

Sansiri Public Company Limited and its subsidiaries

Notes to interim financial statements

For the three-month period ended 31 March 2018

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 14 March 2018, 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	9.83
2. The Viriyah Insurance Public Company Limited	6.18
3. UBS AG SINGAPORE BRANCH	5.88
4. STATE STREET EUROPE LIMITED	5.30
5. Mr. Srettha Thavisin	4.43

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 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 2017.

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	
			31 March	31 December
			<u>2018</u>	<u>2017</u>
			Percent	Percent
<u>Directly owned</u>				
Chanachai Ltd.	Property development	Thailand	100	100
Plus Property Co., Ltd.	Property development	Thailand	100	100
Sansiri China 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.	Holding Company	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.	Dormant	Thailand	100	100
Siriwattana Holding Ltd.	Property development	Thailand	100	100
Jirapas Realty Co., Ltd.	Property development	Thailand	100	100
Paranat Property Co., Ltd.	Property development	Thailand	100	100
Siri Smart One Co., Ltd.	Property development	Thailand	100	100
Siri Ventures Co., Ltd.	Holding Company	Thailand	90	90
Siri TK One Co., Ltd.	Property development	Thailand	-	70
Sansiri US, Inc.	Holding Company	United States	100	100
Siri Smart Two Co., Ltd.	Property development	Thailand	100	-

(Unaudited but reviewed)

Company's name	Nature of business	Country of incorporation	Percentage of shareholding	
			31 March	31 December
			<u>2018</u>	<u>2017</u>
			Percent	Percent
Siripat One Co., Ltd	Property development	Thailand	100	-
Siripat Two Co., Ltd	Property development	Thailand	100	-
Siripat Three Co., Ltd	Property development	Thailand	100	-
<u>Indirectly owned</u>				
QT Lifestyle Co., Ltd.	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.	Events management and full wedding planning services	Thailand	70	70
Sansiri Guernsey (2015) Limited	Property development	Guernsey	100	100
Bangkok Sky Sukhumvit 34 Limited	Property development	Thailand	100	-

Details of changes in the composition of the group of companies during the current period are presented in Note 8 and 9.

1.4 New financial reporting standards

(a) Financial reporting standards that became effective in the current year

During the period, the Company and its subsidiaries have adopted the revised financial reporting standards and interpretations (revised 2017) which are effective for fiscal years beginning on or after 1 January 2018. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes and clarifications directed towards disclosures in the notes to financial statements. The adoption of these financial reporting standards does not have any significant impact on the Company and its subsidiaries' financial statements.

(b) Financial reporting standard that will become effective in the future

During the period, the Federation of Accounting Professions issued the financial reporting standard TFRS 15 Revenue from Contracts with Customers, which is effective for fiscal years beginning on or after 1 January 2019. Key principles of this standard are summarised below.

TFRS 15 Revenue from Contracts with Customers

TFRS 15 supersedes TAS 11 Construction Contracts and TAS 18 Revenue, together with related Interpretations. Entities are to apply this standard to all contracts with customers unless those contracts fall within the scope of other standards. The standard establishes a five-step model to account for revenue arising from contracts with customers, with revenue being recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The standard requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model.

At present, the management of the Company and its subsidiaries is evaluating the impact of this standard to the financial statements in the year when it is adopted.

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 2017.

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 9.1. Other related companies have common directors with the Company.

For the three-month periods ended 31 March					
	Consolidated		Separate		Transfer Pricing Policy
	financial statements		financial statements		
	<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>	
<u>Transactions with subsidiary companies</u>					
(eliminated from the consolidated financial statements)					
Sales of precast concrete	-	-	-	472	Cost plus certain margin of 5%
Revenues from business management and project management	-	-	1,178	1,120	Based on agreement (1)
Interest income	-	-	110,827	94,325	3.50% p.a.
Commission income	-	-	6,631	7,908	Based on agreement (3)
Revenues from projects for rent	-	-	485	-	Rental rate given to general customers
Dividend income	-	-	802,000	-	As declared
Project management fee and other expenses	-	-	6,214	4,643	Based on agreement (2)
Commission expenses	-	-	5,384	9,414	Based on agreement (3)
Interest expenses	-	-	7,674	4,228	3.50% p.a.
<u>Transactions with joint ventures</u>					
Revenue from business management and project management	622,887	924,178	1,239,457	1,682,863	Based on agreement (1)
Commission income	25,684	15,671	-	-	Based on agreement (3)
Revenue from sale of land	781,822	-	1,116,889	-	Cost plus certain margin
Interest income	54,537	45,431	54,537	45,431	3.85 - 4.88% p.a. (2017: 3.85% p.a.)

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 percent of selling price per the contract, with payments divided between the time the customer executes the agreement and when the properties are transferred.

(Unaudited but reviewed)

3.2 Directors and management's benefits

During the three-month periods ended 31 March 2018 and 2017, the Company and its subsidiaries had employee benefit expenses payable to their directors and management as below.

(Unit: Thousand Baht)

	For the three-month periods ended 31 March	
	Consolidated / Separate financial statements	
	2018	2017
Short-term employee benefits	34,959	65,735
Post-employment benefits	641	923
Total	35,600	66,658

3.3 The balances of the accounts as at 31 March 2018 and 31 December 2017 between the Company and those related parties are as follows: -

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	31 March	31 December	31 March	31 December
	2018	2017	2018	2017
<u>Accounts receivable</u>				
Subsidiaries	-	-	2,401	6,983
Joint ventures	19,808	32,254	-	-
Total	19,808	32,254	2,401	6,983
<u>Prepaid expenses</u>				
Subsidiaries	-	-	250	350
Total	-	-	250	350
<u>Loans to related parties</u>				
Subsidiaries	-	-	13,877,528	12,956,234
Joint ventures	6,268,613	5,806,213	6,268,613	5,806,213
Related party	5,000	5,000	-	-
Total	6,273,613	5,811,213	20,146,141	18,762,447
Current portion	835,000	598,000	1,011,339	874,133
Less: Allowance for doubtful accounts	-	-	-	-
Net	835,000	598,000	1,011,339	874,133
Long-term portion	5,438,613	5,213,213	19,134,802	17,888,314
Less: Allowance for doubtful accounts	(5,000)	(5,000)	-	-
Net	5,433,613	5,208,213	19,134,802	17,888,314

(Unaudited but reviewed)

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	31 March	31 December	31 March	31 December
	2018	2017	2018	2017
<u>Interest receivables</u>				
Subsidiaries	-	-	140,593	102,288
Joint ventures	20,124	52,564	20,124	52,564
Related party	333	333	-	-
Total	20,457	52,897	160,717	154,852
Less: Allowance for doubtful accounts	(333)	(333)	-	-
Net	20,124	52,564	160,717	154,852
<u>Unearned income</u>				
Related person	4,000	2,050	4,000	2,050
Total	4,000	2,050	4,000	2,050
<u>Trade accounts payable</u>				
Subsidiaries	-	-	3,600	22,562
Total	-	-	3,600	22,562
<u>Loans from related parties</u>				
Subsidiaries	-	-	276,690	892,525
Total	-	-	276,690	892,525
Current portion		-		-
Long-term portion	-	-	276,690	892,525
Total	-	-	276,690	892,525
<u>Interest payables</u>				
Subsidiaries	-	-	6,892	5,455
Total	-	-	6,892	5,455
<u>Advance received from customer</u>				
Joint ventures	2,875,086	2,913,432	2,875,086	2,913,432
Total	2,875,086	2,913,432	2,875,086	2,913,432

(Unaudited but reviewed)

3.4 During the period, movements of loans to/loans from related parties were as follows: -

(Unit: Million Baht)

Loans to	Consolidated financial statements			
	Balance as at	During the period		Balance as at
	1 January 2018	Increase	Decrease	31 March 2018
Joint ventures				
BTS Sansiri Holding One Limited	410.00	-	(215.00)	195.00
BTS Sansiri Holding Two Limited	137.69	11.50	-	149.19
BTS Sansiri Holding Four Limited	1,017.00	-	(592.00)	425.00
BTS Sansiri Holding Five Limited	39.00	-	-	39.00
BTS Sansiri Holding Six Limited	38.00	-	(10.00)	28.00
BTS Sansiri Holding Seven Limited	217.00	-	-	217.00
BTS Sansiri Holding Eight Limited	188.00	20.00	(16.00)	192.00
BTS Sansiri Holding Nine Limited	86.00	30.00	(5.00)	111.00
Nuvo Line Agency Co., Ltd.	321.50	13.00	-	334.50
BTS Sansiri Holding Eleven Limited	196.00	59.00	(25.00)	230.00
BTS Sansiri Holding Twelve Limited	646.00	120.00	-	766.00
BTS Sansiri Holding Fourteen Limited	60.00	19.00	-	79.00
BTS Sansiri Holding Fifteen Limited	436.00	18.00	-	454.00
BTS Sansiri Holding Sixteen Limited	532.00	11.00	(46.00)	497.00
BTS Sansiri Holding Seventeen Limited	25.00	-	-	25.00
BTS Sansiri Holding Nineteen Limited	214.00	20.00	(100.00)	134.00
BTS Sansiri Holding Twenty one Limited	367.00	25.00	-	392.00
BTS Sansiri Holding Twenty Two Limited	75.00	35.00	-	110.00
Prime Area 38 Co., Ltd.	801.02	-	-	801.02
Siri TK One Co., Ltd	-	252.70	-	252.70
Siri TK Two Co., Ltd	-	562.80	-	562.80
Siri TK Three Co., Ltd	-	274.40	-	274.40
Related party				
Regency One Co., Ltd.	5.00	-	-	5.00
Total	5,811.21	1,471.40	(1,009.00)	6,273.61

(Unit: Million Baht)

Loans to	Separate financial statements			
	Balance as at	During the period		Balance as at
	1 January 2018	Increase	Decrease	31 March 2018
Subsidiaries				
Arnawat Ltd.	4,546.88	281.83	(311.18)	4,517.53
Plus Property Co., Ltd.	529.00	15.00	(178.82)	365.18
Piwattana Ltd.	1,936.46	261.29	(75.86)	2,121.89
Plus Property Space Co., Ltd.	355.67	7.85	-	363.52
NED Management Co., Ltd.	1,039.43	0.24	(168.83)	870.84

(Unaudited but reviewed)

(Unit: Million Baht)

Loans to	Separate financial statements			
	Balance as at	During the period		Balance as at
	1 January 2018	Increase	Decrease	31 March 2018
Sansiri China Co., Ltd.	6.10	-	(0.50)	5.60
Siriwattana Holding Ltd.	540.00	0.01	-	540.01
Jirapas Realty Co., Ltd.	1,852.00	45.00	(38.73)	1,858.27
Paranat Property Co., Ltd.	1,709.50	16.27	-	1,725.77
Siri Smart One Co., Ltd.	225.60	-	(2.39)	223.21
Siri Smart Two Co., Ltd.	-	451.00	(49.22)	401.78
Siripat One Co., Ltd.	-	314.88	-	314.88
Siripat Two Co., Ltd.	-	550.00	(550.00)	-
Siripat Three Co., Ltd.	-	569.05	-	569.05
Joint ventures				
BTS Sansiri Holding One Limited	410.00	-	(215.00)	195.00
BTS Sansiri Holding Two Limited	137.69	11.50	-	149.19
BTS Sansiri Holding Four Limited	1,017.00	-	(592.00)	425.00
BTS Sansiri Holding Five Limited	39.00	-	-	39.00
BTS Sansiri Holding Six Limited	38.00	-	(10.00)	28.00
BTS Sansiri Holding Seven Limited	217.00	-	-	217.00
BTS Sansiri Holding Eight Limited	188.00	20.00	(16.00)	192.00
BTS Sansiri Holding Nine Limited	86.00	30.00	(5.00)	111.00
Nuvo Line Agency Co., Ltd.	321.50	13.00	-	334.50
BTS Sansiri Holding Eleven Limited	196.00	59.00	(25.00)	230.00
BTS Sansiri Holding Twelve Limited	646.00	120.00	-	766.00
BTS Sansiri Holding Fourteen Limited	60.00	19.00	-	79.00
BTS Sansiri Holding Fifteen Limited	436.00	18.00	-	454.00
BTS Sansiri Holding Sixteen Limited	532.00	11.00	(46.00)	497.00
BTS Sansiri Holding Seventeen Limited	25.00	-	-	25.00
BTS Sansiri Holding Nineteen Limited	214.00	20.00	(100.00)	134.00
BTS Sansiri Holding Twenty one Limited	367.00	25.00	-	392.00
BTS Sansiri Holding Twenty Two Limited	75.00	35.00	-	110.00
Prime Area 38 Co., Ltd.	801.02	-	-	801.02
Siri TK One Co., Ltd.	215.60	37.10	-	252.70
Siri TK Two Co., Ltd.	-	562.80	-	562.80
Siri TK Three Co., Ltd.	-	274.40	-	274.40
Total	18,762.45	3,768.22	(2,384.53)	20,146.14

(Unaudited but reviewed)

(Unit: Million Baht)

	Separate financial statements			
	Balance as at	During the period		Balance as at
Loans from	1 January 2018	Increase	Decrease	31 March 2018
Subsidiaries				
Papanan Ltd.	191.93	19.62	(199.51)	12.04
Chanachai Ltd.	197.00	-	(1.66)	195.34
Red Lotus Properties Ltd.	503.60	90.20	(564.37)	29.43
Siri Ventures Co., Ltd.	-	39.88	-	39.88
Total	892.53	149.70	(765.54)	276.69

As at 31 March 2018, loans to and loans from related parties are clean loans, due for repayment at call, and carry interest at rates of 3.50 to 4.88 percent per annum (31 December 2017: 3.50 to 3.85 percent per annum).

4. Current investments

(Unit: Million Baht)

	Consolidated and separate financial statements	
	31 March 2018	31 December 2017
Bills of exchange - face value	2,000.00	1,000.00
Less: Discount	(38.34)	(26.86)
Bills of exchange - net	1,961.66	973.14
Investment in short-term fixed income fund	0.05	0.05
Total	1,961.71	973.19

5. Trade accounts receivable

Trade accounts receivable as at 31 March 2018 and 31 December 2017 are presented as follows: -

	Consolidated financial		Separate financial	
	statements		statements	
	31 March 2018	31 December 2017	31 March 2018	31 December 2017
<u>Trade receivables - related parties</u>				
Aged on the basis of due dates				
Not yet due	19.52	22.57	-	-
Past due				
Up to 3 months	0.29	9.68	2.40	6.98
Total trade receivables - related parties	19.81	32.25	2.40	6.98
<u>Trade receivables - unrelated parties</u>				
Aged on the basis of due dates				
Not yet due	39.35	73.55	-	-
Past due				
Up to 3 months	39.96	30.31	8.16	12.78
3 - 6 months	13.35	22.90	3.56	17.25
6 - 12 months	13.21	14.08	2.60	3.81
Over 12 months	36.23	34.41	13.94	11.99
Total	142.10	175.25	28.26	45.83
Less: Allowance for doubtful debts	(41.35)	(50.64)	(20.24)	(32.73)
Total trade receivables - unrelated parties, net	100.75	124.61	8.02	13.10
Total trade receivables - net	120.56	156.86	10.42	20.08

6. Property development for sale

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	31 March 2018	31 December 2017	31 March 2018	31 December 2017
Land	47,404.59	44,726.49	27,757.41	26,149.23
Construction costs	59,059.24	57,582.03	27,753.70	26,593.16
Utility costs	16,958.33	16,650.08	10,706.18	10,405.19
Construction material	49.90	43.32	49.90	43.32
Capitalised financial costs	5,120.53	4,907.34	4,226.65	4,089.95
Total	128,592.59	123,909.26	70,493.84	67,280.85
Less: Accumulated transfer to cost of project	(82,913.54)	(80,107.48)	(40,935.89)	(39,029.53)
Allowance for loss on diminution in value of projects	(415.59)	(417.32)	(14.26)	(14.26)
Balance	45,263.46	43,384.46	29,543.69	28,237.06

- 6.1 As at 31 March 2018 and 31 December 2017, land and construction thereon of projects of the Company and its subsidiaries with net book value of Baht 33,378 million and Baht 27,199 million, respectively, were pledged as collateral for loans obtained from banks (Separate financial statements: Baht 23,280 million and Baht 20,199 million, respectively).
- 6.2 As at 31 March 2018 and 31 December 2017, 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 58,090 million and Baht 43,100 million, respectively (Separate financial statements: Baht 42,130 million and Baht 27,283 million, respectively).
- 6.3 During the three-month periods ended 31 March 2018 and 2017, the Company and its subsidiaries included borrowing costs in the cost of property development amounting to Baht 213 million and Baht 154 million, respectively (Separate financial statements: Baht 137 million and Baht 163 million, respectively). Capitalisation rates for the three-month periods ended 31 March 2018 and 2017 were 3.52% and 3.92%, respectively (Separate financial statements: 3.57% and 3.89%, respectively).
- 6.4 During the three-month periods ended 31 March 2018, a subsidiary has reversed loss on diminution in value of property development for sale amounting to Baht 1.12 million (2017: A subsidiary had recorded loss on diminution in value of property development for sale amounting to Baht 147 million).

(Unaudited but reviewed)

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

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	31 March	31 December	31 March	31 December
	2018	2017	2018	2017
Sales with signed agreements	139,312	134,441	70,263	66,761
Total estimated project value	191,877	182,521	109,308	101,270
The ratio of sales with signed agreements				
to total estimated project sales	72.60%	73.66%	64.28%	65.92%
Unearned income	1,233	1,228	175	241

7. Long-term loan receivable

As at 31 March 2018 and 31 December 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 percent per annum and will be matured on 24 March 2019. This loan can be convertible to preferred stocks within the maturity date under conditions as stipulated in the loan agreement.

8. Investments in subsidiaries

As at 31 March 2018 and 31 December 2017, investments in subsidiaries presented in separate financial statements are as follows: -

(Unit: Million Baht)

	Paid-up capital		Percentage of shareholding		Investment at cost		For the three-month periods ended 31 March	
	31 March	31 December	31 March	31 December	31 March	31 December	Dividend income	
	2018	2017	2018	2017	2018	2017	2018	2017
			(%)	(%)				
<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 China 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	-	-
Arnawat 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	590.00	-
Plus Propety Space Co., Ltd.	2.50	2.50	100	100	4.06	4.06	-	-
Papanan Ltd.	20.00	20.00	100	100	20.00	20.00	212.00	-
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.	GBP 24.93 million and USD 12 million	GBP 24.93 million and USD 12 million	100	100	1,667.38	1,667.38	-	-
Siriwattana Holding Ltd.	100.00	100.00	100	100	100.00	100.00	-	-

(Unaudited but reviewed)

(Unit: Million Baht)

	Paid-up capital		Percentage of shareholding		Investment at cost		For the three-month periods ended 31 March	
	31 March	31 December	31 March	31 December	31 March	31 December	Dividend income	
	2018	2017	2018	2017	2018	2017	2018	2017
			(%)	(%)				
Jirapas Realty Co., Ltd.	10.00	10.00	100	100	10.00	10.00	-	-
Paranat Property Co., Ltd.	10.00	10.00	100	100	10.00	10.00	-	-
Siri Ventures Co., Ltd.	100.00	100.00	90	90	90.00	90.00	-	-
Siri Smart One Co., Ltd.	10.00	10.00	100	100	10.00	10.00	-	-
Siri TK One Co., Ltd.	-	100.00	-	70	-	7.00	-	-
Sansiri US, Inc.	USD 18.82 million	USD 18.76 million	100	100	624.42	622.48	-	-
Siri Smart Two Co., Ltd.	50.00	-	100	-	50.00	-	-	-
Siripat One Co., Ltd.	50.00	-	100	-	50.00	-	-	-
Siripat Two Co., Ltd.	50.00	-	100	-	50.00	-	-	-
Siripat Three Co., Ltd.	50.00	-	100	-	50.00	-	-	-
Total investment in subsidiaries					3,186.00	2,991.06	802.00	-

Establishment of new subsidiaries held by the Company

During the three-month period ended 31 March 2018, Board of Directors' meetings approved to establish new subsidiaries in Thailand, to engage in property development business, as detailed below:

Company's name	Date of incorporation	Registered share capital (Million Baht)	Paid-up share capital (Million Baht)	Shareholding percentage (%)
Siri Smart Two Co.,Ltd.	4 January 2018	50.00	50.00	100.00
Siripat One Co.,Ltd.	16 February 2018	50.00	50.00	100.00
Siripat Two Co.,Ltd.	2 March 2018	50.00	50.00	100.00
Siripat Three Co.,Ltd.	12 March 2018	50.00	50.00	100.00

Acquisition of new subsidiary by a subsidiary

On 30 March 2018, a subsidiary has acquired ordinary shares in Bangkok Sky Sukhumvit 34 Co., Ltd. ("BKS34"), from the existing shareholders of BKS34 amounted to 10,000 shares, which is equivalent to 100 percent of the total shares in BKS34. The total consideration of the Sale and Purchase of Shares Transaction is Baht 332.70 million divided into sale and purchase price of shares amounted to Baht 0.84 million (equivalent to the book value of BKS34 as of 29 March 2018 according to the management account (internal account)), and the current total liability (principal with interest as of 29 March 2018) amounted to Baht 331.86 million. The consideration value is a jointly determined price between the Purchaser and the Seller. As a result of this transaction, the subsidiary has control over Bangkok Sky Sukhumvit 34 Co., Ltd. Therefore, it became a subsidiary of the Group (an indirect subsidiary of the Company).

Change of status from subsidiary to joint venture

According to the joint venture agreement of Siri TK One Limited between the Company and Tokyu Corporation Ltd., which was incorporated in Japan (including Saha Tokyu Corporation Co., Ltd. which is Tokyu Corporation's alliance), the Company has considered that they have no any control over Siri TK One Limited, therefore, such company has been changed its status from a subsidiary to a joint venture and the Company presented the investment as investment in joint venture.

9. Investments in joint ventures

9.1 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					
		Shareholding percentage		Cost		Carrying amounts based on equity method	
		31 March 2018	31 December 2017	31 March 2018	31 December 2017	31 March 2018	31 December 2017
		(%)	(%)				
BTS Sansiri Holding One Limited	Property development	50	50	50,000	50,000	303,376	181,931
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	56,121	74,747
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	5,713	13,284
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	- ⁽¹⁾	- ⁽¹⁾
BTS Sansiri Holding Fifteen Limited	Property development	50	50	50,000	50,000	- ⁽¹⁾	- ⁽¹⁾
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	49,750	49,772
BTS Sansiri Holding Eighteen Limited	Property development	50	50	50,000	50,000	48,612	49,146
BTS Sansiri Holding Nineteen Limited	Property development	50	50	50,000	50,000	- ⁽¹⁾	- ⁽¹⁾
BTS Sansiri Holding Twenty Limited	Property development	50	50	50,000	50,000	45,912	46,673
BTS Sansiri Holding Twenty One Limited	Property development	50	50	50,000	50,000	36,091	34,881
BTS Sansiri Holding Twenty Two Limited	Property development	50	50	50,000	50,000	42,399	41,446
Prime Area 38 Co., Ltd.	Property development	50	50	35,951	35,951	31,947	31,970
Siri TK One Co., Ltd.	Property development	70	-	7,000	-	- ⁽¹⁾	-
Siri TK Two Co., Ltd.	Property development	70	-	35,000	-	- ⁽¹⁾	-
Siri TK Three Co., Ltd.	Property development	70	-	35,000	-	5,647	-
Total				1,189,833	1,112,833	625,568	523,850

⁽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” are detailed as follows:

(Unit: Thousand Baht)

Company's name	Consolidated financial statements	
	31 March 2018	31 December 2017
BTS Sansiri Holding Two Limited	168,017	164,464
BTS Sansiri Holding Four Limited	281,521	273,289
BTS Sansiri Holding Five Limited	16,572	15,405
BTS Sansiri Holding Six Limited	164,466	177,584
BTS Sansiri Holding Seven Limited	68,927	61,717
BTS Sansiri Holding Eight Limited	87,116	85,113
BTS Sansiri Holding Nine Limited	98,759	91,054
BTS Sansiri Holding Eleven Limited	82,043	77,460
BTS Sansiri Holding Twelve Limited	93,638	88,138
BTS Sansiri Holding Fourteen Limited	10,803	7,363
BTS Sansiri Holding Fifteen Limited	10,788	10,465
BTS Sansiri Holding Sixteen Limited	54,830	62,804
BTS Sansiri Holding Nineteen Limited	45,835	38,025
Siri TK One Co., Ltd.	101,189	-
Siri TK Two Co., Ltd.	33,165	-
Total	1,317,669	1,152,881

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	
		31	31	31	31
		March	December	March	December
		2018	2017	2018	2017
		(%)	(%)		
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	50,000	50,000
Prime Area Co., Ltd.	Property development	50	50	35,951	35,951
Siri TK One Co., Ltd.	Property development	70	-	7,000	-
Siri TK Two Co., Ltd.	Property development	70	-	35,000	-
Siri TK Three Co., Ltd.	Property development	70	-	35,000	-
Total				<u>1,189,833</u>	<u>1,112,833</u>

The establishment of joint ventures during the period

On 14 February 2018, the Company's Board of Directors' meeting passed a resolution to approve the setting up of two joint ventures named Siri TK Two Co., Ltd. and Siri TK Three Co., Ltd. with the registered capital of Baht 50 million each. The Company holds 70% of issued and paid-up share capital. The new joint ventures is a venture company between the Company and Tokyu Corporation Ltd., which was incorporated in Japan (including Saha Tokyu Corporation Co., Ltd. which is Tokyu Corporation's alliance). The new joint ventures have engaged in property development and registered the incorporation on 12 March 2018.

9.2 Share of comprehensive income (loss)

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

(Unit: Thousand Baht)				
For the three-month periods ended 31 March				
Consolidated financial statements				
Joint ventures	Share of profit (loss) from investments in joint ventures		Share of other comprehensive income (loss) from investments in joint ventures	
	2018	2017	2018	2017
BTS Sansiri Holding One Ltd.	121,037	(2,300)	-	-
BTS Sansiri Holding Two Ltd.	(3,553)	(3,411)	-	-
BTS Sansiri Holding Three Ltd.	(18,625)	32,151	-	-
BTS Sansiri Holding Four Ltd.	(2,268)	(9,022)	-	-
BTS Sansiri Holding Five Ltd.	(1,166)	(1,120)	-	-
BTS Sansiri Holding Six Ltd.	13,557	(1,769)	-	-
BTS Sansiri Holding Seven Ltd.	(1,671)	(7,920)	-	-
BTS Sansiri Holding Eight Ltd.	(2,271)	(977)	-	-
BTS Sansiri Holding Nine Ltd.	(2,367)	(1,439)	-	-
Nuvo Line Agency Co., Ltd.	(7,571)	(4,167)	-	-
BTS Sansiri Holding Eleven Ltd.	(4,660)	(14,762)	-	-
BTS Sansiri Holding Twelve Ltd.	(1,589)	(34,314)	-	-
BTS Sansiri Holding Fourteen Ltd.	(3,471)	(1,529)	-	-
BTS Sansiri Holding Fifteen Ltd.	(22)	(7,629)	-	-
BTS Sansiri Holding Sixteen Ltd.	7,494	(21,751)	-	-
BTS Sansiri Holding Seventeen Ltd.	(23)	(24)	-	-
BTS Sansiri Holding Eighteen Ltd.	(535)	(504)	-	-
BTS Sansiri Holding Nineteen Ltd.	(8,591)	(173)	-	-
BTS Sansiri Holding Twenty Ltd.	(760)	(887)	-	-
BTS Sansiri Holding Twenty One Ltd.	(824)	(3,621)	-	-
BTS Sansiri Holding Twenty Two Ltd.	(540)	(170)	-	-
Prime Area 38 Co., Ltd.	(23)	-	-	-
Siri TK One Co., Ltd.	(2,292)	-	-	-
Siri TK Two Co., Ltd.	(1,177)	-	-	-
Siri TK Three Co., Ltd.	(400)	-	-	-
Total	77,689	(85,338)	-	-

During the three-month periods ended 31 March 2018 and 2017, there was no dividend received from joint ventures.

10. Investment in associate

10.1 Details of associate

(Unit: Thousand Baht)

Company's name	Nature of business	Country of incorporation	Consolidated financial statements					
			Shareholding percentage		Cost		Carrying amounts based on equity method	
			31		31		31	
			31 March	December	31 March	December	31 March	December
			2018	2017	2018	2017	2018	2017
			(%)	(%)				
Standard International, LLC	Hotel							
("The Standard")	management	United States	13	13	565,881	541,469	527,650	524,369
Total					565,881	541,469	527,650	524,369

On 7 November 2017, the subsidiary entered into an agreement with Standard International, LLC ("The Standard"), a company incorporated under the laws of the United States, to purchase of the ordinary shares of Standard International, LLC ("The Standard"), with a total investment of the share acquisition of approximately USD 58 million, or 35.09% of its total shares. The investment will be made from time to time up to the total investment within 5 years. The Company and its subsidiary also granted the right to appoint 4 members of the total 7 members of the board of directors.

As at 31 March 2018 the subsidiary paid totaling USD 17.07 million or Baht 565.88 million for an investment in associate which is in accordance with the agreement to purchase of ordinary shares.

Standard International, LLC ("The Standard") operates hotel management business by offering management contract and franchise under the brands "Standard" and "Bunkhouse", restaurant management business, and hotel reservation business through mobile booking application named "One night" for The Standard Hotel and other boutique hotels.

(Unaudited but reviewed)

10.2 Share of comprehensive income (loss)

During the period, the subsidiary has recognised their share of comprehensive income (loss) from investment in associate in the consolidated financial statements as follows:

(Unit: Million Baht)

Company's name	For the three-month periods ended 31 March			
	Consolidated financial statements			
	Share of loss from investment		Share of other comprehensive	
	in associate		income (loss) from investment	
	in associate		in associate	
	2018	2017	2018	2017
Standard International, LLC ("The Standard")	21.13	-	-	-
Total	21.13	-	-	-

During the three-month periods ended 31 March 2018 and 2017, the subsidiary did not receive dividend income from an associate company.

The subsidiary recorded investment in associate based on the basis of financial information provided by that company's management. Due to time constraints, the company's management cannot provide the financial information which were audited by external auditor.

11. Other long-term investments

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2018	2017	2018	2017
Investments in other companies				
JustGroup Holding Pte. Ltd.	400.20	400.20	-	-
Flying Jamon Ltd	219.75	219.75	219.75	219.75
Winkontent AG	197.63	195.87	197.63	195.87
Yip In Tsoi Co., Ltd.	0.33	0.33	0.33	0.33
Total	817.91	816.15	417.71	415.95

(Unaudited but reviewed)

12. Investment properties

Movements of the investment properties account during the three-month period ended 31 March 2018 are summarised below.

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2018	272.52	228.89
Acquisition during the period	6.10	6.10
Transfer to property development for sale	(11.81)	-
Depreciation for period	(3.72)	(3.37)
Net book value as at 31 March 2018	<u>263.09</u>	<u>231.62</u>

13. Land held for development

	(Unit: Million Baht)			
	Consolidated financial		Separate financial	
	statements		statements	
	31 March 2018	31 December 2017	31 March 2018	31 December 2017
Land held for development	15,453.77	15,281.93	12,237.23	12,065.31
Less: Allowance for diminution in value of project	(120.79)	(120.79)	-	-
Net	<u>15,332.98</u>	<u>15,161.14</u>	<u>12,237.23</u>	<u>12,065.31</u>

As at 31 March 2018 and 31 December 2017, land held for development of the Company and its subsidiaries amounting to Baht 13,390 million and Baht 13,223 million, respectively, was pledged as collateral for loans obtained from banks (Separate financial statements: Baht 10,991 million and Baht 10,824 million, respectively).

14. Land, building and equipment

Movements of the land, building and equipment account during the three-month period ended 31 March 2018 are summarised below.

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2018	1,950.33	922.68
Acquisitions during period	41.87	38.75
Disposals during period - net book value	(0.17)	(0.05)
Depreciation for period	(48.34)	(29.42)
Net book value as at 31 March 2018	<u>1,943.69</u>	<u>931.96</u>

As at 31 March 2018 and 31 December 2017, the Company and subsidiaries' land and construction thereon of which the net book value amounting to Baht 934 million and Baht 946 million, respectively, were mortgaged to secure loans from banks (Separate financial statements: Baht 609 million and Baht 620 million, respectively).

15. Other intangible assets

Movements of intangible assets account during the three-month period ended 31 March 2018 are summarised below.

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2018	165.40	148.65
Acquisitions during period	12.85	12.84
Amortisation for period	(9.87)	(8.71)
Net book value as at 31 March 2018	<u>168.38</u>	<u>152.78</u>

16. Leasehold rights

Movements of leasehold rights account during the three-month period ended 31 March 2018 are summarised below.

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2018	253.48	32.79
Amortisation for period	(7.09)	(0.52)
Net book value as at 31 March 2018	<u>246.39</u>	<u>32.27</u>

(Unaudited but reviewed)

The amortisation of leasehold rights has been charged to cost of project for rent.

As at 31 March 2018, the Company's leasehold rights which net book value amount Baht 32 million were mortgaged to secure loans from banks (Separate financial statements: Baht 32 million).

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

(Unit: Million Baht)

	Consolidated / Separate financial statements	
	31 March 2018	31 December 2017
<u>Short-term loans from banks</u>		
Promissory notes	4,900.00	2,400.00
<u>Bills of exchange</u>		
Face value	6,000.00	6,000.00
Less: Prepaid interest expense	(35.07)	(31.60)
Bills of exchange - net	5,964.93	5,968.40

As at 31 March 2018, short-term loans from banks carry interest at rates of 2.70 to 4.25 percent per annum (31 December 2017: 2.85 to 2.90 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 2.15 percent per annum (31 December 2017: 2.10 to 2.25 percent per annum).

18. Long-term loans

As at 31 March 2018 and 31 December 2017, long-term loans are presented below: -

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	31 March 2018	31 December 2017	31 March 2018	31 December 2017
Loans from banks	9,759.19	10,095.46	8,321.81	8,073.65
Less: Current portion of long-term loans	(4,165.17)	(3,974.17)	(3,543.99)	(3,243.49)
Net	5,594.02	6,121.29	4,777.82	4,830.16

Long-term loans of the Company and its subsidiaries carry interest at the rates of MLR - 2.90 percent per annum to MLR - 1.50 percent per annum. They are due for repayment at a percentage of the value of property transferred to customers and on a quarterly basis.

(Unaudited but reviewed)

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 three-month period ended 31 March 2018 are summarised below.

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2018	10,095.46	8,073.65
Additional borrowings	970.97	970.97
Repayment	(880.02)	(719.24)
Exchange difference	(4.22)	(3.57)
Change of status from subsidiary to joint venture	(423.00)	-
Balance as at 31 March 2018	9,759.19	8,321.81

During the three-month period ended 31 March 2018, the Company entered into agreements with local commercial banks granting new loans amounting to Baht 3,824 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 2027. The loans are secured by land and construction thereon of the projects.

19. Long-term promissory notes - purchase of land

Long-term promissory notes - purchase of land are notes which the Company issued to land sellers. The notes mature in August 2018, September 2018, October 2018, December 2018, February 2021 and March 2021, are interest free, and are avaled by a bank (31 December 2017: August 2018, October 2018).

20. Unsecured debentures

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

				(Unit: Million Baht)	
				Consolidated / Separate financial statements	
				31 March 2018	31 December 2017
Debentures	Interest rate	Terms	Due date		
Debentures # 1/2013	4.99% p.a.	5 years	24 January 2018	-	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	2,000.00
Debentures # 2/2017	3.25% p.a.	3 years	30 May 2020	1,000.00	1,000.00
Debentures # 3/2017	3.35% p.a.	5 years	22 September 2022	2,000.00	2,000.00
Debentures # 1/2018	3.35% p.a.	5 years	24 January 2023	4,000.00	-
Total debentures, at face value				18,000.00	17,000.00
Less: Unamortised portion of deferred transaction costs				(39.81)	(29.23)
Debentures - net				17,960.19	16,970.77
Less: Debentures - due within one year				(2,999.17)	(5,998.31)
Debentures - due over one year				14,961.02	10,972.46

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).

21. Provision for long-term employee benefits

Movements in the provision for long-term employee benefits for the three-month period ended 31 March 2018 are summarised below:

(Unit: Million Baht)

	Consolidated financial statements	Separate financial statements
Beginning balance	145.18	101.77
Increase during the period	4.62	2.94
Paid during the period	(7.22)	(7.22)
Ending balance	142.58	97.49

22. Provisions

Movements of provisions for the three-month period ended 31 March 2018 are as follow:

Short-term provisions

(Unit: Million Baht)

	Consolidated financial statements			Separate financial statements		
	Provision for law suits	Provision for home care warranty	Total	Provision for law suits	Provision for home care warranty	Total
Beginning balance	1.15	107.15	108.30	1.15	75.01	76.16
Increase during the period	0.11	31.27	31.38	0.11	24.22	24.33
Paid during the period	-	(28.70)	(28.70)	-	(21.31)	(21.31)
Reversal	-	(5.16)	(5.16)	-	-	-
Ending balance	1.26	104.56	105.82	1.26	77.92	79.18

Long-term provisions

(Unit: Million Baht)

	Consolidated financial statements			Separate financial statements		
	Compensation for Housing Estate Juristic Persons	Provision for hotel maintenance	Total	Compensation for Housing Estate Juristic Persons	Provision for hotel maintenance	Total
Beginning balance	178.14	4.82	182.96	135.18	1.49	136.67
Increase during the period	31.94	0.74	32.68	29.88	0.30	30.18
Paid during the period	-	(0.13)	(0.13)	-	-	-
Reversal	(1.19)	-	(1.19)	-	-	-
Ending balance	208.89	5.43	214.32	165.06	1.79	166.85

23. Warrants / Earnings per share

23.1 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 2018	Number of warrants exercised during the period	Number of warrants outstanding as at 31 March 2018
ESOP#7	2.500	1 : 1.000	300,000,000	-	300,000,000

During the three-month periods ended 31 March 2018 and 2017, the Company recorded expenses of the ESOP#7 amounting to Baht 1.72 million and Baht 3.2 million, respectively, as employee related expenses, together with a corresponding increase in capital reserve for share-based payment transactions in shareholders' equity.

23.2 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.

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

For the three-month periods ended 31 March						
Consolidated financial statements						
		Weighted average number of		Earnings per share		
Profit for the periods		ordinary shares				
<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>	
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders of the Company						
	251,998	511,157	14,862,734	14,285,501	0.017	0.036

(Unaudited but reviewed)

For the three-month periods ended 31 March						
Separate financial statements						
Profit for the periods		Weighted average number of ordinary shares		Earnings per share		
<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>	
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders						
of the Company	1,098,401	389,801	14,862,734	14,285,501	0.074	0.027

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 periods ended 31 March 2018 and 2017 since the exercise aggregated amounts of price and fair value of warrants exceeded the fair value of the Company's ordinary shares.

24. Revenues from other services and Cost of other services

(Unit: Million Baht)

For the three-month periods ended 31 March				
Consolidated financial statements		Separate financial statements		
<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>	
<u>Revenues from other services</u>				
Revenues from hotel business	24.67	23.72	10.10	9.18
Revenues from education business	55.82	59.99	-	-
Total	<u>80.49</u>	<u>83.71</u>	<u>10.10</u>	<u>9.18</u>
<u>Cost of other services</u>				
Cost of hotel business	24.79	25.08	9.15	8.59
Cost of education business	54.59	56.50	-	-
Total	<u>79.38</u>	<u>81.58</u>	<u>9.15</u>	<u>8.59</u>

25. 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 periods ended 31 March 2018 and 2017 are made up as follows:

	(Unit: Thousand Baht)			
	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements		financial statements	
	2018	2017	2018	2017
Current income tax:				
Interim corporate income tax charge	115,691	198,687	89,155	112,215
Deferred tax:				
Relating to origination and reversal of temporary differences	(37,779)	(40,080)	(5,703)	(11,928)
Income tax expense reported in the statements of comprehensive income	77,912	158,607	83,452	100,287

26. Commitments and contingent liabilities**26.1 Capital commitments**

As at 31 March 2018 and 31 December 2017, the Company and its subsidiaries have the following capital commitments:

- a) The Company and its subsidiaries have commitments of Baht 13,665 million and Baht 13,703 million, respectively, under project construction agreements, decoration agreements, advisory service agreements and system development agreements (Separate financial statements: Baht 11,180 million and Baht 10,624 million, respectively).
- b) The Company and its subsidiaries have commitments of Baht 5,801 million and Baht 6,188 million, respectively, under land and condominium units purchase agreements (Separate financial statements: Baht 4,904 million and Baht 5,291 million, respectively).

26.2 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 31 March 2018 and 31 December 2017, future minimum lease payments required under non-cancellable operating lease contracts were as follows.

	(Unit: Million Baht)			
	Consolidated financial statements		Separate financial statements	
	31 March 2018	31 December 2017	31 March 2018	31 December 2017
Payable within:				
In up to 1 year	119	119	102	102
In over 1 and up to 4 years	53	83	40	65
Total	172	202	142	167

- b) As at 31 March 2018 and 31 December 2017, the Company and its subsidiaries have commitments of Baht 67 million and Baht 70 million, respectively, in relation to advertising and public relations for the projects (Separate financial statements: Baht 53 million and Baht 45 million, respectively).
- c) As at 31 March 2018 and 31 December 2017, the Company and subsidiaries have servitude over land of approximately 53 rai and 47 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.

26.3 Bank guarantees

As at 31 March 2018, there were outstanding bank guarantees of Baht 3,051 million and EURO 0.09 million (31 December 2017: Baht 2,081 million and EURO 0.88 million), 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 as at 31 March 2018: Baht 2,557 million and EURO 0.09 million, 31 December 2017: Baht 2,303 million and EURO 0.88 million).

26.4 Litigations

As at 31 March 2018 and 31 December 2017, 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 166 million and Baht 165 million, respectively (Separate financial statements: Baht 148 million and Baht 147 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 22).

26.5 Cross Currency and Interest Rate Swap agreement

The details of the cross Currency and Interest Rate Swap agreement outstanding as at 31 March 2018 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 651 million	Fixed rate at 4.80% per annum	GBP 15 million	Fixed rate at 4.40% per annum	December 2019

27. 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.

(Unaudited but reviewed)

The following tables present revenue and profit information regarding the Company and its subsidiaries' operating segments for the three-month periods ended 31 March 2018 and 2017, respectively.

(Unit: Million Baht)

For the three-month period ended 31 March 2018						
	Real estate	Building management, project management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated
Revenues						
External customers	4,060	892	80	5,032	-	5,032
Inter-segment	6	628	11	645	(645)	-
Interest revenue	190	5	2	197	(122)	75
Financial cost	(227)	(3)	(9)	(239)	126	(113)
Depreciation and amortisation	(26)	(3)	(1)	(30)	-	(30)
Reversal of loss on diminution in value of property development for sale	1	-	-	1	-	1
Loss on investment in property, plant and equipment	(1)	-	-	(1)	-	(1)
Segment profit	589	731	4	1,324	(641)	683
Other income						171
Share of profit from investments in joint ventures						78
Share of loss from investment in associate						(21)
Common expense						(582)
Profit before income tax expenses						329
Income tax expense						(78)
Profit for the period						251

(Unit: Million Baht)

For the three-month period ended 31 March 2017						
	Real estate	Building management project management and real estate brokerage	Other business	Total Segments	Eliminated	Consolidated
Revenues						
External customers	5,758	1,151	84	6,993	-	6,993
Inter-segment	7	811	11	829	(829)	-
Interest revenue	143	1	2	146	(100)	46
Financial cost	(222)	-	(22)	(244)	69	(175)
Depreciation and amortisation	(20)	(2)	-	(22)	-	(22)
Loss on diminution in value of property development for sale	(148)	-	-	(148)	-	(148)
Segment profit	1,086	983	(7)	2,062	(860)	1,202
Other income						85
Share of loss from investments in joint ventures						(85)
Common expense						(531)
Profit before income tax expenses						671
Income tax expense						(159)
Profit for the period						512

28. Events after the reporting period

28.1 A subsidiary has entered into an agreement to invest in the right to purchase preferred shares of Greenstroming Inc. The company was incorporated under the laws of the British Virgin Islands at a value of USD 0.50 million or Baht 15.67 million. The subsidiary made payment on 20 April 2018.

28.2 On 27 April 2018, the meeting of the Annual General Meeting of Shareholders approved the following resolutions:

- a) To approve dividend payment for 2017 performance at the rate of Baht 0.12 per share or total Baht 1,754.67 million, of which the Company paid interim dividend on 8 September 2017 at the rate of Baht 0.05 and will pay the remaining dividend at the rate of Baht 0.07 per share or total Baht 1,040.39 million. The approved dividend will be paid to shareholders on 11 May 2018.
- b) To approve the issuance and offering of not more than Baht 30,000 million of debentures, or the equivalent in other currencies. The debentures to be issued may be of any type (secured or unsecured debentures), depending on prevailing market conditions at the time of each issuance and offering. The debentures may be redeemed before the maturity date and may have matured upon the dissolution of the Company.
- c) To approve the reduction of the registered capital of the Company, which will be made from the existing registered capital of Baht 19,251,140,783.06 to be the new registered capital of Baht 16,224,125,722.40 by canceling its registered but unissued share of 2,828,986,038 shares at the par value of Baht 1.07 per share. The remaining shares were reserved for the exercise of warrants SIRI-W2 which the maturity date was 24 November 2017.

28.3 On 11 May 2018, the Company's Board of Directors' meeting approved the following resolutions.

- a) The sale of shares of Winkontent AG, the Company's long-term investment, between the Company and BTS Sansiri Holding Three Limited (a joint venture).
- b) The investment in Art.sy, Inc., a company incorporated in the United States of America, by acquiring of preference shares with the total investment value of USD 1,000,000. As a result of this transaction, the Company has 0.71% interest in the investee. Such company provides art gallery services, website/online platform to display artwork products, editorial writing for arts publications, art auction services, and online trading services for artworks/art collections.

(Unaudited but reviewed)

- c) The increase in share capital of the subsidiaries and joint venture, i.e. Siri Ventures Co.,Ltd., Prime Area 38 Co.,Ltd. and Bangkok Sky Sukhumvit 34 Limited.
- d) The decrease in share capital of the joint ventures, i.e. BTS Sansiri Holding Five Limited and BTS Sansiri Holding Eighteen Limited.
- e) The sale of shares of the subsidiaries, i.e. Bangkok Sky Sukhumvit 34 Co.,Ltd., Siripat One Co.,Ltd., Siripat Two Co.,Ltd. and Siripat Three Co.,Ltd. to establish a 50 : 50 joint venture between the Company and U City Public Company Limited.
- f) The establishment of new five 50:50 joint venture companies between the Company and U City Public Company Limited under the Strategic Alliance Framework Agreement.
- g) The issuance and offering of Baht 2,000 million unsecured and unsubordinated debentures number 2/2018. The debentures are due for redemption in 2021 and carry interest at a rate of 3.00 percent per annum. The debentures are to be issued and offered on 30 May 2018.

29. Approval of interim financial statements

These interim financial statements were authorised for issue by the Company's Board of Directors on 11 May 2018.