

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Preecha Group Public Company Limited

Opinion

I have audited the consolidated and separate financial statements of Preecha Group Public Company Limited and its subsidiaries ("the Group") and of Preecha Group Public Company Limited ("the Company"), which comprise the consolidated and separate statements of financial position as at 31 December 2020, and the consolidated and separate statements of comprehensive income, consolidated and separate statements of changes in shareholders' equity and consolidated and separate statements of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying consolidated and separate financial statements present fairly, in all material respect, the consolidated and separate financial position of Preecha Group Public Company Limited and its subsidiaries and of Preecha Group Public Company Limited as at 31 December 2020, and its consolidated and separate financial performance and its consolidated and separate cash flows for the year then ended in accordance with Thai Financial Reporting Standards.

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements section of my report. I am independent of the Group and Company in accordance with the Federation of Accounting Professions' Code of Ethics for Professional Accountants together with the ethical requirements that are relevant to my audit of the consolidated and separate financial statements, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of Matter

I draw attention to Note 2 to the financial statements, the Group has adopted Thai Financial Reporting Standard No. 16 Leases, which is effective in the current year. My opinion is not qualified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of my audit of the consolidated and separate financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Impairment of Cost of Property Development, Land Held for Development and Investment Properties

As discussed in Notes 3, 6, 8 and 9 to the financial statements regarding accounting policies and details of cost of property development, land held for development and investment properties, the balances of those assets are significant to the consolidated and separate financial statements. I considered the impairment relevant to such assets is a key audit matter as it required significant judgments and assumptions of Group's management and the independent appraiser in valuation of assets, which may cause the risk about the adequacy of the allowance for impairment of assets.

I evaluated the qualification of the independent appraiser, read the valuation reports of the independent appraiser and reviewed the reasonableness of the methodology and assumptions adopted in the valuation, and performed analytical review of the relevant information. In addition, I also considered the completeness and accuracy of the disclosures in notes to the financial statements.

Contingent Liabilities

As discussed in Notes 3 and 23 to the financial statements regarding accounting policies and details of contingent liabilities, the Company has lawsuits under the consideration of the court which the outcome are not yet predictable. Therefore, it is necessary to use the management judgment in determining the adequacy of the provision. Because of the uncertainty of such lawsuits, it is considered as the key audit matter.

I reviewed the Company's lawyer confirmation and evaluated the outcome of the said confirmation and inquired the management of the details of the progress of the lawsuits as well as relevant information, including the methods used in assessment and determination of any liabilities arising from these lawsuits. In addition, I considered the completeness and accuracy of the disclosures in notes to the financial statements.

Other Information

Management is responsible for the other information. The other information comprises information including in annual report but does not include the consolidated and separate financial statements and my auditor's report thereon, which is expected to be made available to me after that date.

My opinion on the consolidated and separate financial statements does not cover the other information and I do not and will not express any form of assurance conclusion thereon.

In connection with my audit of the consolidated and separate financial statements, my responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance to make correction the misstatement.

Responsibilities of Management and Those Charged with Governance for the Consolidated and Separate Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with Thai Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatements, whether due to fraud or error.

In preparing the consolidated and separate financial statements, management is responsible for assessing the Group and Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group and Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements

My objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Thai Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with Thai Standards on Auditing, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group and Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group and Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group and Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Chompoonuch Saetae
Certified Public Accountant
Registration Number 8382

PV Audit Co., Ltd.
Bangkok, 25 February 2021

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1. GENERAL INFORMATION

Preecha Group Public Company Limited “the Company” is incorporated in Thailand and operates property development and renting property businesses. The Company’s registered office is located at 1919 Pattanakarn Road, Suanluang, Bangkok.

The Company was listed on the Stock Exchange of Thailand on 18 April 1996.

2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The accompanying financial statements are prepared in accordance with Thai Financial Reporting Standards (“TFRS”) including related interpretations and guidelines promulgated by the Federation of Accounting Professions in accordance with generally accepted accounting principles in Thailand.

The presentation of the financial statements has been made in compliance with the stipulations of the Notification of the Department of Business Development dated 26 December 2019, issued under the Accounting Act B.E. 2543.

The accompanying financial statements have been prepared in the Thai language and expressed in Thai Baht. Such financial statements have been prepared for domestic reporting purposes. For the convenience of the readers not conversant with the Thai language, an English version of the financial statements has been provided by translating from the Thai version of the financial statements.

The preparation of the financial statements in accordance with TFRS requires management to make judgments and estimates that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The judgments and estimates are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying amounts of assets and liabilities that are not readily apparent from other sources. Subsequent actual results may differ from these estimates.

The judgments and estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised, if the revision affects only that period, and in the period of the revision and future periods, if the revision affects both current and future periods.

BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements consisted of the financial statements of Preecha Group Public Company Limited, and its subsidiaries (together referred to as “the Group”) as follows:

Subsidiaries	Located in	Business type	Percentage of holding (%)	
			2020	2019
P.B. Estate Company Limited	Thailand	Real Estate	100	100
Housing Complex Company Limited	Thailand	Real Estate	100	100
Ruay Lan Lan Company Limited	Thailand	Real Estate	100	100

All significant intercompany transactions and accounts are eliminated in preparing the consolidated financial statements.

The preparation of the consolidated financial statements has been based on the same accounting policies for the same or similar accounting transactions or accounting events.

Subsidiaries are an entity controlled by the Company. The Company is deemed to have control over an investee or subsidiaries if it has rights, or is exposed, to variable returns from its involvement with the investee, and it has the ability to direct the activities that significantly affect the amount of its returns. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

Coronavirus disease 2019 pandemic

The Coronavirus disease 2019 pandemic is continuing to evolve, resulting in an economic slowdown and adversely impacting most businesses and industries. This situation may bring uncertainties and have an impact on the environment in which the Group operates.

However, the Group’s management has continuously monitored ongoing developments and assessed the financial impact in respect of the valuation of assets, provisions and contingent liabilities, and has used estimates and judgement in respect of various issues as the situation has evolved.

Changes in application of new and revised TFRS

New and revised TFRS that became effective in the current year

During the year 2020, the Group has adopted revised TFRS and new TFRS which are effective for the accounting period beginning on or after 1 January 2020. These TFRS were aimed at alignment with the corresponding International Financial Reporting Standards, with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards. The adoption of these TFRS does not have any material impact on the Group’s financial statements. However, the new standards involve changes to key principles, which are summarized belows:

TFRS related to financial instruments

The set of TFRS related to financial instruments consists of five TAS, TFRS and interpretations as follows:

TAS/TFRS/TFRIC	Topic
TAS 32	Financial Instruments: Presentation
TFRS 7	Financial Instruments: Disclosures
TFRS 9	Financial Instruments
TFRIC 16	Hedges of a Net Investment in a Foreign Operation
TFRIC 19	Extinguishing Financial Liabilities with Equity Instruments

These TFRS related to financial instruments make stipulations relating to the classification of financial instruments and their measurement at fair value or amortised cost taking into account the type of financial instruments, the characteristics of the contractual cash flows and the Group's business model, calculation of impairment of financial instruments using the expected credit loss method, and hedge accounting. These include stipulations regarding the presentation and disclosure of financial instruments.

These TFRS do not have any material impact on the Group's financial statements.

TFRS 16 Leases

TFRS 16 supersedes TAS 17 Leases together with related interpretations. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases, and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is low value.

Accounting by lessors under TFRS 16 is substantially unchanged. Lessors will continue to classify leases as either operating or finance leases using similar principles to those used under TAS 17.

The Group adopted this financial reporting standard using the modified retrospective method of initial adoption of which the cumulative effect was recognised as an adjustment to the retained earnings as at 1 January 2020, and the comparative financial statements were not restated.

The impacts from changes in accounting policies due to the adoption of TFRS 16 were presented as follows:

	Baht		
	Consolidated and separate financial statements		
	The impacts of		
	31 December 2019	TFRS 16	1 January 2020
Statements of financial position			
Assets			
Non-current assets			
Right-of-use assets	-	49,772,554.75	49,772,554.75
Liabilities			
Current liabilities			
Current portion of lease liabilities	-	1,292,205.26	1,292,205.26
Non-current liabilities			
Lease liabilities	-	48,480,349.49	48,480,349.49

Upon initial application of TFRS 16, the Group recognised lease liabilities previously classified as operating leases at the present value of the remaining lease payments, discounted using the Group's incremental borrowing rate at 1 January 2020.

	Baht
	Consolidated and separate financial statements
Operating lease commitments as at 31 December 2019	530,973.58
Less Contracts reassessed as service agreements	(174,831.58)
Add Extension options reasonably certain to be exercised	86,524,022.00
Less Deferred interest expenses	(37,107,609.25)
Increase in lease liabilities due to TFRS 16 adoption	49,772,554.75
Comprise of:	
Current lease liabilities	1,292,205.26
Non-current lease liabilities	48,480,349.49
	49,772,554.75

The adjustments of right-of-use assets due to TFRS 16 adoption as at 1 January 2020 were summarised belows:

	Baht
	Consolidated and separate
	financial statements
Building	49,772,554.75

Revised TFRS not yet effective

The Federation of Accounting Professions has issued Notification, mandating the use of revised TFRS which are effective for the financial statements for the period beginning on or after 1 January 2021. These TFRS were aimed at alignment with the corresponding International Financial Reporting Standards, with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The management of the Group is assessing the impacts of these TFRS on the financial statements for the year in which they are initially applied.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The measurement bases used in preparing the financial statements

Other than those disclosed elsewhere in the summary of significant accounting policies and other notes to the financial statements, the financial statements are prepared on the historical cost basis.

Revenues

Property development projects

Revenues and costs from the sales of property are recognised at the point in time when control of the property transferred to the buyer.

Rental income

Rental income under operating leases is recognised in profit or loss on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income. Contingent rentals are recognised as income in the accounting period in which they are earned.

Dividend income

Dividend income is recognised when the right to receive the dividend is established.

Interest income

Interest income is recognised in profit or loss using the effective interest rate method.

Other income is recognised on an accrual basis.

Expenses

Finance costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the costs of the respective assets. All other borrowing costs are expensed in the period they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Other expenses are recognised on an accrual basis.

Employee benefits

Short-term benefits

The Group recognizes salaries, wages, bonus and social security contribution as expenses when incurred.

Post-employment benefits – defined contribution plan

Obligations for contributions to defined contribution plan are expensed as the related service is provided.

Post-employment benefits – defined benefit plan

The employee benefit liabilities in relation to the severance payment under the labor law are recognised as a charge to results of operations over the employee's service year. It is calculated by the estimation of the amount of future benefit to be earned by the employee in return for the service provided to the Group through the service year up to the retirement age in the future years based on the actuarial technique. The reference discount rate is the yield rate of government bonds as at the reporting date. The calculation is based on the actuarial technique using the Projected Unit Credit Method.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in profit or loss. The Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

When the actuarial assumptions are changed, the Group recognizes actuarial gains (losses) immediately in other comprehensive income.

Income tax

Income tax expense for the year comprises current and deferred tax. Current and deferred tax are recognised in profit or loss except to the extent that they relate to items recognised directly in shareholders' equity or in other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the end of reporting period date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes the amounts used for taxation purposes.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, using tax rates enacted or substantively enacted at the end of reporting period date.

In determining the amount of current and deferred tax, the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at the end of reporting period date and reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between buyer and seller (market participants) at the measurement date. The Group applied a quoted market price in an active market to measure their assets and liabilities that are required to be measured at fair value by relevant financial reporting standards. Except in case of no active market of an identical asset or liability or when a quoted market price is not available, the Group measured fair value using valuation techniques that are appropriate in the circumstances and maximises the use of relevant observable inputs related to assets and liabilities that are required to be measured at fair value.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy into three levels based on categorise of input to be used in fair value measurement as follows:

Level 1 - Use of quoted market prices in an observable active market for such assets or liabilities

Level 2 - Use of other observable inputs for such assets or liabilities, whether directly or indirectly

Level 3 - Use of unobservable inputs such as estimates of future cash flows

At the end of each reporting period, the Group determined whether transfers have occurred between levels within the fair value hierarchy for assets and liabilities held at the end of the reporting period that are measured at fair value on a recurring basis.

Financial instruments

Accounting policy adopted since 1 January 2020

The Group initially measures financial assets at their fair value plus, in the case of financial assets that are not measured at fair value through profit or loss, transaction costs. However, trade receivables, that do not contain a significant financing component are measured at the transaction price as disclosed in the accounting policy relating to revenue recognition.

The classification and measurement of financial assets and financial liabilities

Financial assets as subsequently measured at amortised cost or fair value in accordance with the Group's business model for managing the financial assets and the contractual cash flows characteristics of the financial assets as follows:

Financial assets measured at amortised cost only if both following conditions are met: the financial assets are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. These financial assets are initially recognised on trade date and subsequently measured at amortised cost net of allowance for expected credit losses (if any).

Financial liabilities are classified and measured at amortised cost.

Derecognition of financial instruments

A financial asset is primarily derecognised when the rights to receive cash flows from the asset have expired or have been transferred and either the Group has transferred substantially all the risks and rewards of the asset, or the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in profit or loss.

Impairment of financial assets

The Group recognises an allowance for expected credit losses on its financial assets which measured at amortised cost, without requiring a credit - impaired event to have occurred prior to the recognition. The Group accounts for changes in expected credit losses in stages, with differing methods of determining allowance for credit losses and the effective

interest rate applied at each stage. An exception from this approach is that for trade receivables that do not contain a significant financing component, the Group applies a simplified approach to determine the lifetime expected credit losses.

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, cash at banks, and highly liquid short-term investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Other receivables

Other receivables are stated at their invoice value less allowance for expected credit losses.

The Group is to recognise an allowance for expected credit losses on its financial assets, and it is no longer necessary for a credit-impaired event to have occurred. The Group applies the simplified approach to consider impairment of other receivables.

In determining an allowance for expected credit losses of receivables, the management needs to make judgment for estimated losses for each outstanding debtor. The allowance for expected credit losses are determined through a combination of analysis of collection experience, probability of collection, debt aging, taking into account change in the current economic and assumption including the choice of inputs the forecasted macroeconomic variables in the model. However, the use of different estimates and assumptions could affect the amounts of allowance for expected credit losses and adjustments to the allowance may therefore be required in the future.

Cost of property development

Cost of property development are stated at the lower of cost or net realisable value. Project costs consisting of acquisition and development cost of land and direct expenses of the project including interest expense of borrowing for the acquisition of project development before the project is completed.

Net realisable value represents the estimated normal selling price less estimated costs to sell.

The Group recognises loss on diminution in value of projects (if any) in profit or loss.

In determining the cost of sales of property development, the anticipated total development costs (taking into account actual costs incurred to date) are attributed based on the basis of the salable area.

Cost of project sold estimates these costs based on their business experience and revisit the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.

Investments in subsidiaries

Investments in subsidiaries in the separate financial statements are accounted for using the cost method less allowance for impairment (if any).

Land held for development

Land held for development which is to be developed in the future is stated at cost less allowance for impairment (if any). Cost consists of cost of land and related expenses.

Loss on impairment of assets is included in profit or loss.

Investment properties

Investment properties are land, building and condominium which are held to earn rental income, for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Land is stated at cost less allowance for impairment (if any).

Building and condominium are stated at cost less accumulated depreciation and allowance for impairment (if any).

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

Depreciation

Depreciation is computed by the straight-line method based on the useful lives of building of 20 years.

Building and equipment

Building and equipment are stated at cost less accumulated depreciation and allowance for impairment (if any).

Subsequent costs

The cost of replacing a part of an item of building and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day-to-day servicing of building and equipment are recognised in profit or loss as incurred.

Gains or losses on disposals are determined by comparing the net consideration with the carrying amount and are included in the profit or loss.

Depreciation

Depreciation is charged to profit or loss on a straight-line basis over the estimated useful lives of assets as follows:

	<u>Years</u>
Leasehold building improvements	5 - 10
Office equipment	5
Vehicles	5

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

Leases

Accounting policy adopted since 1 January 2020

Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease. Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised through initial measurement, initial direct costs incurred, and lease payments made at or before the commencement date, less any lease incentives received.

Unless the Group is reasonably certain that it will obtain ownership of the leased asset at the end of the lease term, the recognised right-of-use assets are depreciated on a straight-line basis from the commencement date of the lease to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term as follows:

	<u>Years</u>
Building	25

Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of the lease payments to be made over the lease term, discounted by the Group's incremental borrowing rate. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification or reassessment.

Short-term leases and leases of low-value assets

Payments under leases that, have a lease term of 12 months or less at the commencement date, or are leases of low-value assets, are recognised as expenses on a straight-line basis over the lease term.

Accounting policy adopted before 1 January 2020

Operating leases

Payments made under operating leases are recognized in profit or loss on a straight-line basis over the term of the lease. Lease incentives received are recognized in profit or loss as an integral part of the total lease payments made. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

Finance leases

Leases of assets which substantially transfer all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalized at the inception of the lease at the lower of the fair value of the leased property or the present value of the minimum lease payments. Each lease payment is allocated to the principal and to the finance costs so as to achieve a constant rate on the finance balance outstanding. The outstanding rental obligations, net of finance costs, are included in other long-term payables. The interest element of the finance cost is charged to profit or loss over the lease period. The assets acquired under finance leasing contract is depreciated over the shorter of the useful life of the asset or the lease term.

Under finance leases has condition about bargain purchase option when complete at the value or the rate specified in the agreement. Therefore, if the Group has policy to purchase such assets, then it will record the amount of payment of assets included in liabilities under finance leases.

Intangible assets

Intangible assets are software computer, which are amortized by the straight-line method based on the estimated useful lives of the assets for 3 years and 5 years.

Amortization methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

Impairment of non-financial assets

The carrying amounts of the Group's assets are reviewed at each in the statement of financial position date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. The impairment loss is recognised in profit or loss.

Calculation of recoverable amount

The recoverable amount is the greater of the assets' fair value less cost to sell or value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

Reversals of impairment

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognised.

Provision

A provision is recognised in the statement of financial position when the Group has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Significant judgements and estimates are as follows:

Commercial disputes and litigation

The Group has contingent liabilities as a result of commercial disputes and litigation. The management has used judgment to assess the results of the commercial disputes and litigation and believes that the estimated provision is adequate to cover the compensation for litigation and claims. However, actual results could differ from the estimates.

Dividends

Dividends and interim dividend payments are recorded in the consolidated and separate financial statements in the period in which they are approved by the Shareholders' Meeting or the Board of Directors' Meeting.

Basic loss per share

Basic loss per share is calculated by dividing loss for the years by the weighted average number of ordinary shares outstanding during the years.

4. RELATED PARTY TRANSACTIONS

Related parties comprise individuals or enterprises that control, or are controlled by, the Group, whether directly or indirectly, or which are under common control with the Group.

They also include associated companies and individuals or enterprises which directly or indirectly own a voting interest in the Group that gives them significant influence over the Group, key management personnel, directors, and officers with authority in the planning and direction of the Group's operations.

During the years, the Group had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course of businesses and were concluded on commercial terms and agreed upon between the Group and those related parties.

The significant transactions with related parties for the years ended 31 December 2020 and 2019 were as follows:

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Management fee income				
Subsidiaries	-	-	660,000.00	660,000.00
Dividend income				
Subsidiaries	-	-	12,000,000.00	-
Other services income				
Related company	63,018.54	-	63,018.54	-
Cost of services				
Related company	351,000.00	-	351,000.00	-
Rental expense				
Related company	6,000.00	4,279,704.00	6,000.00	4,279,704.00
Services expense				
Related company	2,492,378.82	2,512,107.48	2,492,378.82	2,512,107.48
Entertainment expenses				
Related company	130,088.94	243,697.81	130,088.94	243,697.81
Interest expenses				
Subsidiaries	-	-	3,530,606.72	-
Related company	2,247,094.74	-	2,247,094.74	-

Key management personnel compensation

Key management personnel compensation for the years ended 31 December 2020 and 2019, consisted of:

	Baht	
	Consolidated and separate financial statements	
	2020	2019
Short-term benefits	7,463,435.30	8,317,230.10
Post-employment benefits	78,750.00	90,000.00
Total	7,542,185.30	8,407,230.10

The balances with related parties as at 31 December 2020 and 2019 were as follows:

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Other current receivables				
Ruay Lan Lan Company Limited	-	-	313,240.00	-
P.B. Estate Company Limited	-	-	385,200.00	321,000.00
Pattanakarn Apartment Company Limited	-	269,879.70	-	269,879.70
Investments in subsidiaries (see Note 7)	-	-	32,444,945.14	126,838,567.44
Rental deposit				
P. Leasing Company Limited	805,920.00	805,920.00	805,920.00	805,920.00
Trade and other payables				
P. Leasing Company Limited	29,589.78	31,958.76	29,589.78	31,958.76
Pattanakarn Apartment Company Limited	27,000.00	-	27,000.00	-
P&B Ratchada Hotel Company Limited	43,401.83	-	43,401.83	-
Housing Complex Company Limited	-	-	1,135,252.34	1,435,252.34
Ruay Lan Lan Company Limited	-	-	11,036.02	7,252.34
Lease liabilities				
P. Leasing Company Limited	48,480,349.49	-	48,480,349.49	-

Short-term loans to related party

	Baht	
	Separate financial statements	
	2020	2019
P.B. Estate Company Limited	31,089,405.09	31,089,405.09
Less Allowance for credit losses	(31,089,405.09)	(31,089,405.09)
Short-term loans - net	-	-

Movements of short-term loans to related party for the years ended 31 December 2020 and 2019 were as follows:

	Baht	
	Separate financial statements	
	2020	2019
Beginning balance	31,089,405.09	31,089,405.09
Increase	-	50,000.00
Decrease	-	(50,000.00)
Ending balance	31,089,405.09	31,089,405.09

Accrued interest income to related party

	Baht	
	Separate financial statements	
	2020	2019
P.B. Estate Company Limited	42,424,823.15	42,424,823.15
Less Allowance for credit losses	(42,424,823.15)	(42,424,823.15)
Accrued interest income to related party - net	-	-

The Company has entered into loans agreement to related party without collateral and no interest charged.

Short-term loans from related parties

	Baht	
	Separate financial statements	
	2020	2019
Housing Complex Company Limited	26,670,257.58	102,966,758.07
Ruay Lan Lan Company Limited	4,435,191.57	22,950,000.00
Total	31,105,449.15	125,916,758.07

Movements of short-term loans from related parties for the years ended 31 December 2020 and 2019 were as follows:

	Baht	
	Separate financial statements	
	2020	2019
Beginning balance	125,916,758.07	127,416,758.07
Decrease	(94,811,308.92)	(1,500,000.00)
Ending balance	31,105,449.15	125,916,758.07

Accrued interest payable from related parties

	Baht	
	Separate financial statements	
	2020	2019
Housing Complex Company Limited	232,444.72	4,092,948.99
Ruay Lan Lan Company Limited	38,183.78	817,462.16
Total	270,628.50	4,910,411.15

The Company has entered into borrowing agreements from related parties without collateral and interest charged at the rate of 3.5% per annum (2019: no interest charged).

Significant contracts

The Company entered into the building lease agreements for use in its operations with P. Leasing Company Limited with rental and service charge at the rate of Baht 0.46 million per month.

Company relationship

Company	Country	Type of relation
P.B. Estate Company Limited	Thailand	Subsidiary
Housing Complex Company Limited	Thailand	Subsidiary
Ruay Lan Lan Company Limited	Thailand	Subsidiary
P. Leasing Company Limited	Thailand	Common shareholders
P&B Ratchada Hotel Company Limited	Thailand	Common shareholders and/or management
Pattanakarn Apartment Company Limited	Thailand	Relationship with shareholder and director

Bases of measurement for intercompany revenues and expenses

	Pricing policy
Management fee income and services income	Based on negotiation
Dividend income	As declared
Rental and services expenses	Stipulate in the agreement
Entertainment expenses	Market price
Interest expenses	Interest rate based on negotiation and interest rate of the commercial bank

5. CASH AND CASH EQUIVALENTS

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Cash	260,696.25	392,111.25	260,696.25	392,111.25
Cash at banks	46,952,591.78	41,525,205.42	38,900,065.04	32,394,351.51
Total	47,213,288.03	41,917,316.67	39,160,761.29	32,786,462.76

6. COST OF PROPERTY DEVELOPMENT

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Land	101,504,577.21	114,718,125.15	95,694,008.15	108,907,556.09
Construction cost	78,610,027.67	80,352,427.52	74,738,388.39	76,480,788.24
Utility costs	20,037,064.06	22,197,792.27	20,030,542.82	22,191,271.03
Others	256,472.10	196,721.10	185,677.55	125,926.55
Capitalised interest and financial costs	16,134,566.43	16,641,473.52	16,091,845.04	16,598,752.13
Total	<u>216,542,707.47</u>	<u>234,106,539.56</u>	<u>206,740,461.95</u>	<u>224,304,294.04</u>
Less Allowance for devaluation				
of project	<u>(30,483,296.60)</u>	<u>(30,483,296.60)</u>	<u>(28,744,818.99)</u>	<u>(28,744,818.99)</u>
Ending balance	<u><u>186,059,410.87</u></u>	<u><u>203,623,242.96</u></u>	<u><u>177,995,642.96</u></u>	<u><u>195,559,475.05</u></u>

The Company mortgaged partial of land including existing construction as collateral for the credit facilities with financial institutions, and was releasing the mortgage on 26 May 2020.

7. INVESTMENTS IN SUBSIDIARIES

	Baht		Percentage of holding (%)		Baht					
	Paid-up share capital				Separate financial statements					
	2020	2019	2020	2019	Cost		Allowance for impairment		Net book value	
					2020	2019	2020	2019	2020	2019
P.B. Estate Company Limited	2,000,000.00	2,000,000.00	100	100	2,000,000.00	2,000,000.00	(2,000,000.00)	(2,000,000.00)	-	-
Housing Complex Company Limited	25,000,000.00	100,000,000.00	100	100	25,000,000.00	100,000,000.00	-	-	25,000,000.00	100,000,000.00
Ruay Lan Lan Company Limited	5,000,000.00	20,000,000.00	100	100	33,398,548.00	48,398,548.00	(25,953,602.86)	(21,559,980.56)	7,444,945.14	26,838,567.44
Total					60,398,548.00	150,398,548.00	(27,953,602.86)	(23,559,980.56)	32,444,945.14	126,838,567.44

	Baht	
	Separate financial statements	
	2020	2019
For the years ended 31 December		
Loss on impairment	4,393,622.30	1,583,965.21
Dividend income		
Housing Complex Company Limited	8,000,000.00	-
Ruay Lan Lan Company Limited	4,000,000.00	-
Total	12,000,000.00	-

The Ordinary General Meetings of Shareholders of the subsidiaries held on 23 July 2020, the resolutions were passed to approve as followings:

- The payment of dividend of Housing Complex Company Limited at the rate of Baht 8 per share, in the total amount of Baht 8 million and decreasing of registered capital from Baht 100 million to Baht 25 million.
- The payment of dividend of Ruay Lan Lan Company Limited at the rate of Baht 20 per share, in the total amount of Baht 4 million and decreasing of registered capital from Baht 20 million to Baht 5 million.

Such subsidiaries distributed capital and registered the capital decrease with the Ministry of Commerce on 15 September 2020.

The Extraordinary General Meeting of Shareholders of the subsidiaries held on 27 November 2020, the resolutions were passed to approve as followings:

- Decreasing of registered capital of Housing Complex Company Limited from Baht 25 million to Baht 7 million.
- Decreasing of registered capital of Ruay Lan Lan Company Limited from Baht 5 million to Baht 1.30 million.

Such subsidiaries distributed capital and registered the capital decrease with the Ministry of Commerce on 26 January 2021.

8. LAND HELD FOR DEVELOPMENT

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Land held for development	57,056,620.00	57,056,620.00	55,218,750.00	55,218,750.00
Less Allowance for impairment	(27,056,620.00)	(27,056,620.00)	(25,218,750.00)	(25,218,750.00)
Land held for development - net	<u>30,000,000.00</u>	<u>30,000,000.00</u>	<u>30,000,000.00</u>	<u>30,000,000.00</u>

9. INVESTMENT PROPERTIES

	Baht			
	Consolidated financial statements			
	Land	Building	Condominium	Total
Cost				
As at 1 January 2019	26,080,500.19	196,467,001.35	7,226,324.94	229,773,826.48
Purchases	-	1,046,562.72	-	1,046,562.72
As at 31 December 2019	26,080,500.19	197,513,564.07	7,226,324.94	230,820,389.20
Purchases	-	-	-	-
As at 31 December 2020	26,080,500.19	197,513,564.07	7,226,324.94	230,820,389.20
Accumulated depreciation				
As at 1 January 2019	-	92,430,244.67	4,972,620.99	97,402,865.66
Depreciation	-	10,104,691.42	206,324.98	10,311,016.40
As at 31 December 2019	-	102,534,936.09	5,178,945.97	107,713,882.06
Depreciation	-	10,136,693.26	206,325.06	10,343,018.32
As at 31 December 2020	-	112,671,629.35	5,385,271.03	118,056,900.38
Net book value				
As at 31 December 2019	26,080,500.19	94,978,627.98	2,047,378.97	123,106,507.14
As at 31 December 2020	26,080,500.19	84,841,934.72	1,841,053.91	112,763,488.82

	Baht		
	Separate financial statements		
	Land	Building	Total
Cost			
As at 1 January 2019	26,080,500.19	196,467,001.35	222,547,501.54
Purchases	-	1,046,562.72	1,046,562.72
As at 31 December 2019	26,080,500.19	197,513,564.07	223,594,064.26
Purchases	-	-	-
As at 31 December 2020	26,080,500.19	197,513,564.07	223,594,064.26
Accumulated depreciation			
As at 1 January 2019	-	92,430,244.67	92,430,244.67
Depreciation	-	10,104,691.42	10,104,691.42
As at 31 December 2019	-	102,534,936.09	102,534,936.09
Depreciation	-	10,136,693.26	10,136,693.26
As at 31 December 2020	-	112,671,629.35	112,671,629.35
Net book value			
As at 31 December 2019	26,080,500.19	94,978,627.98	121,059,128.17
As at 31 December 2020	26,080,500.19	84,841,934.72	110,922,434.91

The Company entered into office rental agreements as follows:

	As at 31 December 2020		
	Lessee	Period	Rent per month
			(Million Baht)
Office rental agreement	Other company	1 - 3 Years	0.64
(Lessor)	Government agencies	1 Year	1.18

The Company

The fair values of the above investment properties have been determined based on valuations performed by the independent appraiser, which have the appraisal value in the amount of Baht 341.70 million (see Note 24), the method used to appraise the properties was Discounted Cash Flow Method (Income Approach), according to the appraisal report dated 24 December 2018.

The Company mortgaged land including existing construction as collateral for the credit facilities with financial institutions (see Note 13).

The Subsidiary

The fair values of the above investment properties has been determined based on valuations performed by the independent appraiser, which has the appraisal value in the amount of Baht 17.35 million (see Note 24), the method used to appraise the properties was Market Approach, according to the appraisal report dated 20 December 2018.

10. BUILDING AND EQUIPMENT

	Baht			
	Consolidated financial statements			
	Leasehold building			
	improvements	Office equipment	Vehicles	Total
Cost				
As at 1 January 2019	3,501,270.11	10,159,486.08	10,537,258.61	24,198,014.80
Purchases	-	123,095.01	-	123,095.01
Disposals	(1,687,308.12)	(3,010,700.91)	(876,014.02)	(5,574,023.05)
As at 31 December 2019	1,813,961.99	7,271,880.18	9,661,244.59	18,747,086.76
Purchases/transfer in	-	66,340.00	-	66,340.00
Disposals/transfer out	-	(154,351.75)	-	(154,351.75)
As at 31 December 2020	1,813,961.99	7,183,868.43	9,661,244.59	18,659,075.01
Accumulated depreciation				
As at 1 January 2019	3,034,767.35	9,351,621.15	10,221,628.86	22,608,017.36
Depreciation	79,229.68	285,159.79	315,611.75	680,001.22
Disposals	(1,687,304.12)	(3,006,866.23)	(876,009.02)	(5,570,179.37)
As at 31 December 2019	1,426,692.91	6,629,914.71	9,661,231.59	17,717,839.21
Depreciation	76,607.03	272,521.11	-	349,128.14
Disposals	-	(154,337.42)	-	(154,337.42)
As at 31 December 2020	1,503,299.94	6,748,098.40	9,661,231.59	17,912,629.93
Net book value				
As at 31 December 2019	387,269.08	641,965.47	13.00	1,029,247.55
As at 31 December 2020	310,662.05	435,770.03	13.00	746,445.08

	Baht			
	Separate financial statements			
	Leasehold building			
	improvements	Office equipment	Vehicles	Total
Cost				
As at 1 January 2019	3,501,270.11	8,838,753.46	9,201,258.61	21,541,282.18
Purchases	-	123,095.01	-	123,095.01
Disposals	(1,687,308.12)	(2,226,680.03)	(876,014.02)	(4,790,002.17)
As at 31 December 2019	1,813,961.99	6,735,168.44	8,325,244.59	16,874,375.02
Purchases	-	66,340.00	-	66,340.00
Disposals	-	(154,351.75)	-	(154,351.75)
As at 31 December 2020	1,813,961.99	6,647,156.69	8,325,244.59	16,786,363.27
Accumulated depreciation				
As at 1 January 2019	3,034,767.35	8,031,038.53	8,885,629.86	19,951,435.74
Depreciation	79,229.68	285,159.79	315,611.75	680,001.22
Disposals	(1,687,304.12)	(2,222,908.35)	(876,009.02)	(4,786,221.49)
As at 31 December 2019	1,426,692.91	6,093,289.97	8,325,232.59	15,845,215.47
Depreciation	76,607.03	272,521.11	-	349,128.14
Disposals	-	(154,337.42)	-	(154,337.42)
As at 31 December 2020	1,503,299.94	6,211,473.66	8,325,232.59	16,040,006.19
Net book value				
As at 31 December 2019	387,269.08	641,878.47	12.00	1,029,159.55
As at 31 December 2020	310,662.05	435,683.03	12.00	746,357.08

	Million Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Depreciation for the years ended 31 December was included in				
Cost of services	0.13	0.14	0.13	0.14
Administrative expenses	0.22	0.54	0.22	0.54
	0.35	0.68	0.35	0.68
As at 31 December				
the carrying amount before accumulated depreciation				
which have been fully depreciated and still in use	16.56	16.14	14.69	14.27

11. RIGHT-OF-USE ASSETS

	Baht
	Consolidated and separate financial statements
	Building
Cost	
As at 31 December 2019	-
Adjustment due to TFRS 16 adoption	49,772,554.75
As at 31 December 2020	49,772,554.75
Accumulated depreciation	
As at 31 December 2019	-
Depreciation	1,990,902.23
As at 31 December 2020	1,990,902.23
Net book value	
As at 31 December 2020	47,781,652.52
Depreciation for the year ended 31 December was included in administrative expenses	1,990,902.23

12. TRADE AND OTHER PAYABLES

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Trade payables	445,105.00	12,284.84	445,105.00	12,284.84
Other payables	6,881,242.29	12,790,227.46	8,016,445.78	14,232,370.94
Retention	1,668,343.81	679,763.91	1,668,343.81	679,763.91
Accrued expenses	2,666,545.08	4,667,573.42	2,551,640.60	7,569,940.29
Total	11,216,131.18	18,137,564.79	12,236,430.19	22,482,075.14
Grand total	11,661,236.18	18,149,849.63	12,681,535.19	22,494,359.98

13. BORROWINGS FROM FINANCIAL INSTITUTIONS

	Baht	
	Consolidated and separate	
	financial statements	
	2020	2019
Borrowings from financial institutions	17,487,434.30	22,465,186.30
Less Current portion	(13,236,049.30)	(9,975,572.77)
Long-term borrowings from financial institutions	<u>4,251,385.00</u>	<u>12,489,613.53</u>

The details of the borrowings are summarized as follows:

Lender	Credit line (Million Baht)	Principal (Million Baht)		Repayment within periods	Referred interest rate per annum(%)	Repayment
		2020	2019			
The Company						
Bank	70	<u>17.49</u>	<u>22.47</u>	1 Feb 2022	MLR	Installment every 3 months totalling 28 installments from May 2015 to February 2022 - Baht 2.50 million per installment in 1 - 27 - The remaining in 28

Movements of borrowings from financial institutions for the years ended 31 December 2020 and 2019 were as follows:

	Baht	
	Consolidated and separate	
	financial statements	
	2020	2019
Beginning balance	22,465,186.30	32,426,571.74
Decrease	(4,977,752.00)	(9,961,385.44)
Ending balance	<u>17,487,434.30</u>	<u>22,465,186.30</u>

The Company mortgaged investment properties (see Note 9) as collateral for the credit facilities with financial institutions, including the director also guarantee in fully amount.

14. LEASE LIABILITIES

The movements of lease liabilities for the year ended 31 December 2020 were as follows:

	Thousand Baht
	Consolidated and separate financial statements
As at 31 December 2019	-
Additions due to TFRS 16 adoption	49,772,554.75
As at 1 January 2020	49,772,554.75
Payments	(1,292,205.26)
As at 31 December 2020	48,480,349.49
Less Current portion	(1,072,883.96)
Lease liabilities	47,407,465.53

The lease agreement expenses recognised in profit or loss for the year ended 31 December 2020 consisted of:

	Baht
	Consolidated and separate financial statements
Depreciation of right-of-use assets	1,990,902.23
Interest expense on lease liabilities	2,247,094.74
Total	4,237,996.97

The Group entered into the office lease agreement for use in its operations. Lease terms together with periods covered by an option to extend the lease is reasonably certain to exercise that option, with the terms of the contracts approximately 25 years.

As at 31 December 2020, the Group has the future minimum lease payments required under the lease agreements as follows:

	Thousand Baht		
	Consolidated and separate financial statements		
Year	Present value	Deferred interest	Minimum lease payment
1	1,072,883.96	2,399,652.04	3,472,536.00
2 - 5	4,869,252.51	9,020,891.49	13,890,144.00
Over 5 years	42,538,213.02	23,439,970.98	65,978,184.00
Total	48,480,349.49	34,860,514.51	83,340,864.00

The Group had total cash outflows for leases for the year ended 31 December 2020 of Baht 3.54 million in the consolidated financial statements and separate financial statements.

15. PROVISION FOR EMPLOYEE BENEFITS

Movement of the present value of provisions for employee benefits for the years ended 31 December 2020 and 2019 was as follows:

	Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2020	2019	2020	2019
Post-employment benefit plan				
Beginning balance as at 1 January	1,591,844.94	1,375,537.74	1,272,794.94	977,006.74
Included in profit or loss :				
Current service cost	204,977.93	286,662.00	192,917.93	257,159.00
Interest cost	50,635.34	48,183.20	42,490.34	38,629.20
Included in other comprehensive income:				
Actuarial gain arising from:				
Experience adjustments	-	(58,366.00)	-	-
Payment of employee benefit obligations in current year	(232,284.00)	-	(232,284.00)	
Ending balance as at 31 December	<u>1,615,174.21</u>	<u>1,652,016.94</u>	<u>1,275,919.21</u>	<u>1,272,794.94</u>

As at 31 December 2020, the Group expected to pay of post-employment benefits during the next year in the amount of Baht 0.31 million in the consolidated financial statements and in the amount of Baht 0.13 million in the separate financial statements.

As at 31 December 2020 and 2019, the weighted average duration of the liabilities for post-employment benefits in the consolidated and separate financial statements is approximately 12 years and 10 years, respectively.

The results of sensitivity analysis for significant assumptions that affect the present value of the employee benefit obligations as at 31 December 2020 and 2019 are summarised belows:

	Baht			
	2020			
	Consolidated financial statements		Separate financial statements	
	Increase	Decrease	Increase	Decrease
Discount rate (0.5 percent movement)	(61,602.00)	65,243.00	(53,482.00)	56,749.00
Salary increase rate (0.5 percent movement)	80,509.00	(76,254.00)	68,834.00	(65,036.00)
Turnover rate (0.5 percent movement)	(85,244.00)	90,669.00	(72,800.00)	77,657.00

	Baht			
	2019			
	Consolidated financial statements		Separate financial statements	
	Increase	Decrease	Increase	Decrease
Discount rate (0.5 percent movement)	(61,899.00)	65,700.00	(48,110.00)	51,052.00
Salary increase rate (0.5 percent movement)	73,017.00	(69,284.00)	56,730.00	(53,837.00)
Turnover rate (0.5 percent movement)	(77,390.00)	82,143.00	(60,091.00)	63,763.00

The principal assumptions used in determining provision for retirement benefit on an actuarial basis as at 31 December 2020 and 2019 (expressed as weighted averages) are shown belows:

	Consolidated financial statements	Separate financial statements
Discount rate	3.12%, 2.46%, 3.25%	3.12%, 3.25%
Salary increase rate	3.99%	3.99%
Turnover rate	0% - 47%	0% - 47%
Mortality rate (Mortality Table)	Year 2017	Year 2017

The Group made define benefit plan in accordance with severance payment as the labor law which entitled retired employee within work service year in various rates, such as employees who have worked for an uninterrupted period of twenty years or more, with such employees entitled to receive not less than 400 days of the last month salary.

16. SHARE PREMIUM

Section 51 of the Public Limited Companies Act B.E. 2535 requires companies to set aside share subscriptions received in excess of the par value of the shares issued to a reserve account (“share premium”). Share premium is not available for dividend distribution.

17. LEGAL RESERVE

According to the Public Limited Companies Act, the Company is required to set aside as a statutory reserve of at least 5% of its net profit for the year less the deficit brought forward (if any) until the reserve reaches 10% of the registered share capital.

18. OTHER INCOME

Other income for the years ended 31 December 2020 and 2019 were as follows:

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Interest income	539,297.82	1,375,170.59	522,120.74	1,328,782.12
Others	1,448,974.40	1,629,267.62	2,000,683.98	1,788,624.51
Total	1,988,272.22	3,004,438.21	2,522,804.72	3,117,406.63

19. EXPENSES BY NATURE

Significant expenses by nature for the years ended 31 December 2020 and 2019 were as follows:

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Employee expenses	14,943,545.73	17,023,504.52	13,408,280.92	14,559,923.52
Depreciation and amortization	12,715,943.33	11,023,918.24	12,509,618.27	10,817,593.26
Rental assets	70,200.00	4,343,904.00	70,200.00	4,343,904.00
Consultant fee	3,036,000.00	3,921,000.00	3,036,000.00	3,921,000.00
Special business tax	1,798,345.04	664,491.12	1,798,345.04	664,491.12
Utility expenses	9,520,678.74	11,000,109.88	9,386,378.27	10,880,076.35

20. INCOME TAX

Tax expense recognised in profit or loss for the years ended 31 December 2020 and 2019 as follows:

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Current tax				
Current year	(235,767.40)	-	-	-
Deferred tax				
Movements in temporary differences	-	(195,401.35)	-	(195,401.35)
Tax expense	(235,767.40)	(195,401.35)	-	(195,401.35)

Reconciliation of effective tax rate

	Consolidated financial statements			
	2020		2019	
	Tax rate		Tax rate	
	(%)	Baht	(%)	Baht
Loss before income tax		(18,090,881.81)		(24,990,880.91)
Income tax using the corporate tax rate	20	3,618,176.36	20	4,998,176.18
Revenues treated as revenues for tax purposes		(338,028.26)		(671,065.52)
Expenses not deductible for tax purposes		(233,563.90)		700,928.03
Revenues granted income tax exemption		-		6,387.23
Loss carry forward		(3,282,351.60)		(5,034,425.92)
Current tax	1	(235,767.40)	-	-
Movement in temporary differences		-		(195,401.35)
Tax expense	(1)	(235,767.40)	(1)	(195,401.35)

	Separate financial statements			
	2020		2019	
	Tax rate		Tax rate	
	(%)	Baht	(%)	Baht
Loss before income tax		(11,218,284.79)		(23,323,826.11)
Income tax using the corporate tax rate	20	2,243,656.95	20	4,664,765.22
Revenues treated as revenues for tax purposes		(338,028.26)		(342,145.84)
Expenses not deductible for tax purposes		(1,086,559.19)		395,192.00
Loss carry forward		(819,069.50)		(4,717,811.38)
Current tax	-	-	-	-
Movement in temporary differences		-		(195,401.35)
Tax expense	-	-	(1)	(195,401.35)

As at 31 December 2020 and 2019, the Group has deductible temporary differences and unused tax losses totaling Baht 165.71 million and Baht 184.29 million, respectively (the Company only: Baht 154.44 million and Baht 171.72 million respectively), on which deferred tax assets have not been recognised as the Group believes future taxable profits may not be sufficient to allow utilisation of the temporary differences and unused tax losses.

As at 31 December 2020 and 2019, the above amount included unused tax losses amounting to Baht 92.90 million and Baht 95.70 million, respectively (the Company only: Baht 85.69 million and Baht 88.67 million, respectively), will expire by 2021- 2025

21. PROVIDENT FUND

The Group and its employees jointly registered a provident fund scheme under the Provident Fund Act B.E. 2530. The fund is contributed to by both the employees and the Group. The Fund is managed by BBL Asset Management Co., Ltd. This fund is registered under the conditions of Ministry of Finance and the fund is managed by the approved fund manager.

22. SEGMENT INFORMATION

Operating segment information is reported in a manner consistent maker in order to make decisions about the allocation of resources to the segment and assess its performance. The chief operating decision maker has been identified as the directors of the Company.

The Group operated the business primarily development property, renting property and related services. Its operations are in a single geographic area primarily in Thailand which consider, basing on the types of activities, the operating income and expenses for the years ended 31 December 2020 and 2019 were as follow:

	Baht					
	Property development		Renting property		Total	
	2020	2019	2020	2019	2020	2019
Revenue from						
sales and services	53,411,919.00	19,920,000.00	29,366,118.31	32,729,445.41	82,778,037.31	52,649,445.41
Cost of sales and						
services	(41,187,697.18)	(16,072,537.74)	(18,423,602.96)	(19,054,431.30)	(59,611,300.14)	(35,126,969.04)
Gross profit	12,224,221.82	3,847,462.26	10,942,515.35	13,675,014.11	23,166,737.17	17,522,476.37

Significant assets and liabilities as at 31 December 2020 and 2019 were are follows:

	Baht					
	Property development		Renting property		Total	
	2020	2019	2020	2019	2020	2019
Assets						
Cost of property development	186,059,410.87	203,623,242.96	-	-	186,059,410.87	203,623,242.96
Land held for development	30,000,000.00	30,000,000.00	-	-	30,000,000.00	30,000,000.00
Investment properties	-	-	112,763,488.82	123,106,507.14	112,763,488.82	123,106,507.14
Liabilities						
Trade and other payables	10,957,602.60	17,615,817.35	703,633.58	534,032.28	11,661,236.18	18,149,849.63
Estimate project cost	2,572,196.29	2,013,123.68	-	-	2,572,196.29	2,013,123.68
Provision	14,363,980.63	15,700,234.03	-	-	14,363,980.63	15,700,234.03
Loans from financial institutions	-	-	17,487,434.30	22,465,186.30	17,487,434.30	22,465,186.30

23. COMMITMENTS AND CONTINGENT LIABILITIES

As at 31 December 2020, the Company had commitments as follows:

The Company

23.1 Letter of guarantee issued by bank for public utility in the amount of Baht 6.47 million.

23.2 Payment under agreements as follows:

23.2.1 Contract of property development in the amount of Baht 0.24 million

23.2.2 Services with related party at the rate of Baht 0.17 million per month.

23.2.3 Services with other company at the rate of Baht 0.52 million per month.

Contingent liabilities

The Company

23.3 The Company was sued against breaking the contract of a project, which were summarized as follows:

23.3.1 To revoke the juristic act regarding transfer land for public interest.

23.3.2 To maintain public utilities and services.

23.3.3 To obtain an approval of land allocation for the project.

23.3.4 To pay fine at the rate of Baht 3,000 per day throughout the period that the Company neglect to engage in the above mentioned in No. 2 and 3.

On 25 January 2018, the Civil Court ordered the Company to responsible for maintain public utilities and services, the other requirements of the plaintiff's claim are dismissal. On 8 August 2019, the Appeal Court judged according to the Civil Court. Currently, the case is under consideration by the Supreme Court.

23.4 The Company was sued against breaking the contract of a project about providing public utilities. If the Company not deliver the public utilities, the Company has to pay the plaintiffs Baht 259.44 million together with interest at a rate of 7.5% per annum. On 24 July 2018, the Civil Court ordered the Company to complete public utilities within 6 months according to the compromise agreement. Currently, such public utilities is under construction.

23.5 The Company and subsidiary (joint defendant) were sued to transfer the ownership of the public utilities of a project. On 26 December 2018, the Civil Court ordered the Company and joint defendants to transfer a project's ownership to be common ownership, payment for the transferring and pay the plaintiffs Baht 0.50 million together with interest at a rate of 7.5% per annum. On 19 December 2019, the Appeal Court judged according to the Civil Court, to transfer the project's ownership to be common ownership. The claims from plaintiffs Baht 0.50 million together with interest at a rate of 7.5% per annum are dismissal. Currently, the case is under consideration by the Supreme Court.

However, the management has assessed the effects to estimate the provision for litigation and claims as recorded under the account "Provision"

23.6 The Company was sued against breaking the contract of a project about decommissioning public utilities which were not according to the project plan and pay the plaintiff Baht 1.83 million with fine at the rate of Baht 1,000 per day from the date that the Company was sued.

23.7 The Company and subsidiary (joint defendant) were sued against breaking the contracts of a project, which were summarized as follows:

23.7.1 To revoke a juristic act of sale and purchase and to register the rights of servitude on land for public interest and transfer the ownership of the public utilities of the project. If transfer the ownership with servitude, the Company and joint defendant have together to pay the plaintiffs of Baht 33.5 million. If not follow to the matter as above, then both of them have to pay the plaintiffs Baht 117 million.

23.7.2 To maintain public utilities. If not follow to the matter, both of them have to pay the plaintiffs Baht 1 million.

Currently, these cases are under consideration by the Civil Court. However, the management believes that the Company will not incur losses as a result of these cases.

24 FAIR VALUE HIERARCHY

As at 31 December 2020 and 2019, the Group had the assets that were disclosed at fair value using different levels of inputs as follows:

	Baht			
	Consolidated financial statements			
	Level 1	Level 2	Level 3	Total
Assets for which fair value are disclosed				
Investment properties	-	17,350,000.00	341,700,000.00	359,050,000.00

	Baht			
	Separate financial statements			
	Level 1	Level 2	Level 3	Total
Assets for which fair value are disclosed				
Investment properties	-	-	341,700,000.00	341,700,000.00

During the year, there was no transfer within the fair value hierarchy (see Note 9).

25 FINANCIAL INSTRUMENTS

Financial risk management

The Group's financial instruments, as defined under Thai Financial Reporting Standard No. 7 "Financial Instruments: Disclosure", principally comprise cash and cash equivalents, trade and other receivables, other financial assets, trade and other payables, lease liabilities and long-term borrowings. The financial risks associated with these financial instruments and how they are managed is described belows:

Capital management

The Board of Directors' policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board monitors the return on capital, which the Group defines as result from operating activities divided by total shareholders' equity and also monitors the level of dividends to ordinary shareholders.

Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in a financial loss to the Group. The Group does not have significant concentration of credit risk. The Group's management manages the risk by adopting credit control policies and procedures. Therefore, the Group does not expect to incur material financial loss. The maximum exposure to credit risk is limited to the carrying amount of receivables less allowance for expected credit losses as stated in the statement of financial position.

Liquidity risk

Liquidity risk is the risk that the Group will be unable to liquidate its financial assets and/or procure sufficient funds to discharge its obligations in a timely manner, resulting in the Group incurring a financial loss.

The Group manages liquidity risk through monitoring and planning of its cash flows, including the arrangement of credit facilities with financial institutions, in order to ensure that it will have sufficient funds for its operations.

The table below summarises the maturity profile of the Group's non-derivative financial liabilities as at 31 December 2020 based on contractual undiscounted cash flows, are as follows:

	Thousand Baht					Total
	Consolidated financial statements as at 31 December 2020					
	On demand	Within 1 year	1 - 5 years	Over 5 years	No maturity	
Non-derivative financial liabilities						
Trade and other payables	-	9,076	-	-	-	9,076
Borrowings from financial institutions	-	13,236	4,251	-	-	17,487
Lease liabilities	-	3,473	13,890	65,978	-	83,341

Thousand Baht						
Separate financial statements as at 31 December 2020						
	Within		Over	No		Total
	On demand	1 year	1 - 5 years	5 years	maturity	
Non-derivative financial liabilities						
Trade and other payables	-	8,962	-	-	-	8,962
Short-term borrowings from related parties	31,105	-	-	-	-	31,105
Borrowings from financial institutions	-	13,236	4,251	-	-	17,487
Lease liabilities	-	3,473	13,890	65,978	-	83,341

Interest rate risk

Interest rate risk is the uncertainty in value of financial assets and financial liabilities or net interest income as a result of the fluctuation of the market interest rate.

Most of the interest rates of financial assets and financial liabilities of the Group are floating rates, which are based on market rates such as the interest rate for the outstanding clients of commercial banks, savings/fixed deposit interest rate or other benchmark floating rates.

Significant financial assets and financial liabilities as at 31 December 2020 classified by type of interest rates are summarised in the table belows, with those financial assets and financial liabilities that carry fixed interest rates further classified based on the maturity date, or the repricing date if this occurs before the maturity date.

Thousand Baht							
Consolidated financial statements as at 31 December 2020							
	Fixed Interest Rate			Non-interest		Total	Interest Rate (%)
	Remaining Period before Contract Maturity or Repricing Date			Bearing			
	Floating Interest Rate	Within 1 year	1 - 5 years	Over 5 years	Bearing	Total	Interest Rate (%)
Financial assets							
Cash and cash equivalents	9,036	-	-	-	38,178	47,214	0.25%, 0.375%
Other current receivables	-	-	-	-	3,025	3,025	-
Restricted bank deposits	2,650	-	-	-	-	2,650	0.375%
Other financial assets	93,954	-	-	-	-	93,954	0.25%
Financial liabilities							
Trade and other payables	-	-	-	-	9,076	9,076	-
Borrowings from financial institutions	17,487	-	-	-	-	17,487	5%
Lease liabilities	-	1,073	4,869	42,538	-	48,480	5%

Thousand Baht

Separate financial statements as at 31 December 2020

	Fixed Interest Rate						Interest Rate (%)
	Floating Interest Rate	Remaining Period before Contract			Non-interest Bearing	Total	
		Maturity or Repricing Date					
		Within 1 year	1 - 5 years	Over 5 years			
Financial assets							
Cash and cash equivalents	4,068	-	-	-	35,093	39,161	0.25%, 0.375%
Other current receivables	-	-	-	-	3,563	3,563	-
Restricted bank deposits	2,650	-	-	-	-	2,650	0.375%
Other financial assets	93,954	-	-	-	-	93,954	0.25%
Financial liabilities							
Trade and other payables	-	-	-	-	8,962	8,962	-
Short-term borrowings from							
related parties	-	-	31,105	-	-	31,105	3.5%
Borrowings from financial institutions	17,487	-	-	-	-	17,487	5%
Lease liabilities	-	1,073	4,869	42,538	-	48,480	5%

Fair value

Most of the financial assets are cash and cash equivalents, fixed deposits, other receivables and restricted bank deposits and most of the financial liabilities are trade and other payables which are short-term in nature, borrowings are carrying interest approximate to the market rate. Their fair values are not expected to be materially different from the carrying amounts presented in the statements of financial position.

26 RECLASSIFICATION

The Group has reclassified certain accounts in the financial statements for the year ended 31 December 2019 to conform the presentation of the financial statements of this year which consisted of:

	Baht		
	Consolidated financial statements		
	Before		After
	Reclassification	Reclassification	Reclassification
Statements of financial position			
Other current receivables	5,324,393.77	1,482,781.80	6,807,175.57
Other current assets	518,275.45	(518,275.45)	-
Other non-current receivables	-	3,453,441.77	3,453,441.77
Other non-current assets	5,851,577.12	(4,417,948.12)	1,433,629.00
Trade and other payables	9,554,541.00	8,595,308.63	18,149,849.63
Other current liabilities	8,595,308.63	(8,595,308.63)	-
Statements of comprehensive income			
Distribution costs	4,767,207.49	(1,750,287.86)	3,016,919.63
Administrative expenses	39,288,889.37	1,750,287.86	41,039,177.23
	Baht		
	Separate financial statements		
	Before		After
	Reclassification	Reclassification	Reclassification
Statements of financial position			
Other current receivables	3,974,518.29	1,326,528.06	5,301,046.35
Other current assets	362,021.71	(362,021.71)	-
Other non-current receivables	-	3,452,345.45	3,452,345.45
Other non-current assets	5,839,730.80	(4,416,851.80)	1,422,879.00
Trade and other payables	12,457,891.87	10,036,468.11	22,494,359.98
Other current liabilities	10,036,468.11	(10,036,468.11)	-
Statements of comprehensive income			
Distribution costs	4,767,207.49	(1,750,287.86)	3,016,919.63
Administrative expenses	37,734,802.99	1,750,287.86	39,485,090.85

27 EVENTS AFTER THE REPORTING PERIOD

The Company

The Board of Directors' Meeting held on 25 February 2021, the resolutions were passed to approve as followings:

- The payment of dividend of Housing Complex Company Limited at the rate of Baht 14.29 per share, in the total amount of Baht 1 million and decreasing of registered capital from Baht 7 million to Baht 1.75 million.
- Decreasing of registered capital of Ruay Lan Lan Company Limited from Baht 1.3 million to Baht 0.55 million.

28 APPROVAL OF THE FINANCIAL STATEMENTS

These financial statements have been approved for issue by the Board of Directors on 25 February 2021

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

AS AT 31 DECEMBER 2020

	Note	Baht			
		Consolidated financial statements		Separate financial statements	
		2020	2019	2020	2019
ASSETS	3				
Current assets					
Cash and cash equivalents	5	47,213,288.03	41,917,316.67	39,160,761.29	32,786,462.76
Other current receivables	4	3,024,964.82	6,807,175.57	3,563,418.39	5,301,046.35
Cost of property development	6	186,059,410.87	203,623,242.96	177,995,642.96	195,559,475.05
Other financial assets		93,954,170.10	96,705,513.36	93,954,170.10	96,705,513.36
Total current assets		330,251,833.82	349,053,248.56	314,673,992.74	330,352,497.52
Non-current assets					
Restricted bank deposits		2,650,101.50	954,920.00	2,650,101.50	954,920.00
Investments in subsidiaries	4, 7, 27	-	-	32,444,945.14	126,838,567.44
Other non-current receivables		978,581.15	3,453,441.77	964,506.35	3,452,345.45
Land held for development	8	30,000,000.00	30,000,000.00	30,000,000.00	30,000,000.00
Investment properties	9, 24	112,763,488.82	123,106,507.14	110,922,434.91	121,059,128.17
Building and equipment	10	746,445.08	1,029,247.55	746,357.08	1,029,159.55
Right-of-use assets	2, 11	47,781,652.52	-	47,781,652.52	-
Intangible assets		29,208.18	62,102.82	29,201.18	62,095.82
Other non-current assets	4	1,131,644.00	1,433,629.00	1,131,644.00	1,422,879.00
Total non-current assets		196,081,121.25	160,039,848.28	226,670,842.68	284,819,095.43
Total assets		526,332,955.07	509,093,096.84	541,344,835.42	615,171,592.95

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

AS AT 31 DECEMBER 2020

	Note	Baht			
		Consolidated financial statements		Separate financial statements	
		2020	2019	2020	2019
LIABILITIES AND SHAREHOLDERS' EQUITY	3				
Current liabilities					
Trade and other payables	4, 12	11,661,236.18	18,149,849.63	12,681,535.19	22,494,359.98
Current portion of long-term borrowings	13	13,236,049.30	9,975,572.77	13,236,049.30	9,975,572.77
Current portion of lease liabilities	2, 4, 14	1,072,883.96	-	1,072,883.96	-
Short-term borrowings from related parties	4	-	-	31,105,449.15	125,916,758.07
Corporate income tax payable		79,426.92	-	-	-
Estimate project cost		2,572,196.29	2,013,123.68	2,481,057.11	1,921,984.50
Provisions	23	14,363,980.63	15,700,234.03	13,600,934.22	14,937,187.62
Total current liabilities		42,985,773.28	45,838,780.11	74,177,908.93	175,245,862.94
Non-current liabilities					
Long-term borrowings from financial institutions	13	4,251,385.00	12,489,613.53	4,251,385.00	12,489,613.53
Lease liabilities	2, 4, 14	47,407,465.53	-	47,407,465.53	-
Provisions for employee benefits	15	1,615,174.21	1,652,016.94	1,275,919.21	1,272,794.94
Other non-current liabilities		1,719,309.00	2,432,189.00	1,719,309.00	2,432,189.00
Total non-current liabilities		54,993,333.74	16,573,819.47	54,654,078.74	16,194,597.47
Total liabilities		97,979,107.02	62,412,599.58	128,831,987.67	191,440,460.41
SHAREHOLDERS' EQUITY					
Share capital					
Authorized share capital					
336,000,000 ordinary shares, Baht 1 par value		336,000,000.00	336,000,000.00	336,000,000.00	336,000,000.00
Issued and paid-up share capital					
336,000,000 ordinary shares, fully paid-up		336,000,000.00	336,000,000.00	336,000,000.00	336,000,000.00
Share premium	16	88,750,822.16	88,750,822.16	88,750,822.16	88,750,822.16
Retained earnings (deficit)					
Appropriated - legal reserve	17	13,287,118.97	13,287,118.97	13,287,118.97	13,287,118.97
Unappropriated (deficit)		(9,684,093.08)	8,642,556.13	(25,525,093.38)	(14,306,808.59)
Total shareholders' equity		428,353,848.05	446,680,497.26	412,512,847.75	423,731,132.54
Total liabilities and shareholders' equity		526,332,955.07	509,093,096.84	541,344,835.42	615,171,592.95

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2020

		Baht			
		Consolidated financial statements		Separate financial statements	
Note		2020	2019	2020	2019
3					
	Revenue from sales and services	82,778,037.31	52,649,445.41	82,778,037.31	52,649,445.41
	Cost of sales and services	(59,611,300.14)	(35,126,969.04)	(59,611,300.14)	(35,126,969.04)
	Gross profit	23,166,737.17	17,522,476.37	23,166,737.17	17,522,476.37
	Dividend income	-	-	12,000,000.00	-
	Other income	1,988,272.22	3,004,438.21	2,522,804.72	3,117,406.63
	Distribution costs	(3,911,217.64)	(3,016,919.63)	(3,911,217.64)	(3,016,919.63)
	Administrative expenses	(36,074,551.42)	(41,039,177.23)	(38,205,880.18)	(39,485,090.85)
	Loss from operating activities	(14,830,759.67)	(23,529,182.28)	(4,427,555.93)	(21,862,127.48)
	Finance costs	(3,260,122.14)	(1,461,698.63)	(6,790,728.86)	(1,461,698.63)
	Loss before income tax	(18,090,881.81)	(24,990,880.91)	(11,218,284.79)	(23,323,826.11)
	Tax expense	(235,767.40)	(195,401.35)	-	(195,401.35)
	Loss for the year	(18,326,649.21)	(25,186,282.26)	(11,218,284.79)	(23,519,227.46)
	Other comprehensive income (loss)				
	Components of other comprehensive income that will not be reclassified to profit or loss				
	Defined benefit plans actuarial gain	-	58,366.00	-	-
	Income tax relating to components of other comprehensive income that will not be reclassified to profit or loss	-	-	-	-
	Other comprehensive income for the year - net of tax	-	58,366.00	-	-
	Total comprehensive loss for the year	(18,326,649.21)	(25,127,916.26)	(11,218,284.79)	(23,519,227.46)
	Loss per share				
	Basic loss per share	(0.05)	(0.07)	(0.03)	(0.07)
	Weighted average number of ordinary shares (shares)	336,000,000	336,000,000	336,000,000	336,000,000

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2020

	Baht				
	Consolidated financial statements				
	Issued and paid-up share capital	Share premium	Retained earnings (deficit)		Total
		Appropriated	Unappropriated		
Beginning balance as at 1 January 2019	336,000,000.00	88,750,822.16	13,287,118.97	33,770,472.39	471,808,413.52
Changes in shareholders' equity					
Loss for the year	-	-	-	(25,186,282.26)	(25,186,282.26)
Other comprehensive income for the year	-	-	-	58,366.00	58,366.00
Ending balance as at 31 December 2019	336,000,000.00	88,750,822.16	13,287,118.97	8,642,556.13	446,680,497.26
Changes in shareholders' equity					
Loss for the year	-	-	-	(18,326,649.21)	(18,326,649.21)
Ending balance as at 31 December 2020	336,000,000.00	88,750,822.16	13,287,118.97	(9,684,093.08)	428,353,848.05

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
 STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
 FOR THE YEAR ENDED 31 DECEMBER 2020

	Baht				
	Separate financial statements				
	Issued and paid-up	Share	Retained earnings (deficit)		Total
	share capital	premium	Appropriated	Unappropriated	
Beginning balance as at 1 January 2019	336,000,000.00	88,750,822.16	13,287,118.97	9,212,418.87	447,250,360.00
Changes in shareholders' equity					
Loss for the year	-	-	-	(23,519,227.46)	(23,519,227.46)
Ending balance as at 31 December 2019	336,000,000.00	88,750,822.16	13,287,118.97	(14,306,808.59)	423,731,132.54
Changes in shareholders' equity					
Loss for the year	-	-	-	(11,218,284.79)	(11,218,284.79)
Ending balance as at 31 December 2020	336,000,000.00	88,750,822.16	13,287,118.97	(25,525,093.38)	412,512,847.75

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2020

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Cash flows from operating activities:				
Loss before income tax	(18,090,881.81)	(24,990,880.91)	(11,218,284.79)	(23,323,826.11)
Adjustments to reconcile loss before income tax to net cash provided by (used in) operating activities				
Credit losses	391,531.02	996,972.17	283,514.70	980,750.37
Impairment loss	-	-	4,393,622.30	1,583,965.21
Depreciation and amortization	12,715,943.33	11,023,918.24	12,509,618.27	10,817,593.26
Dividend income	-	-	(12,000,000.00)	-
Interest income	(539,297.82)	(1,375,170.59)	(522,120.74)	(1,328,782.12)
Finance costs	3,260,122.14	1,461,698.63	6,790,728.86	1,461,698.63
Gain on disposal assets	(20,385.67)	(10,178.32)	(20,385.67)	(10,241.32)
Income from written off liabilities	-	(1,196,046.69)	-	(735,776.69)
Provisions for employee benefits	195,441.27	334,845.20	235,408.27	295,788.20
Profit (loss) from operating activities before changes in operating assets and liabilities	(2,087,527.54)	(13,754,842.27)	452,101.20	(10,258,830.57)
Changes in operating assets (increase) decrease				
Restricted bank deposits	(1,695,181.50)	-	(1,695,181.50)	-
Other current receivables	3,569,079.90	(57,772.39)	1,626,817.11	(161,835.67)
Short-term loans to related party	-	-	-	(50,000.00)
Proceeds from short-term loans to related party	-	-	-	50,000.00
Cost of property development	17,563,832.09	15,226,044.18	17,563,832.09	15,226,044.18
Other non-current receivables	-	19,841.24	-	15,641.24
Other non-current assets	283,750.00	(28,200.00)	277,600.00	(28,200.00)
Changes in operating liabilities increase (decrease)				
Trade and other payables	(6,986,654.55)	2,021,691.40	(5,671,083.24)	1,732,124.15
Estimate project cost	559,072.61	118,495.22	559,072.61	155,361.46
Provisions	(1,336,253.40)	(4,523,113.59)	(1,336,253.40)	(4,523,113.59)
Payment for provisions for employee benefits	(232,284.00)	-	(232,284.00)	-
Other non-current liabilities	(712,880.00)	(316,480.00)	(712,880.00)	(316,480.00)
Cash generated from (used in) operations	8,924,953.61	(1,294,336.21)	10,831,740.87	1,840,711.20
Interest received	590,805.34	1,358,549.11	573,628.26	1,312,160.64
Income tax paid	(1,345,498.00)	(1,662,505.97)	(1,175,082.72)	(964,506.35)
Proceeds from income tax refund	3,452,345.45	2,476,470.19	3,452,345.45	2,476,470.19
Net cash provided by operating activities	11,622,606.40	878,177.12	13,682,631.86	4,664,835.68

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2020

	Baht			
	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Cash flows from investing activities:				
(Increase) decrease in other financial assets	2,751,343.26	(1,069,441.92)	2,751,343.26	(1,069,441.92)
Decrease in investments in subsidiaries	-	-	90,000,000.00	-
Purchases of investment properties	-	(1,046,562.72)	-	(1,046,562.72)
Purchases of equipment	(66,340.00)	(123,095.01)	(66,340.00)	(123,095.01)
Proceeds from sales of equipment	20,400.00	14,022.00	20,400.00	14,022.00
Purchases of intangible assets	-	(42,158.00)	-	(42,158.00)
Dividend received	-	-	12,000,000.00	-
Net cash provided by (used in) investing activities	2,705,403.26	(2,267,235.65)	104,705,403.26	(2,267,235.65)
Cash flows from financing activities:				
Repayments of short-term borrowings from related parties	-	-	(94,811,308.92)	(1,500,000.00)
Repayments of borrowings from financial institutions	(4,977,752.00)	(9,961,385.44)	(4,977,752.00)	(9,961,385.44)
Repayments of lease liabilities	(1,292,205.26)	-	(1,292,205.26)	-
Interest paid	(2,762,081.04)	(1,612,232.88)	(10,932,470.41)	(1,612,232.88)
Net cash used in financing activities	(9,032,038.30)	(11,573,618.32)	(112,013,736.59)	(13,073,618.32)
Net increase (decrease) in cash and cash equivalents	5,295,971.36	(12,962,676.85)	6,374,298.53	(10,676,018.29)
Cash and cash equivalents at the beginning of year	41,917,316.67	54,879,993.52	32,786,462.76	43,462,481.05
Cash and cash equivalents at the end of year	47,213,288.03	41,917,316.67	39,160,761.29	32,786,462.76