there were outstanding bank guarantees of Baht 2,567 million and Baht 2,469 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 2,019 million and Baht 1,918 million, respectively).

24.4 Litigations

As at 30 June 2017 and 31 December 2016, 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 88 million and Baht 107 million, respectively (Separate financial statements: Baht 41 million and Baht 33 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 19).

24.5 Cross Currency and Interest Rate Swap agreement

The details of the cross Currency and Interest Rate Swap agreement outstanding as at 30 June 2017 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 14.10 million	Floating rate 3-month LIBOR plus 3.45%	December 2019

24.6 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 2014 to 2016. This is in accordance with memorandum of understanding between the Company and UNICEF dated 29 January 2014. However, the Company's Board of Directors meeting approved the extension of contribution period for another 3 years from 2017 to 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 2017 and 2016, respectively.

(Unit: Million Baht)

	For the three-month period ended 30 June 2017					
	Real estate	Building management, project management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated
Revenues						
External customers	7,533.80	950.56	39.71	8,524.07	-	8,524.07
Inter-segment	2.85	679.21	10.58	692.64	(692.64)	-
Interest revenue	158.88	3.61	2.22	164.71	(109.15)	55.56
Interest expense	(239.86)	(2.72)	(18.34)	(260.92)	77.24	(183.68)
Depreciation and amortisation	(20.14)	(2.28)	(0.14)	(22.56)	-	(22.56)
Segment profit	1,835.80	805.70	(41.24)	2,600.26	(724.55)	1,875.71
Other income						80.46
Share of loss from investments in joint ventures						(98.94)
Common expense						(773.22)
Profit before income tax expenses						1,084.01
Income tax expense						(279.57)
Profit for the period						804.44

(Unaudited but reviewed)

(Unit: Million Baht)

For the three-month period ended 30 June 2016

	Building management, project management and			Total Segments	Eliminated	Consolidated
	Real estate	real estate brokerage	Other business			
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

(Unit: Million Baht)

For the six-month period ended 30 June 2017

	Building management, project management and			Total Segments	Eliminated	Consolidated
	Real estate	real estate brokerage	Other business			
Revenues						
External customers	13,292.02	2,101.69	123.42	15,517.13	-	15,517.13
Inter-segment	10.14	1,489.87	21.41	1,521.42	(1,521.42)	-
Interest revenue	302.31	4.59	3.78	310.68	(209.34)	101.34
Interest expense	(461.93)	(2.80)	(39.98)	(504.71)	145.77	(358.94)
Depreciation and amortisation	40.00	4.29	0.29	(44.58)	-	(44.58)
Loss on diminution in value of property development for sale	(147.56)	-	-	(147.56)	-	(147.56)
Segment profit	2,921.68	1,788.56	(48.52)	4,661.72	(1,584.99)	3,076.73
Other income						165.64
Share of loss from investments in joint ventures						(184.28)
Common expense						(1,303.77)
Profit before income tax expense						1,754.32
Income tax expense						(438.17)
Profit for the period						1,316.15

(Unaudited but reviewed)

(Unit: Million Baht)

For the six-month period ended 30 June 2016

	Real estate	Building management, project 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 and land held for development	(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

26. Events after reporting period

26.1 On 12 July 2017, the Company's Board of Directors meeting No. 7/2017 passed a resolution to approve the setting up of a new subsidiary named Siri TK One Company Limited, with the registered capital of Baht 10 million. The new subsidiary is a venture company between the Company and Tokyu Corporation, which was incorporated in Japan (including Saha Tokyu Corporation Co., Ltd. which is Tokyu Corporation's alliance), with 70% and 30% shareholding of issued and paid-up share capital, respectively. The new subsidiary is engaged in property development and was registered the incorporation on 7 August 2017.

26.2 On 11 August 2017, the Company's Board of Directors meeting No. 8/2017 passed the following resolutions:

- (a) To approve payment of interim dividend from the operating result as from 1 January 2017 to 30 June 2017 at the rate of Baht 0.05 (Five Stang) per share. The dividend payment will be made on 8 September 2017.
- (b) To approve the issuance and offering Baht 2,000 million of unsecured and unsubordinated debentures number 3/2017. The debentures will be redeemed in 2022 and carry interest at a rate of 3.35 percent per annum. The debentures will be issued and offered on 22 September 2017.

(Unaudited but reviewed)

- (c) To approve the increase in registered share capital of Sansiri Global Investment Pte. Ltd. (an overseas subsidiary) by issuing of Redeemable Preference Shares: RPS in total amount of USD 12,000,000 to subscribe for new ordinary shares of JustGroup Holdings PL (which was incorporated in Singapore) of 64,849 shares or 6.09% of its paid-up capital (after the share capital increase).

27. Approval of interim financial statements

These interim financial statements were authorised for issue by the Company's Board of Directors on 11 August 2017.