

Property Perfect Public Company Limited
and its subsidiaries
Report and consolidated interim financial statements
For the three-month and nine-month periods
ended 30 September 2008

Review report of Independent Auditor

To the Shareholders of Property Perfect Public Company Limited

I have reviewed the accompanying consolidated balance sheet of Property Perfect Public Company Limited and its subsidiaries as at 30 September 2008, the related consolidated statements of income for the three-month and nine-month periods ended 30 September 2008, and the consolidated statements of changes in shareholders' equity and cash flows for the nine-month period ended 30 September 2008; and the separate financial statements of Property Perfect Public Company Limited for the same period. These financial statements are the responsibility of the Company's and its subsidiaries' management as to their correctness and the completeness of the presentation. My responsibility is to issue a report on these financial statements based on my review.

I conducted my review in accordance with the auditing standard applicable to review engagements. This standard requires that I plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of the Company's and its subsidiaries' personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. I have not performed an audit and, accordingly, I do not express an audit opinion.

Based on my review, nothing has come to my attention that causes me to believe that the accompanying financial statements are not presented fairly, in all material respects, in accordance with generally accepted accounting principles.

The consolidated financial statements of Property Perfect Public Company Limited and its subsidiaries, and the separate financial statements of Property Perfect Public Company Limited for the year ended 31 December 2007 were audited in accordance with generally accepted auditing standards by another auditor of our firm who expressed an unqualified opinion on those statements but drew attention to change in accounting policy for recording investments in subsidiaries and associate in the separate financial statements from the equity method to the cost method, under his report dated 28 February 2008. The consolidated and separate balance sheets as at 31 December 2007, as presented herein for comparative purposes, formed an integral part of the financial statements which that auditor audited and reported on.

The consolidated statements of income for the three-month and nine-month periods ended 30 September 2007, and the consolidated statements of changes in shareholders' equity and cash flows for the nine-month period ended 30 September 2007 of Property Perfect Public Company Limited and its subsidiaries and the separate financial statements of Property Perfect Public Company Limited, as presented herein for comparative purposes, formed an integral part of the interim financial statements which were reviewed by the aforementioned auditor who reported, under his report dated 13 November 2007, that nothing had come to his attention that caused him to believe that those financial statements were not presented fairly, in all material respects, in accordance with generally accepted accounting principles.

Siraporn Ouaanunkun
Certified Public Accountant (Thailand) No.3844

Ernst & Young Office Limited
Bangkok: 14 November 2008

Property Perfect Public Company Limited and its subsidiaries

Balance sheets

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>		
	<u>Note</u>	<u>30 September 2008</u>	<u>31 December 2007</u>	<u>30 September 2008</u>	<u>31 December 2007</u>
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Assets					
Current assets					
Cash and cash equivalents		424,328	424,056	389,832	397,596
Trade accounts receivable, net	2	25,494	33,452	24,776	32,531
Account receivable - land		35,358	-	35,358	-
Project development costs, net	3	9,312,738	7,991,847	7,239,699	6,425,477
Other current assets					
Advances to contractors, net		40,273	32,917	40,273	32,917
Prepaid expenses		14,223	5,440	14,223	5,440
Others		20,322	14,449	9,554	11,388
Total current assets		<u>9,872,736</u>	<u>8,502,161</u>	<u>7,753,715</u>	<u>6,905,349</u>
Non-current assets					
Restricted deposits		43,508	226,123	43,508	226,123
Advances to related company	18	-	-	1,500	81,500
Loans to related companies and interest receivable	18	-	-	386,185	247,074
Account receivable - land		-	35,358	-	35,358
Investments in subsidiaries	4	-	-	541,057	541,057
Investment in associate	5	415,002	401,446	360,000	360,000
Other long-term investments, net	6	53,573	4,986	53,573	4,986
Land held for development, net	7	1,645,599	2,979,837	1,645,599	2,979,837
Advances for purchases of land	8	477,628	151,463	392,665	22,000
Property, plant and equipment, net	9	390,774	401,000	336,067	346,395
Leasehold rights, net		59,296	60,630	59,296	60,630
Leasehold rights awaiting sale, net	10	60,718	60,718	60,718	60,718
Other non-current assets					
Withholding tax deducted at source		112,447	61,287	108,368	57,330
Others		33,597	26,025	23,941	22,151
Total non-current assets		<u>3,292,142</u>	<u>4,408,873</u>	<u>4,012,477</u>	<u>5,045,159</u>
Total assets		<u>13,164,878</u>	<u>12,911,034</u>	<u>11,766,192</u>	<u>11,950,508</u>

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

Property Perfect Public Company Limited and its subsidiaries

Balance sheets (continued)

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>		
	<u>Note</u>	<u>30 September 2008</u>	<u>31 December 2007</u>	<u>30 September 2008</u>	<u>31 December 2007</u>
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Liabilities and shareholders' equity					
Current liabilities					
Bank overdrafts and short-term loans					
from financial institutions	11	268,000	321,641	268,000	306,641
Trade accounts payable		432,930	420,036	356,074	374,911
Debentures	12	462,150	450,000	-	450,000
Loan from other company		-	10,000	-	-
Creditors per rehabilitation plan	13	648,410	648,410	648,410	648,410
Current portion of long-term loans	14	22,569	462,996	-	458,126
Amounts due to related companies	18	-	-	82,770	80,977
Advance from director	18	80,000	80,000	-	-
Deposits and cash received in advance		168,085	218,593	165,019	216,462
Other current liabilities					
Accrued interest		24,594	33,717	21,395	33,146
Accrued expenses		98,333	116,819	79,435	104,665
Provision for loss arising from minimum revenue guarantee	6	21,932	-	21,932	-
Others		58,786	56,245	50,105	49,524
Total current liabilities		2,285,789	2,818,457	1,693,140	2,722,862
Non-current liabilities					
Unsubordinated convertible debentures - liability component					
	15	808,324	805,881	808,324	805,881
Long-term loans, net of current portion	14	3,256,631	3,044,557	2,863,863	2,548,833
Other non-current liabilities					
Deposits and cash received in advance for sublease agreement		58,950	61,076	58,950	61,076
Provision for unconverted debentures		132,388	93,865	132,388	93,865
Total non-current liabilities		4,256,293	4,005,379	3,863,525	3,509,655
Total liabilities		6,542,082	6,823,836	5,556,665	6,232,517

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

Property Perfect Public Company Limited and its subsidiaries

Balance sheets (continued)

(Unit: Thousand Baht)

	Note	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
		30 September 2008	31 December 2007	30 September 2008	31 December 2007
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Shareholders' equity					
Share capital	16				
Registered					
1,092,000,000 ordinary shares of Baht 6 each					
(31 December 2007: 1,035,594,196 ordinary shares of Baht 6 each)		<u>6,552,000</u>	<u>6,213,565</u>	<u>6,552,000</u>	<u>6,213,565</u>
Issued and fully paid					
787,721,620 ordinary shares of Baht 6 each					
(31 December 2007: 787,491,194 ordinary shares of Baht 6 each)		4,726,330	4,724,947	4,726,330	4,724,947
Share discount	17	(44,093)	(42,713)	(44,093)	(42,713)
Share subscriptions received in advance	17	-	2	-	2
Unsubordinated convertible debentures - equity component	15	31,012	23,535	23,535	23,535
Unrealised loss on change in value of investments in available-for-sale securities		(3,308)	-	(3,308)	-
Retained earnings					
Appropriated - statutory reserve		119,100	119,100	119,100	119,100
Unappropriated		<u>1,793,755</u>	<u>1,262,327</u>	<u>1,387,963</u>	<u>893,120</u>
Total shareholders' equity		<u>6,622,796</u>	<u>6,087,198</u>	<u>6,209,527</u>	<u>5,717,991</u>
Total liabilities and shareholders' equity		<u>13,164,878</u>	<u>12,911,034</u>	<u>11,766,192</u>	<u>11,950,508</u>
		-	-	-	-

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

----- Directors

Property Perfect Public Company Limited and its subsidiaries

Income statements

For the three-month periods ended 30 September 2008 and 2007

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2008	2007	2008	2007
Revenues					
Revenues from sales of land and houses		1,102,081	1,294,874	902,556	1,086,843
Revenues from sales of residential condominium units		644,069	513,661	644,069	513,661
Other income					
Interest income		10	7	7,944	3,787
Revenues from forfeiture of down payments		3,756	2,427	3,683	2,045
Share of income from investment in associate		8,495	5,522	-	-
Others		14,133	10,754	13,605	10,543
Total revenues		<u>1,772,544</u>	<u>1,827,245</u>	<u>1,571,857</u>	<u>1,616,879</u>
Expenses					
Costs of sales of land and houses		744,964	891,013	617,059	751,475
Costs of sales of residential condominium units		408,294	361,301	408,294	361,301
Selling and administrative expenses		294,297	306,614	249,166	276,566
Total expenses		<u>1,447,555</u>	<u>1,558,928</u>	<u>1,274,519</u>	<u>1,389,342</u>
Income before interest expenses and corporate income tax					
		324,989	268,317	297,338	227,537
Interest expenses		(48,013)	(58,644)	(42,195)	(57,193)
Corporate income tax	20	<u>(8,991)</u>	<u>(10,337)</u>	-	-
Net income for the period		<u>267,985</u>	<u>199,336</u>	<u>255,143</u>	<u>170,344</u>
Earnings per share					
	21				
Basic earnings per share (Baht)					
Net income		<u>0.34</u>	<u>0.25</u>	<u>0.32</u>	<u>0.22</u>
Diluted earnings per share (Baht)					
Net income		<u>0.31</u>	<u>0.24</u>	<u>0.30</u>	<u>0.21</u>

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

Property Perfect Public Company Limited and its subsidiaries

Income statements

For the nine-month periods ended 30 September 2008 and 2007

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2008	2007	2008	2007
Revenues					
Revenues from sales of land and houses		3,946,596	3,193,442	3,407,248	2,794,999
Revenues from sales of residential condominium units		1,668,278	1,003,191	1,668,278	1,003,191
Revenue from sale of land		7,119	10,913	7,119	10,913
Other income					
Interest income		1,141	599	21,544	9,426
Revenues from forfeiture of down payments		12,393	6,412	11,772	5,849
Share of income from investment in associate		6,080	20,169	-	-
Others		47,070	28,967	41,602	26,989
Total revenues		5,688,677	4,263,693	5,157,563	3,851,367
Expenses					
Costs of sales of land and houses		2,792,089	2,240,321	2,440,327	1,974,643
Costs of sales of residential condominium units		1,083,071	709,698	1,083,071	709,698
Cost of sale of land		3,500	9,821	3,500	9,821
Selling and administrative expenses		885,085	895,216	776,141	813,185
Loss arising from minimum revenue guarantee	6	35,500	-	35,500	-
Total expenses		4,799,245	3,855,056	4,338,539	3,507,347
Income before interest expenses and corporate income tax					
corporate income tax		889,432	408,637	819,024	344,020
Interest expenses		(142,478)	(172,288)	(135,166)	(165,230)
Corporate income tax	20	(26,511)	(11,267)	-	-
Net income for the period		720,443	225,082	683,858	178,790
Earnings per share					
21					
Basic earnings per share (Baht)					
Net income		0.91	0.29	0.87	0.23
Diluted earnings per share (Baht)					
Net income		0.84	0.28	0.80	0.22

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

Property Perfect Public Company Limited and its subsidiaries

Cash flow statements

For the nine-month periods ended 30 September 2008 and 2007

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>
Cash flows from operating activities				
Net income before tax	746,954	236,349	683,858	178,790
Adjustments to reconcile net income to net cash provided by (paid from) operating activities				
Share of income from investment in associate	(6,080)	(20,169)	-	-
Depreciation and amortisation	50,752	35,039	44,331	33,424
Amortisation of prepaid expenses	17,263	10,953	10,143	10,953
Amortisation of premium on debentures	2,442	2,347	2,442	2,347
Provision for unconverted debentures	38,524	35,080	38,524	35,080
Rental received in advance recognition	(3,096)	(2,548)	(3,096)	(2,548)
Allowance for loss on impairment of investments (reversal)	248	(155)	248	(155)
Loss arising from minimum revenue guarantee	35,500	-	35,500	-
Loss on impairment of asset	-	4,080	-	4,080
Loss on sales of property, plant and equipment	221	6,105	221	6,105
Interest expenses	142,478	172,288	135,166	165,230
Income from operating activities before changes in operating assets and liabilities	1,025,206	479,369	947,337	433,306
Decrease (increase) in operating assets				
Trade accounts receivable	7,958	6,452	7,755	4,687
Advance to director	-	(5,000)	-	-
Project development costs	434,481	629,801	839,439	552,506
Advances to contractors	(7,356)	42,713	(7,357)	42,713
Prepaid expenses	(26,046)	(10,338)	(18,925)	(10,338)
Other current assets	(5,873)	(7,128)	(5,639)	(16,349)
Other non-current assets	(7,572)	(2,457)	(1,790)	(1,949)
Increase (decrease) in operating liabilities				
Trade accounts payable	12,894	211,779	(18,837)	219,309
Amounts due to related company	-	-	1,793	(812)
Deposits and cash received in advance	(50,508)	(25,781)	(51,443)	(12,139)
Provision for loss arising from minimum revenue guarantee	(13,568)	-	(13,568)	-
Other current liabilities	(22,364)	3,354	(24,922)	4,831
Cash from operating activities	1,347,252	1,322,764	1,653,843	1,215,765
Cash paid for interest expenses	(270,287)	(341,610)	(245,868)	(306,634)
Cash paid for corporate income tax	(73,416)	(64,049)	(51,039)	(38,249)
Net cash provided from operating activities	1,003,549	917,105	1,356,936	870,882

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

Property Perfect Public Company Limited and its subsidiaries

Cash flow statements (continued)

For the nine-month periods ended 30 September 2008 and 2007

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>
Cash flows from investing activities				
Decrease (increase) in restricted deposits	182,615	(130,759)	182,615	(130,759)
Decrease in advances to related company	-	-	51,620	-
Decrease (increase) in loans to related companies	-	57,491	(103,258)	(34,509)
Increase in investment in associate	-	(60,000)	-	(60,000)
Increase in other long-term investments	(52,143)	-	(52,143)	-
Increase in land held for development	(206,805)	(12,499)	(206,805)	(12,499)
Increase in advances for purchases of land	(415,557)	(80,400)	(380,057)	(46,500)
Increase in property, plant and equipment	(42,532)	(61,811)	(35,924)	(32,449)
Proceeds from sales of property, plant and equipment	4	193	4	193
Net cash used in investing activities	(534,418)	(287,785)	(543,948)	(316,523)
Cash flows from financing activities				
Decrease in bank overdrafts and short-term loans				
from financial institutions	(53,641)	(20,224)	(38,641)	(50,224)
Decrease in loan from other company	(10,000)	-	-	-
Decrease in long-term loans	(228,353)	(384,839)	(143,096)	(261,522)
Decrease in debentures	(450,000)	(350,000)	(450,000)	(350,000)
Issuance of debentures by subsidiary	462,150	-	-	-
Dividend paid	(189,015)	-	(189,015)	-
Net cash used in financing activities	(468,859)	(755,063)	(820,752)	(661,746)
Net increase (decrease) in cash and cash equivalents	272	(125,743)	(7,764)	(107,387)
Cash and cash equivalents as at beginning of period	424,056	312,743	397,596	271,120
Cash and cash equivalents as at end of period	424,328	187,000	389,832	163,733
	-	-	-	-
Supplemental cash flow information				
Non-cash transactions				
Transfer advances for purchases of land to project development costs and land held for development	89,392	573,039	9,392	573,039
Transfer land held for development to project development costs	1,545,435	-	1,545,435	-
Transfer project development costs to land held for development	-	231,069	-	231,069
Transfer advances to related company to loans to related companies	28,380	-	28,380	-

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

Property Perfect Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity

For the nine-month periods ended 30 September 2008 and 2007

(Unit: Thousand Baht)

	Consolidated financial statements							
	Issued and fully paid		Share subscriptions received in advance	Unsubordinated convertible debentures - equity component	Unrealised loss on change in value of investments in available-for-sale securities	Retained earnings		Total
	share capital	Share discount				Statutory reserve	Unappropriated	
Balance - as at 31 December 2006	4,695,334	(13,150)	49	23,535	-	100,600	869,220	5,675,588
Additional ordinary shares as a result of warrant exercise	29,613	(29,563)	(49)	-	-	-	-	1
Net income for the period	-	-	-	-	-	-	225,082	225,082
Balance - as at 30 September 2007	<u>4,724,947</u>	<u>(42,713)</u>	<u>-</u>	<u>23,535</u>	<u>-</u>	<u>100,600</u>	<u>1,094,302</u>	<u>5,900,671</u>
Balance - as at 31 December 2007	4,724,947	(42,713)	2	23,535	-	119,100	1,262,327	6,087,198
Additional ordinary shares as a result of warrant exercise	1,383	(1,380)	(2)	-	-	-	-	1
Increase in unsubordinated convertible debentures - equity component	-	-	-	7,477	-	-	-	7,477
Unrealised loss of investment	-	-	-	-	(3,308)	-	-	(3,308)
Dividend paid (Note 19)	-	-	-	-	-	-	(189,015)	(189,015)
Net income for the period	-	-	-	-	-	-	720,443	720,443
Balance - as at 30 September 2008	<u>4,726,330</u>	<u>(44,093)</u>	<u>-</u>	<u>31,012</u>	<u>(3,308)</u>	<u>119,100</u>	<u>1,793,755</u>	<u>6,622,796</u>

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

Property Perfect Public Company Limited and its subsidiaries
 Statements of changes in shareholders' equity (continued)
 For the nine-month periods ended 30 September 2008 and 2007

(Unit: Thousand Baht)

	Separate financial statements							
	Issued and fully paid		Share subscriptions received in advance	Unsubordinated convertible debentures - equity component	Unrealised loss on change in value of investments in available-for-sale securities	Retained earnings		Total
	share capital	Share discount				Statutory reserve	Unappropriated	
Balance - as at 31 December 2006	4,695,334	(13,150)	49	23,535	-	100,600	542,839	5,349,207
Additional ordinary shares as a result of warrant exercise	29,613	(29,563)	(49)	-	-	-	-	1
Net income for the period	-	-	-	-	-	-	178,790	178,790
Balance - as at 30 September 2007	<u>4,724,947</u>	<u>(42,713)</u>	<u>-</u>	<u>23,535</u>	<u>-</u>	<u>100,600</u>	<u>721,629</u>	<u>5,527,998</u>
Balance - as at 31 December 2007	4,724,947	(42,713)	2	23,535	-	119,100	893,120	5,717,991
Additional ordinary shares as a result of warrant exercise	1,383	(1,380)	(2)	-	-	-	-	1
Unrealised loss of investment	-	-	-	-	(3,308)	-	-	(3,308)
Dividend paid (Note 19)	-	-	-	-	-	-	(189,015)	(189,015)
Net income for the period	-	-	-	-	-	-	683,858	683,858
Balance - as at 30 September 2008	<u>4,726,330</u>	<u>(44,093)</u>	<u>-</u>	<u>23,535</u>	<u>(3,308)</u>	<u>119,100</u>	<u>1,387,963</u>	<u>6,209,527</u>

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

Property Perfect Public Company Limited and its subsidiaries

Notes to consolidated interim financial statements

For the three-month and nine-month periods ended 30 September 2008 and 2007

1. General information

1.1 Corporate information

Property Perfect Public Company Limited (“the Company”) is a public company incorporated and domiciled in Thailand. The Company is principally engaged in the property development and its registered address is 100/1 Vorasombat Building, 17th Floor, Rama 9 Road, Huaykwang, Bangkok.

1.2 Basis for preparation of interim financial statements

These interim financial statements are prepared in accordance with Thai Accounting Standard No. 41 (revised 2007) “Interim financial statements”, with the Company choosing to present condensed interim financial statements. However, the Company has presented the balance sheets, and the income statements, the statements of changes in shareholders’ equity, and cash flows in the same format as that used for the annual financial statements.

The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events, and circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the latest annual financial statements.

The interim financial statements in Thai language are the official statutory financial statements of the Company. The interim financial statements in English language have been translated from the official statutory financial statements.

1.3 Basis of consolidation

These consolidated financial statements included the financial statements of Property Perfect Public Company Limited and its subsidiaries (“the Group”) and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2007. There have been no changes in the composition of the Group during the current period.

1.4 Accounting standards which are effective for the current year

TAS 25 (revised 2007)	Cash Flow Statements
TAS 29 (revised 2007)	Leases
TAS 31 (revised 2007)	Inventories
TAS 33 (revised 2007)	Borrowing Costs
TAS 35 (revised 2007)	Presentation of Financial Statements
TAS 39 (revised 2007)	Accounting Policies, Changes in Accounting Estimates and Errors
TAS 41 (revised 2007)	Interim Financial Reporting
TAS 43 (revised 2007)	Business Combinations
TAS 49 (revised 2007)	Construction Contracts
TAS 51	Intangible Assets

These accounting standards become effective for the financial statements for fiscal years beginning on or after 1 January 2008. The management has assessed the effect of these accounting standards and believes that TAS 43 and TAS 49 are not relevant to the business of the Company, whereas TAS 25, TAS 29, TAS 31, TAS 33, TAS 35, TAS 39, TAS 41 and TAS 51 do not have any significant impact on the financial statements for the current period.

1.5 Significant accounting policies

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2007, except these described below.

- a) Investments in available-for-sale securities are stated at fair value. Changes in the carrying amounts of securities are recorded as a separate item in shareholders' equity until the securities are sold, when the changes are then included in determining income.
- b) There are changes in the estimate useful lives of clubhouses as discussed in Note 9 to the interim financial statements.

2. Trade accounts receivable

As at 30 September 2008 and 31 December 2007, trade accounts receivable were classified by aging as follows:

(Unit: Thousand Baht)

	Consolidated financial statements				
	As at 30 September 2008				
	Less than 3 months	3 - 6 months	6 - 12 months	Over 12 months	Total
Accounts receivable - installments	12,161	5,161	2,278	1,852	21,452
Accounts receivable at transfer date	210	50	1,000	12,475	13,735
Total	12,371	5,211	3,278	14,327	35,187
Less: Allowance for doubtful debts	-	-	-	(9,693)	(9,693)
Trade accounts receivable, net	12,371	5,211	3,278	4,634	25,494

(Unit: Thousand Baht)

	Consolidated financial statements				
	As at 31 December 2007 (Audited)				
	Less than 3 months	3 - 6 months	6 - 12 months	Over 12 months	Total
Accounts receivable - installments	14,296	2,786	6,632	1,706	25,420
Accounts receivable at transfer date	250	3,306	900	13,369	17,825
Total	14,546	6,092	7,532	15,075	43,245
Less: Allowance for doubtful debts	-	-	-	(9,793)	(9,793)
Trade accounts receivable, net	14,546	6,092	7,532	5,282	33,452

(Unit: Thousand Baht)

	Separate financial statements				
	As at 30 September 2008				
	Less than 3 months	3 - 6 months	6 - 12 months	Over 12 months	Total
Accounts receivable - installments	11,678	5,076	2,278	1,852	20,884
Accounts receivable at transfer date	110	-	1,000	12,475	13,585
Total	11,788	5,076	3,278	14,327	34,469
Less: Allowance for doubtful debts	-	-	-	(9,693)	(9,693)
Trade accounts receivable, net	11,788	5,076	3,278	4,634	24,776

(Unit: Thousand Baht)

	Separate financial statements				
	As at 31 December 2007 (Audited)				
	Less than 3 months	3 - 6 months	6 -12 months	Over 12 months	Total
Accounts receivable - installments	13,575	2,586	6,632	1,706	24,499
Accounts receivable at transfer date	250	3,306	900	13,369	17,825
Total	13,825	5,892	7,532	15,075	42,324
Less: Allowance for doubtful debts	-	-	-	(9,793)	(9,793)
Trade accounts receivable, net	13,825	5,892	7,532	5,282	32,531

3. Project development costs

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 September 2008	31 December 2007	30 September 2008	31 December 2007
		(Audited)		(Audited)
Land costs	21,000,795	18,274,376	18,559,793	16,421,693
Construction costs	18,124,142	15,707,543	16,939,161	14,771,007
Capitalised interest	4,303,534	4,049,126	4,027,704	3,794,964
Total	43,428,471	38,031,045	39,526,658	34,987,664
Less: Transferred to costs of sales	(32,528,030)	(28,444,570)	(30,708,744)	(26,977,417)
Transferred to settle debt under rehabilitation plan	(1,524,192)	(1,524,192)	(1,524,192)	(1,524,192)
	9,376,249	8,062,283	7,293,722	6,486,055
Less: Allowance for loss on diminution in value of projects	(63,511)	(70,436)	(54,023)	(60,578)
Project development costs, net	9,312,738	7,991,847	7,239,699	6,425,477

Movements in the allowance for loss on diminution in value of projects during the nine-month period ended 30 September 2008 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2008	(70,436)	(60,578)
Less: Allowance reversed during the period upon revenue recognition	6,925	6,555
Balance as at 30 September 2008	(63,511)	(54,023)

The Company and its subsidiary's project land and construction thereon with a net book value of Baht 7,953.6 million as at 30 September 2008 (31 December 2007: Baht 6,537.8 million), have been mortgaged with financial institutions as collateral for short-term loans, long-term loans and debentures and as guarantees for public utilities.

During the nine-month period ended 30 September 2008, the Company transferred land held for development to project development costs amounting to Baht 1,545.4 million.

During the nine-month period ended 30 September 2008, the Company and its subsidiary included borrowing costs of Baht 121.0 million as cost of "Project development costs" (Separate financial statements: Baht 99.3 million). Interest is charged at rate of 5.9 - 7.8 percent per annum.

4. Investments in subsidiaries

These represent investments in ordinary shares in the following subsidiaries.

	(Unit: Thousand Baht)	
	Separate financial statements	
Company's name	Cost	
	30 September 2008	31 December 2007
		(Audited)
Estate Perfect Company Limited	538,459	538,459
Perfect Satellite Services Company Limited	999	999
Bright Development Bangkok Company Limited	999	999
Centrepoint Shopping Mall Company Limited	600	600
Total	541,057	541,057

The ordinary shares of Bright Development Bangkok Company Limited have been pledged with a financial institution as collateral for debentures.

5. Investment in associate

This represents investment in ordinary shares in the following associate.

(Unit: Thousand Baht)

Company's name	Consolidated		Separate	
	financial statements		financial statements	
	Equity method		Cost method	
	30 September 2008	31 December 2007 (Audited)	30 September 2008	31 December 2007 (Audited)
Krungthep Land Public Company Limited	415,002	401,446	360,000	360,000
Total	415,002	401,446	360,000	360,000

In accordance with a resolution of the Extraordinary General Meeting of Shareholders No. 1/2008 held on 14 January 2008, on 31 January 2008 Krungthep Land Public Company Limited ("Krungthep Land") issued and offered 188,806 units of 5-year, name-registered, unsecured convertible debentures with a face value of USD 100 or a total value of USD 18,880,600, to the overseas company. In accordance with the conditions of the convertible debentures, Krungthep Land is to pay interest semi-annually at a rate of not exceeding 3% per annum or a dividend yield (whichever is higher) only in years in which Krungthep Land declares a dividend based on the conditions of the convertible debentures and mature on 31 January 2013. They are convertible upon the listing of Krungthep Land's shares on the Stock Exchange of Thailand or MAI, or one year from the issue date (whichever is earlier), at a conversion price of Baht 13.85 per ordinary share, on a quarterly basis. If no interest payment is made until the maturity date, Krungthep Land is to redeem the outstanding convertible debentures at a price equal to 1.311651 times the baht equivalent of the face value, with such redemption subject to change dependent upon the interest payment made during the life of the debentures.

6. Other long-term investments - available-for-sale securities

On 28 February 2008, the Company entered into an agreement to transfer the Company's properties to Property Perfect Property Fund ("the Fund"), for a total consideration of Baht 510 million. The Company invested Baht 32.1 million in the Fund (2,991,500 units at a price of Baht 10 each, 90,000 units at a price of Baht 10.20 each and 128,900 units at a price of Bath 10.17 each), representing 6.17% of its registered capital, and classified it as investments in available-for-sale securities.

Under the agreement, the Company agrees to guarantee minimum annual revenue for the Fund (rental and service revenues before deducting expenses) of Baht 55 million for a period of five years, expiring on 31 December 2012. The guaranteed payment is due within 31 January and 31 July of each year in accordance with conditions as stipulated in the agreement. However, the amount of guaranteed revenue depends on the ratio of the value of the outstanding properties to the value of the properties in which the Fund initially invested, as determined by an appraisal company for the purpose of the initial investment. The Company has estimated provision for loss from such guarantee at the present value of the cash flows which it expects to pay to the Fund, a total of Baht 35.5 million, and recorded it as a separate item under the heading of "Loss arising from minimum revenue guarantee" in the income statements for the nine-month period ended 30 September 2008.

During the second quarter, the Company invested approximately Baht 20.0 million (2,105,200 units at a price of Baht 9.50 each) in Quality Hospitality Leasehold Property Fund, representing 1.1% of its registered capital and classified it as investments in available-for-sale securities.

7. Land held for development

	(Unit: Thousand Baht)	
	Consolidated and separate financial statements	
	30 September 2008	31 December 2007
		(Audited)
Land costs	3,302,472	4,702,911
Construction costs	19,242	17,449
Capitalised interest	494,001	627,467
Total	3,815,715	5,347,827
Less: Transferred to costs of sales	(350,702)	(548,576)
Transferred to restructure debt	(1,540,946)	(1,540,946)
Transferred to settle debt under rehabilitation plan	(151,117)	(151,117)
	1,772,950	3,107,188
Less: Allowance for loss on impairment	(127,351)	(127,351)
Land held for development, net	1,645,599	2,979,837

The above land held for development, of which the net book value as at 30 September 2008 was Baht 476.6 million (31 December 2007: Baht 2,057.9 million), has been mortgaged with financial institutions as collateral for short-term loans, long-term loans and as guarantees for public utilities.

During the nine-month period ended 30 September 2008, the Company transferred land held for development to project development costs amounting to Baht 1,545.4 million.

8. Advances for purchases of land

	(Unit: Thousand Baht)	
	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Balance as at 1 January 2008	151,463	22,000
Increase during the period	415,557	380,057
Title of plots of land transferred during the period	(89,392)	(9,392)
Balance as at 30 September 2008	<u>477,628</u>	<u>392,665</u>

As at 30 September 2008, the Company and its subsidiaries were contracted to purchase and to sell land amounting to Baht 1,492.9 million (Separate financial statements: Baht 1,387.9 million).

Approximately Baht 430.1 million (Separate financial statements: Baht 375.2 million) of the above balance represented advances paid to landowners by the Company and its subsidiaries under agreements to purchase and to sell land already signed with the landowners by agents acting on behalf of the Company and its subsidiaries.

The remaining advances, amounting to approximately Baht 47.5 million (Separate financial statements: Baht 17.5 million), have been paid to agents in acquiring land and agreements to purchase and to sell land are still in the process of being signed with the landowners.

9. Property, plant and equipment

Movements of the property, plant and equipment account during the nine-month period ended 30 September 2008 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Net book value as at 1 January 2008	401,000	346,395
Acquisitions during period - at cost	42,532	35,924
Disposals during period - net	(270)	(225)
Transfer to project development costs	(4,147)	(4,107)
Depreciation for period	<u>(48,341)</u>	<u>(41,920)</u>
Net book value as at 30 September 2008	<u>390,774</u>	<u>336,067</u>

During the nine-month period ended 30 September 2008, the Company and its subsidiary changed the estimate useful lives of clubhouses from 20 years to 10 years in order to reflect their estimated useful lives. The changes have the effect of decreasing net income in the consolidated financial statements for the three-month and nine-month periods ended 30 September 2008 by approximately Baht 3.7 million and Baht 11.1 million, respectively (Separate financial statements: Baht 3.3 million and Baht 9.8 million, respectively).

10. Leasehold rights awaiting sale

On 25 December 2007, the Company entered into an agreement to transfer leasehold rights to a subsidiary, with a contract value of Baht 200 million, of which Baht 80 million was paid on the contract date. The remaining balances are to be paid by the subsidiary on the date the transfer of leasehold rights is registered, and no later than 28 February 2008.

Subsequently, on 29 January 2008, the Company entered into an amended agreement to transfer leasehold rights to the subsidiary, whereby it is to make the remaining payment to the Company on the date the transfer of leasehold rights is registered, and no later than 30 June 2008. However, the Company did not transfer leasehold rights to the subsidiary.

11. Bank overdrafts and short-term loans from financial institutions

		(Unit: Million Baht)			
		Consolidated		Separate	
		financial statements		financial statements	
	Interest rate (% per annum)	30 September 2008	31 December 2007 (Audited)	30 September 2008	31 December 2007 (Audited)
Bank overdrafts	MOR	-	30	-	30
Short-term loans from financial institutions	MMR, MLR, MLR-1	268	292	268	277
Total		268	322	268	307

During the nine-month period ended 30 September 2008, the Company entered into short-term loan agreements with two financial institutions. Details of the loans are as follow.

- A facility of Baht 200 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by guarantee provided by the Company's director and the mortgage of part of the Company's project land and construction thereon. It is to be repaid each time a plot of land is redeemed from mortgage, at a rate of not less than 65 percent of the selling price. Currently, the Company repaid the loan in full amount.

- A facility of Baht 200 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by guarantee provided by the mortgage of part of the Company's project land and construction thereon. Any remaining balance is to be repaid within September 2009.

The loan agreements contain normal covenants relating to various matters as required in the normal course of business.

12. Debentures

The Company

During the nine-month period ended 30 September 2008, the Company made payment of secured debentures amounting to Baht 450 million and redeemed land from mortgage.

The Annual General Meeting of the Company's shareholders held on 30 April 2008 passed a resolution to approve the issue and offer of not more than Baht 2,000 million secured or unsecured debentures and/or the equivalent in another currency, as detailed below.

- Term : Not over 5 years from the issue date
- Offering : To local investors by a way of public offering and/or private placement and/or to overseas investors and/or local institutional investors in one or several tranches
- Redemption : Debentureholders and the Company may or may not have early redemption rights, as stipulated in the prospectus for each tranche of debentures
- Interest rate : Depends on the state of the market when the debentures are issued and offered, or as stipulated in the prospectus for each tranche of debentures

However, the Company's Board of Directors or authorized persons have the authority to stipulate details regarding the debentures.

Currently, the Company is preparing the details to file an application to offer and issue the debentures with the Office of the Securities and Exchange Commission.

The subsidiary

On 18 August 2008, Bright Development Bangkok Company Limited (“Bright”), a subsidiary, issued and offered 462,150 secured debentures with a par value of Baht 1,000 each, or a total value of Baht 462,150,000 to a financial institution, as previously approved by the Extraordinary General Meeting of shareholders held on 15 May 2007. The debentures mature on 28 November 2008, bear interest at a rate of THBFIX plus 5.55256% per annum and are secured by a guarantee provided by the Company, the mortgage of parts of the Company’s and Bright’s project land and construction and the pledge of ordinary shares of Bright held by the Company.

Under the debenture agreement, there are normal covenants relating to various matters as required in the normal course of business.

13. Creditors per rehabilitation plan

From October to 14 November 2008, the Company made payments to all creditors per rehabilitation plan; however, there were creditors receiving payments amounting to Baht 383 million. For the remaining creditors, the Company is under preparation for such creditors to receive payments from the Company.

14. Long-term loans

	Consolidated		(Unit: Thousand Baht) Separate	
	financial statements		financial statements	
	30 September 2008	31 December 2007	30 September 2008	31 December 2007
		(Audited)		(Audited)
Long-term loans	3,279.2	3,507.6	2,863.9	3,006.9
Less: Current portion	(22.6)	(463.0)	-	(458.1)
Long-term loans - net of current portion	<u>3,256.6</u>	<u>3,044.6</u>	<u>2,863.9</u>	<u>2,548.8</u>

Movements in the long-term loans account during the nine-month period ended 30 September 2008 are summarised below.

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2008	3,507.6	3,006.9
Add: Additional borrowings	2,874.5	2,560.0
Less: Repayment	(3,102.9)	(2,703.0)
Balance as at 30 September 2008	<u>3,279.2</u>	<u>2,863.9</u>

During the nine-month period ended 30 September 2008, the Company and its subsidiary entered into new loan agreements with four financial institutions. Details of the new loans are as follows:

The Company

- A facility of Baht 160 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by guarantee provided by the Company's director and the mortgage of part of the Company's project land and construction thereon. It is to be repaid each time a plot of land with house is redeemed from mortgage, at a rate of not less than 75 percent of the selling price. Any remaining balance is to be repaid within May 2011. As at 30 September 2008, the outstanding balance of this loan was approximately Baht 160 million.
- A facility of Baht 481 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by the mortgage of part of the Company's project land and construction thereon. It is to be repaid each time a plot of land with house is redeemed from mortgage, at a rate of not less than 65 percent of the selling price. Any remaining balance is to be repaid within May 2013. As at 30 September 2008, the outstanding balance of this loan was approximately Baht 293 million.
- A facility of Baht 1,578 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by the mortgage of part of the Company's project land and construction thereon. It is to be repaid each time a plot of land with house is redeemed from mortgage, at a rate of not less than 80 percent of the selling price. Any remaining balance is to be repaid within May 2013. As at 30 September 2008, the outstanding balance of this loan was approximately Baht 515 million.
- A facility of Baht 201 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by the mortgage of part of the Company's project land and construction thereon. It is to be repaid each time a plot of land with house is redeemed from mortgage, at a rate of not less than 70 percent of the selling price. Any remaining balance is to be repaid within February 2010. As at 30 September 2008, the outstanding balance of this loan was approximately Baht 113 million.

The subsidiary

- A facility of Baht 15 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by guarantees provided by the Company and its subsidiary's director and the mortgage of part of the Company's project land and construction thereon. Principal and interest are to be repaid in 21 installments of at least Baht 785,000 each, with full settlement to be made within December 2009. As at 30 September 2008, the outstanding balance of this loan was approximately Baht 9 million.

- A facility of Baht 7.5 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by a guarantee provided by the Company and the mortgage of part of the Company and its subsidiary's project land and construction thereon. Principal and interest are to be paid in installments of at least Baht 500,000 each, with full settlement to be made within December 2009. As at 30 September 2008, the outstanding balance of this loan was approximately Baht 6 million.
- A facility of Baht 10 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by a guarantee provided by the Company and the mortgage of part of the subsidiary's project land and construction thereon. Principal and interest are to be paid in installments of at least Baht 710,000 each, with full settlement to be made within December 2009. As at 30 September 2008, the outstanding balance of this loan was approximately Baht 9 million.

The loan agreements contain normal covenants relating to various matters as required in the normal course of business, including payment of a dividend.

15. Unsubordinated convertible debentures

The Extraordinary General Meeting of the Company's shareholders No.1/2008, held on 20 June 2008, passed a resolution regarding unsubordinated convertible debentures, as follows:

- a) Approved the cancellation of the issue and offer of the USD 15 million unsubordinated convertible debentures as previously approved by the Extraordinary General Meeting of the Company's shareholders No.1/2005 held on 19 September 2005 (The Company was approved to issue and offer USD 35 million unsubordinated convertible debentures which were issued by USD 20 million).
- b) Approved the issue and offer of not more than USD 30 million of unsubordinated convertible debentures, or the equivalent of not more than Baht 1,000 million, as detailed below.

Term	: Not over 5 years from the issue date
Unit price	: USD 100,000
Interest rate	: Not over 5% per annum
Conversion price	: Not less than 110% of average closing price of the Company's shares during the 7 - 15 consecutive working days before the offer date, and not less than Baht 6.50 per share

Allocation method : To overseas institutional investors or local institutional investors

However, the Company's management is authorised to stipulate or amend details of the method and conditions of the issue and offer of the unsubordinated convertible debentures, such as offering price, conversion price, unit price, interest rate, exercise period, termination date of conversion and redemption price.

Currently, the Company's management is considering the details of the issue and offer of these unsubordinated convertible debentures.

16. Share capital

The Extraordinary General Meeting of the Company's shareholders No.1/2008 held on 20 June 2008 passed the following resolutions with respect to share capital:

- a) Approved the cancellation of 39,000,000 ordinary shares reserved for the exercise of warrants issued to directors and/or employees of the Company (ESOP).
- b) Approved the cancellation of 65,000,000 ordinary shares reserved for the conversion to ordinary shares of the convertible debentures as discussed in Note 15 a) to the interim financial statements.
- c) Approved the reduction of the registered share capital from Baht 6,213,565,176 (1,035,594,196 ordinary shares at a par value of Baht 6 each) to Baht 5,589,565,176 (931,594,196 ordinary shares at a par value of Baht 6 each) by canceling 104,000,000 ordinary authorised but unissued shares with a par value of Baht 6 each, a total of Baht 624 million, previously reserved to accommodate the exercise of warrants and the conversion to ordinary shares of convertible debentures as discussed in a) and b). The Company registered the reduction of its registered share capital with the Ministry of Commerce on 1 July 2008.
- d) Approved the increase of the Company's registered and issued capital by Baht 5,589,565,176 (931,594,196 ordinary shares at a par value of Baht 6 each) to Baht 6,552,000,000 (1,092,000,000 ordinary shares at a par value of Baht 6 each), to be reserved for the conversion to ordinary shares of convertible debentures, as discussed in Note 15 b) to the interim financial statements. The Company registered the increase of its capital with the Ministry of Commerce on 2 July 2008.

As at 30 September 2008, the Company's issued and fully paid share capital has increased to Baht 4,726,329,720 (787,721,620 ordinary shares of Baht 6 each), with Baht 1,382,556 (230,426 ordinary shares of Baht 6 each) of this being the result of the exercise of warrants in December 2007 and June 2008. The Company registered the corresponding increase in its capital with the Ministry of Commerce on 8 January 2008 and 8 July 2008.

17. Warrants

In December 2007, the Company received advance subscription of Baht 0.01 per share to 193,826 of the additional ordinary shares arising from the exercise of the warrants, a total of Baht 1,938. The Company registered the resulting increase of Baht 1,162,956 in its capital with the Ministry of Commerce on 8 January 2008.

In June 2008, the Company received advance subscription of Baht 0.01 per share to 36,600 of the additional ordinary shares arising from the exercise of the warrants, a total of Baht 366. The Company registered the resulting increase of Baht 219,600 in its capital with the Ministry of Commerce on 8 July 2008, resulting in share discount totaling Baht 44,093,444. As at 30 September 2008, there were a total of 8,872,576 outstanding unexercised warrants.

18. Related party transactions

During the periods, the Company and its subsidiaries had significant business transactions with related parties and individuals, which have been concluded on commercial terms and bases agreed upon in the ordinary course of businesses between the Company and those companies and individuals. Below is a summary of those transactions.

(Unit: Million Baht)

	Separate financial statements				Pricing policy
	For the three-month periods ended		For the nine-month periods ended		
	30 September		30 September		
	2008	2007	2008	2007	
<u>Transactions with subsidiaries</u>					
Interest income	7.9	3.7	20.4	8.9	8.34 - 9.00% per annum
Club house management expenses	3.0	2.0	7.5	6.4	By agreement
<u>Transactions with directors</u>					
Directors' pension	-	-	10.0	-	Approved by the Annual General Meeting of the Company's shareholders

The outstanding balances of the above transactions are shown as separate items in the balance sheets as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	30 September 2008	31 December 2007 (Audited)	30 September 2008	31 December 2007 (Audited)
<u>Advances to related company</u>				
Bright Development Bangkok Company Limited	-	-	1,500	81,500
Advances to related company	-	-	1,500	81,500
<u>Loans to related companies and interest receivable</u>				
<u>Loans to related companies</u>				
Estate Perfect Company Limited	-	-	291,659	241,453
Bright Development Bangkok Company Limited	-	-	85,794	4,362
	-	-	377,453	245,815
<u>Interest receivable</u>				
Estate Perfect Company Limited			6,292	1,250
Bright Development Bangkok Company Limited	-	-	2,440	9
	-	-	8,732	1,259
Loans to related companies and interest receivable	-	-	386,185	247,074
<u>Amounts due to related companies</u>				
Perfect Satellite Services Company Limited	-	-	2,770	977
Centrepont Shopping Mall Company Limited	-	-	80,000	80,000
Amounts due to related companies	-	-	82,770	80,977
<u>Advance from director</u>				
Director	80,000	80,000	-	-
Advance from director	80,000	80,000	-	-

During the nine-month period ended 30 September 2008, movements of loans to related companies were as follow:

	(Unit: Thousand Baht)			
	Balance as at	During the period		Balance as at
	1 January 2008	Increase	Decrease	30 September 2008
Subsidiaries				
Estate Perfect Company Limited	241,453	57,237	(7,031)	291,659
Bright Development Bangkok Company Limited	4,362	81,432	-	85,794

Guarantee obligations with related parties

The Company has outstanding guarantee obligations with its related parties, as described in Note 22.3 a) to the interim financial statements.

19. Dividends

The Annual General Meeting of the Company's shareholders held on 30 April 2008 passed a resolution to approve payment of a dividend of Baht 0.24 per share, a total of Baht 189.0 million, in respect of the year 2007 income.

20. Corporate income tax

No interim corporate income tax was payable for the three-month and nine-month periods ended 30 September 2008 and 2007, since the Company has tax loss brought forward from previous years over its estimated net income for the year.

Interim corporate income tax of its subsidiaries were calculated on income before income tax for the period, after adding back expenses and deducting income which are disallowable for tax computation purposes, using the estimated effective tax rate for the year.

21. Reconciliation of diluted earnings per share

	Consolidated financial statements					
	For the three-month periods ended 30 September					
	Net income		Weighted average number of ordinary shares		Earnings per share	
	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>
	Thousand Baht	Thousand Baht	Thousand shares	Thousand shares	Baht	Baht
Basic earnings per share						
Net income	267,985	199,336	787,722	787,491	0.34	0.25
Effect of dilutive potential ordinary shares						
Warrants 8,872,576 units (2007: 9,103,002 units)	-	-	8,848	9,079		
Unsubordinated convertible debentures	<u>21,225</u>	<u>20,019</u>	<u>131,680</u>	<u>131,680</u>		
Diluted earnings per share						
Net income of ordinary shareholders assuming the conversion of dilutive potential ordinary shares	<u>289,210</u>	<u>219,355</u>	<u>928,250</u>	<u>928,250</u>	<u>0.31</u>	<u>0.24</u>

Separate financial statements

For the three-month periods ended 30 September

	Net income		Weighted average number of ordinary shares		Earnings per share	
	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>
	Thousand Baht	Thousand Baht	Thousand shares	Thousand shares	Baht	Baht
Basic earnings per share						
Net income	255,143	170,344	787,722	787,491	0.32	0.22
Effect of dilutive potential ordinary shares						
Warrants 8,872,576 units (2007: 9,103,002 units)	-	-	8,848	9,079		
Unsubordinated convertible debentures	<u>21,225</u>	<u>20,019</u>	<u>131,680</u>	<u>131,680</u>		
Diluted earnings per share						
Net income of ordinary shareholders assuming the conversion of dilutive potential ordinary shares	<u>276,368</u>	<u>190,363</u>	<u>928,250</u>	<u>928,250</u>	<u>0.30</u>	<u>0.21</u>

Consolidated financial statements

For the nine-month periods ended 30 September

	Net income		Weighted average number of ordinary shares		Earnings per share	
	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>
	Thousand Baht	Thousand Baht	Thousand shares	Thousand shares	Baht	Baht
Basic earnings per share						
Net income	720,443	225,082	787,698	787,439	0.91	0.29
Effect of dilutive potential ordinary shares						
Warrants 8,872,576 units (2007: 9,103,002 units)	-	-	8,877	9,129		
Unsubordinated convertible debentures	<u>62,589</u>	<u>-</u>	<u>131,680</u>	<u>-</u>		
Diluted earnings per share						
Net income of ordinary shareholders assuming the conversion of dilutive potential ordinary shares	<u>783,032</u>	<u>225,082</u>	<u>928,255</u>	<u>796,568</u>	<u>0.84</u>	<u>0.28</u>

Separate financial statements						
For the nine-month periods ended 30 September						
		Weighted average number of		Earnings per share		
Net income		ordinary shares				
<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>	
Thousand Baht	Thousand Baht	Thousand shares	Thousand shares	Baht	Baht	
Basic earnings per share						
Net income	683,858	178,790	787,698	787,439	0.87	0.23
Effect of dilutive potential ordinary shares						
Warrants 8,872,576 units (2007: 9,103,002 units)	-	-	8,877	9,129		
Unsubordinated convertible debentures	<u>62,589</u>	-	<u>131,680</u>	-		
Diluted earnings per share						
Net income of ordinary shareholders assuming the conversion of dilutive potential ordinary shares	<u>746,447</u>	<u>178,790</u>	<u>928,255</u>	<u>796,568</u>	<u>0.80</u>	<u>0.22</u>

Since the conversion to ordinary shares of the unsubordinated convertible debentures would increase earnings per share in the consolidated and separate financial statements for the nine-month period ended 30 September 2007. Therefore the Company has not assumed conversion of unsubordinated convertible debentures in calculation of diluted earnings per share in the consolidated and separate financial statements for the nine-month period ended 30 September 2007.

22. Commitments and contingent liabilities

22.1 Capital commitments

- a) The Company and its subsidiary had the outstanding commitments in respect of construction contracts of land and house projects and residential condominium units of which the Company and its subsidiary had already entered into contracts with subcontractors of approximately Baht 825.4 million.
- b) The Company and its subsidiaries had the outstanding capital commitments in respect of purchases of land of approximately Baht 1,062.8 million.
- c) The subsidiary had the outstanding capital commitment in respect of land lease for real estate development amounting to approximately Baht 17.2 million.

- d) The Company had the outstanding commitment in respect of a contract to construct no fewer than 300 residential units using a prefabrication system, and if the Company assigns the contractor to build fewer than 300 units, it must pay compensation of an amount stipulated in contract.

22.2 Operating lease commitments

- a) The Company and its subsidiaries had the outstanding commitments in respect of office rental and various service contracts as detailed below.

	<u>Million Baht</u>
Payable within:	
1 year	34.6
Over 1 year	25.1

- b) The Company and its subsidiary had the outstanding commitments in respect of advertising board rental contracts as detailed below.

	<u>Million Baht</u>
Payable within:	
1 year	22.4
Over 1 year	0.2

22.3 Guarantees

- a) The Company has guaranteed debentures and bank credit facilities of its subsidiaries amounting to Baht 1,294 million.
- b) As at 30 September 2008, there were outstanding bank guarantees in respect of public utilities of approximately Baht 224 million issued by the banks on behalf of the Company and its subsidiary.
- c) As at 30 September 2008, there was an outstanding letter of guarantee issued by a bank on behalf of the Company to guarantee minimum revenue of the Fund of Baht 55 million per year for a period of 5 years, ending on 31 December 2012.