

Property Perfect Public Company Limited
and its subsidiaries
Report and consolidated interim financial statements
For the three-month period ended 31 March 2009

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 31 March 2009, the related consolidated statements of income, changes in shareholders' equity and cash flows for the three-month periods ended 31 March 2009 and 2008, and the separate financial statements of Property Perfect Public Company Limited for the same periods. These financial statements are the responsibility of the Company's managements as to their correctness and the completeness of the presentation. My responsibility is to issue a report on these financial statements based on my reviews.

I conducted my reviews 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 reviews, 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.

I have previously audited 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 2008 in accordance with generally accepted auditing standards and expressed an unqualified opinion on those statements under my report dated 27 February 2009. The consolidated and separate balance sheets as at 31 December 2008, as presented herein for comparative purposes, formed an integral part of the financial statements which I audited and reported on.

Siraporn Ouaanunkun
Certified Public Accountant (Thailand) No.3844

Ernst & Young Office Limited
Bangkok: 14 May 2009

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>31 March 2009</u>	<u>31 December 2008</u>	<u>31 March 2009</u>	<u>31 December 2008</u>
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Assets					
Current assets					
Cash and cash equivalents		306,835	455,046	280,523	428,607
Trade accounts receivable, net	3	26,827	33,803	24,427	30,188
Account receivable - land	4	35,358	35,358	35,358	35,358
Project development costs, net	5	8,680,343	8,931,082	6,862,811	7,085,146
Leasehold rights awaiting sale, net		60,718	60,718	60,718	60,718
Other current assets					
Advances to contractors, net		24,310	44,746	24,310	42,216
Prepaid expenses		12,098	14,680	12,098	14,680
Others		13,862	15,684	7,832	12,105
Total current assets		<u>9,160,351</u>	<u>9,591,117</u>	<u>7,308,077</u>	<u>7,709,018</u>
Non-current assets					
Restricted deposits		6,475	8,858	6,475	8,858
Advances to related company	2	-	-	1,500	1,500
Loans to related companies and interest receivable	2	-	-	277,878	412,053
Investments in subsidiaries	6	-	-	541,057	541,057
Investment in associate	7	417,120	416,738	360,000	360,000
Other long-term investments, net		49,795	51,695	49,795	51,695
Land held for development, net	8	2,195,305	1,860,369	1,491,794	1,585,302
Advances for purchases of land	9	399,053	476,160	390,352	388,904
Property, plant and equipment, net	10	412,157	400,586	361,346	347,717
Leasehold rights, net		58,420	58,849	58,420	58,849
Other non-current assets					
Withholding tax deducted at source		37,047	40,932	36,716	36,716
Others		29,686	27,569	25,401	23,379
Total non-current assets		<u>3,605,058</u>	<u>3,341,756</u>	<u>3,600,734</u>	<u>3,816,030</u>
Total assets		<u>12,765,409</u>	<u>12,932,873</u>	<u>10,908,811</u>	<u>11,525,048</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)

	Note	Consolidated financial statements		Separate financial statements	
		31 March 2009	31 December 2008	31 March 2009	31 December 2008
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	11	266,771	528,268	245,877	508,000
Trade accounts payable		286,857	472,884	240,122	402,828
Note payable	12	385,000	-	-	-
Loans from other company/individuals	13	232,516	31,000	97,516	-
Debentures	14	402,150	462,150	-	-
Creditors per rehabilitation plan	15	127,613	265,633	127,613	265,633
Current portion of long-term loans	16	653,858	233,096	424,205	228,880
Amounts due to related companies	2	-	-	82,864	83,954
Advance from director	2	80,000	80,000	-	-
Deposits and cash received in advance		64,948	112,236	56,019	103,685
Short-term provision	17	29,340	26,483	29,340	26,483
Other current liabilities					
Accrued interest		16,264	22,933	12,732	17,407
Accrued expenses		112,827	193,252	78,199	150,018
Others		50,692	53,720	50,301	53,569
Total current liabilities		2,708,836	2,481,655	1,444,788	1,840,457
Non-current liabilities					
Unsubordinated convertible debentures - liability component		809,992	809,154	809,992	809,154
Long-term loans, net of current portion	16	2,196,467	2,721,340	1,972,739	2,336,094
Deposits and cash received in advance for sublease agreement		56,690	57,712	56,690	57,712
Long-term provisions	17	170,696	159,782	170,696	159,782
Total non-current liabilities		3,233,845	3,747,988	3,010,117	3,362,742
Total liabilities		5,942,681	6,229,643	4,454,905	5,203,199

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	Consolidated financial statements		Separate financial statements		
	31 March 2009 (Unaudited but reviewed)	31 December 2008 (Audited)	31 March 2009 (Unaudited but reviewed)	31 December 2008 (Audited)	
Shareholders' equity					
Share capital					
Registered					
	1,092,000,000 ordinary shares of Baht 6 each	6,552,000	6,552,000	6,552,000	6,552,000
Issued and fully paid					
	787,721,620 ordinary shares of Baht 6 each	4,726,330	4,726,330	4,726,330	4,726,330
	Share discount	(44,093)	(44,093)	(44,093)	(44,093)
	Unsubordinated convertible debentures - equity component	31,012	31,012	23,535	23,535
Unrealised loss					
	Revaluation deficit on changes in value of investments	(7,180)	(5,397)	(7,180)	(5,397)
Retained earnings					
	Appropriated - statutory reserve	159,100	159,100	159,100	159,100
	Unappropriated	1,959,206	1,837,859	1,596,214	1,462,374
	Equity attributable to the Company's shareholders	6,824,375	6,704,811	6,453,906	6,321,849
Minority interest - equity attributable to					
	minority shareholders of subsidiaries	(1,647)	(1,581)	-	-
	Total shareholders' equity	6,822,728	6,703,230	6,453,906	6,321,849
	Total liabilities and shareholders' equity	12,765,409	12,932,873	10,908,811	11,525,048

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

..... Directors

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries**Income statements****For the three-month periods ended 31 March 2009 and 2008**

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

	Note	Consolidated financial statements		Separate financial statements	
		2009	2008	2009	2008
Revenues					
Revenues from sales of land and houses		1,045,129	1,542,204	860,361	1,391,782
Revenues from sales of residential condominium units		407,188	494,783	407,188	494,783
Other income					
Interest income		-	796	8,825	6,466
Revenues from forfeiture of down payments		3,261	3,517	3,108	3,257
Share of income from investment in associate		382	-	-	-
Others		16,068	17,104	14,270	15,396
Total revenues		1,472,028	2,058,404	1,293,752	1,911,684
Expenses					
Cost of sales of land and houses		709,122	1,168,480	580,062	1,067,065
Cost of sales of residential condominium units		310,937	328,816	310,937	328,816
Selling expenses		60,362	128,882	55,489	120,059
Administrative expenses		156,235	152,613	133,314	137,106
Management's remuneration		12,851	11,264	9,542	8,708
Loss arising from minimum revenue guarantee		-	35,500	-	35,500
Share of loss from investment in associate		-	4,051	-	-
Total expenses		1,249,507	1,829,606	1,089,344	1,697,254
Income before finance cost and corporate income tax					
income tax		222,521	228,798	204,408	214,430
Finance cost		(76,808)	(65,222)	(52,114)	(64,574)
Income before corporate income tax		145,713	163,576	152,294	149,856
Corporate income tax	18	(24,432)	(5,875)	(18,454)	-
Net income for the period		121,281	157,701	133,840	149,856
Net income (loss) attributable to:					
Equity holders of the parent		121,347	157,701	133,840	149,856
Minority interests of the subsidiaries		(66)	-	-	-
		<u>121,281</u>	<u>157,701</u>		
Earnings per share					
19					
Basic earnings per share (Baht)					
Net income attributable to equity holders of the parent		<u>0.154</u>	<u>0.200</u>	<u>0.170</u>	<u>0.190</u>
Diluted earnings per share (Baht)					
Net income attributable to equity holders of the parent		<u>0.152</u>	<u>0.192</u>	<u>0.168</u>	<u>0.184</u>

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

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries**Cash flow statements****For the three-month periods ended 31 March 2009 and 2008**

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2009</u>	<u>2008</u>	<u>2009</u>	<u>2008</u>
Cash flows from operating activities				
Net income before tax	145,713	163,576	152,294	149,856
Adjustments to reconcile net income before tax to net cash provided by (paid from) operating activities:				
Share of loss (income) from investment in associate	(382)	4,051	-	-
Depreciation and amortisation	16,350	15,183	14,104	14,546
Amortisation of prepaid expenses	5,431	3,841	4,936	3,699
Amortisation of premium on debentures	839	806	839	806
Provision for unconverted debentures	13,771	12,542	13,771	12,542
Rental received in advance recognition	(1,022)	(1,033)	(1,022)	(1,033)
Allowance for loss on impairment of investments	117	68	117	68
Loss arising from minimum revenue guarantee	-	35,500	-	35,500
Loss on sales of property, plant and equipment	10	219	10	219
Interest income	-	(796)	(8,825)	(6,466)
Interest expenses	45,047	51,024	30,900	50,376
Income from operating activities before changes in operating assets and liabilities	225,874	284,981	207,124	260,113
Decrease (increase) in operating assets				
Trade accounts receivable	6,976	15,936	5,761	16,649
Project development costs	422,560	492,736	387,081	461,737
Advances to contractors	20,436	(3,274)	17,907	(3,274)
Prepaid expenses	(2,849)	(8,451)	(2,354)	(8,309)
Other current assets	1,822	(25,264)	4,273	(21,886)
Other non-current assets	(2,117)	(330)	(2,022)	(470)
Increase (decrease) in operating liabilities				
Trade accounts payable	(186,027)	87,395	(162,706)	93,517
Amounts due to related companies	-	-	(1,090)	1,420
Deposits and cash received in advance	(47,288)	(39,464)	(47,666)	(39,860)
Cash paid for minimum revenue guarantee	(19,808)	-	(19,808)	-
Other current liabilities	(70,277)	(35,330)	(61,273)	(33,761)
Cash from operating activities	349,302	768,935	325,227	725,876
Cash paid for interest expenses	(85,683)	(103,168)	(62,466)	(94,252)
Cash paid for corporate income tax	(14,714)	(20,431)	(12,865)	(18,891)
Interest income	-	796	-	-
Return of withholding tax	396	-	-	-
Net cash from operating activities	249,301	646,132	249,896	612,733

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

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries**Cash flow statements (continued)****For the three-month periods ended 31 March 2009 and 2008**

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2009</u>	<u>2008</u>	<u>2009</u>	<u>2008</u>
Cash flows from investing activities				
Decrease in restricted deposits	2,383	182,768	2,383	182,768
Decrease (increase) in loans to related companies	-	-	134,106	(75,190)
Interest income	-	-	8,895	6,466
Increase in other long-term investments	-	(31,111)	-	(31,111)
Increase in land held for development	(33,241)	(41,299)	(30,552)	(41,299)
Increase in advances for purchases of land	(25,470)	(143,534)	(18,270)	(134,534)
Increase in property, plant and equipment	(24,075)	(12,812)	(23,887)	(9,104)
Proceeds from sales of property, plant and equipment	3	2	3	2
Net cash from investing activities	(80,400)	(45,986)	72,678	(102,002)
Cash flows from financing activities				
Decrease in bank overdrafts and short-term loans				
from financial institutions	(261,497)	(100,235)	(262,123)	(85,234)
Increase in note payable	45,000	-	-	-
Increase (decrease) in loans from other company/individuals	201,516	(10,000)	97,516	-
Decrease in long-term loans	(104,111)	(198,286)	(168,031)	(150,213)
Decrease in creditors per rehabilitation plan	(138,020)	-	(138,020)	-
Decrease in debentures	(60,000)	(450,000)	-	(450,000)
Net cash used in financing activities	(317,112)	(758,521)	(470,658)	(685,447)
Net decrease in cash and cash equivalents	(148,211)	(158,375)	(148,084)	(174,716)
Cash and cash equivalents at beginning of period	455,046	424,056	428,607	397,596
Cash and cash equivalents at end of period	306,835	265,681	280,523	222,880

Supplemental cash flow information

Non-cash transactions

Transfer advances for purchases of land to project

development costs and land held for development

102,577 4,392 16,822 4,392

Transfer land held for development to project

development costs

124,060 729,851 124,060 729,851

Transfer project development costs to property,

plant and equipment

3,067 - 3,067 -

Issue promissory notes to pay land costs

340,000 - - -

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

(Unaudited but reviewed)

Property Perfect Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity

For the three-month periods ended 31 March 2009 and 2008

(Unit: Thousand Baht)

	Consolidated financial statements										
	Equity attributable to the parent's shareholders								Minority interest -		
	Issued and paid		Share subscriptions	Unsubordinated	Revaluation	Retained earnings			Total	equity attributable to	Minority interest -
	share capital	Share discount	received	convertible debentures -	surplus (deficit)	Statutory reserve	Unappropriated	the parent's	to minority	Total	
		in advance	equity component	on changes in			shareholders	shareholders	of subsidiaries		
Balance - as at 31 December 2007	4,724,947	(42,713)	2	23,535	-	119,100	1,262,327	6,087,198	-	6,087,198	
Income recognised directly in equity:											
Investments in available-for-sale securities											
Gain recognised in shareholders' equity	-	-	-	-	289	-	-	289	-	289	
Net income recognised directly in equity	-	-	-	-	289	-	-	289	-	289	
Net income for the period	-	-	-	-	-	-	157,701	157,701	-	157,701	
Total income for the period	-	-	-	-	289	-	157,701	157,990	-	157,990	
Additional ordinary shares as a result											
of warrants exercised	1,163	(1,161)	(2)	-	-	-	-	-	-	-	
Balance - as at 31 March 2008	<u>4,726,110</u>	<u>(43,874)</u>	<u>-</u>	<u>23,535</u>	<u>289</u>	<u>119,100</u>	<u>1,420,028</u>	<u>6,245,188</u>	<u>-</u>	<u>6,245,188</u>	
Balance - as at 31 December 2008	4,726,330	(44,093)	-	31,012	(5,397)	159,100	1,837,859	6,704,811	(1,581)	6,703,230	
Expense recognised directly in equity:											
Investments in available-for-sale securities											
Loss recognised in shareholders' equity	-	-	-	-	(1,783)	-	-	(1,783)	-	(1,783)	
Net expense recognised directly in equity	-	-	-	-	(1,783)	-	-	(1,783)	-	(1,783)	
Net income (loss) for the period	-	-	-	-	-	-	121,347	121,347	(66)	121,281	
Balance - as at 31 March 2009	<u>4,726,330</u>	<u>(44,093)</u>	<u>-</u>	<u>31,012</u>	<u>(7,180)</u>	<u>159,100</u>	<u>1,959,206</u>	<u>6,824,375</u>	<u>(1,647)</u>	<u>6,822,728</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

For the three-month periods ended 31 March 2009 and 2008

(Unit: Thousand Baht)

	Separate financial statements							
	Issued and paid		Share subscriptions received in advance	Unsubordinated convertible debentures - equity component	Revaluation surplus (deficit) on changes in value of investments	Retained earnings		Total
	share capital	Share discount				Statutory reserve	Unappropriated	
Balance - as at 31 December 2007	4,724,947	(42,713)	2	23,535	-	119,100	893,120	5,717,991
Income recognised directly in equity:								
Investments in available-for-sale securities								
Gain recognised in shareholders' equity	-	-	-	-	289	-	-	289
Net income recognised directly in equity	-	-	-	-	289	-	-	289
Net income for the period	-	-	-	-	-	-	149,856	149,856
Total income for the period	-	-	-	-	289	-	149,856	150,145
Additional ordinary shares as a result of warrants exercised	1,163	(1,161)	(2)	-	-	-	-	-
Balance - as at 31 March 2008	<u>4,726,110</u>	<u>(43,874)</u>	<u>-</u>	<u>23,535</u>	<u>289</u>	<u>119,100</u>	<u>1,042,976</u>	<u>5,868,136</u>
Balance - as at 31 December 2008	4,726,330	(44,093)	-	23,535	(5,397)	159,100	1,462,374	6,321,849
Expense recognised directly in equity:								
Investments in available-for-sale securities								
Loss recognised in shareholders' equity	-	-	-	-	(1,783)	-	-	(1,783)
Net expense recognised directly in equity	-	-	-	-	(1,783)	-	-	(1,783)
Net income for the period	-	-	-	-	-	-	133,840	133,840
Balance - as at 31 March 2009	<u>4,726,330</u>	<u>(44,093)</u>	<u>-</u>	<u>23,535</u>	<u>(7,180)</u>	<u>159,100</u>	<u>1,596,214</u>	<u>6,453,906</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 periods ended 31 March 2009 and 2008

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 Economic crisis

The financial crisis experienced by the United States of America over the past year has had a far reaching adverse effect on the global economy as evidenced by sharp falls in share prices worldwide, a tight squeeze on credit including interbank lending, failures of large financial institutions and reduced consumer confidence. The crisis has substantially affected the business and financial plans of Thailand enterprises and asset value. Despite efforts made by governments of many countries to contain the crisis, it remains uncertain as to when the global economy will return to normalcy. These financial statements have been prepared on the bases of facts currently known to the Company, and on estimates and assumptions currently considered appropriate. However, they could be adversely affected by an array of future events.

1.3 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 Thai language financial statements.

1.4 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 2008. There has been no change in the composition of the Group during the current period.

1.5 Accounting standards which are effective for the current year

The Federation of Accounting Professions has issued Notification No. 86/2551 mandating the use of new accounting standards as follows.

TAS 36 (revised 2007)	Impairment of Assets
TAS 54 (revised 2007)	Non-current Assets Held for Sale and Discontinued Operations

These accounting standards become effective for the financial statements for fiscal years beginning on or after 1 January 2009. The management has assessed the effect of these accounting standards and believes that they will not have any significant impact on the financial statements for the current period.

1.6 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 2008.

2. Related party transactions

During the periods, the Company and its subsidiaries had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course of business and were concluded on commercial terms and bases agreed upon between the Company and those related parties.

(Unit: Million Baht)

	<u>Separate financial statements</u>		<u>Transfer pricing policy</u>
	For the three-month periods		
	ended 31 March		
	<u>2009</u>	<u>2008</u>	
<u>Transactions with subsidiaries</u>			
(Eliminated from the consolidated financial statements)			
Interest income	8.8	5.7	8.30 to 9.37% per annum
Clubhouse management expenses	2.6	2.2	Contract price

(Unaudited but reviewed)

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	
	31 March	31 December	31 March	31 December
	2009	2008	2009	2008
		(Audited)		(Audited)
<u>Advances to related company</u>				
Bright Development Bangkok Company Limited	-	-	1,500	1,500
Advances to related company	-	-	1,500	1,500
<u>Loans to related companies and interest receivable</u>				
Loans to subsidiaries				
Estate Perfect Company Limited	-	-	79,607	298,713
Bright Development Bangkok Company Limited	-	-	184,294	100,294
Centrepoint Shopping Mall Company Limited	-	-	6,100	5,100
	-	-	270,001	404,107
Interest receivable				
Estate Perfect Company Limited	-	-	19	3,271
Bright Development Bangkok Company Limited	-	-	7,660	4,616
Centrepoint Shopping Mall Company Limited	-	-	198	59
	-	-	7,877	7,946
Loans to related companies and interest receivable, net	-	-	277,878	412,053
<u>Amounts due to related companies</u>				
Perfect Satellite Services Company Limited	-	-	1,584	1,065
Centrepoint Shopping Mall Company Limited	-	-	80,000	80,000
Bright Development Bangkok Company Limited	-	-	1,280	2,889
Amounts due to related companies	-	-	82,864	83,954
<u>Advance from director</u>				
Director	80,000	80,000	-	-
Advance from director	80,000	80,000	-	-

(Unaudited but reviewed)

During the three-month period ended 31 March 2009, movements of loans to related companies were as follow:

(Unit: Thousand Baht)

	Balance as at	During the period		Balance as at
	1 January 2009	Increase	Decrease	31 March 2009
<i>Subsidiaries</i>				
Estate Perfect Company Limited	298,713	105,000	(324,106)	79,607
Bright Development Bangkok Company Limited	100,294	84,000	-	184,294
Centrepoint Shopping Mall Company Limited	5,100	1,000	-	6,100

Directors' and management's remuneration

During the three-month period ended 31 March 2009, the Company and its subsidiaries paid salaries and meeting allowances to their directors and management totaling Baht 12.9 million (Separate financial statements: Baht 9.5 million) (2008: Baht 11.3 million (Separate financial statements: Baht 8.7 million)).

Guarantee obligations with related parties

The Company has outstanding guarantee obligations with its related parties, as described in Note 21.4 a) to the interim financial statements.

3. Trade accounts receivable

As at 31 March 2009 and 31 December 2008, trade accounts receivable were classified by aging as follows:

(Unit: Thousand Baht)

	Consolidated financial statements				
	As at 31 March 2009				
	Less than 3 months	3 - 6 months	6 -12 months	Over 12 months	Total
Accounts receivable - installments	6,518	4,734	5,275	1,417	17,944
Accounts receivable at transfer date	4,180	3,700	50	11,246	19,176
Total	10,698	8,434	5,325	12,663	37,120
Less: Allowance for doubtful debts	-	-	-	(10,293)	(10,293)
Trade accounts receivable, net	10,698	8,434	5,325	2,370	26,827

(Unaudited but reviewed)

(Unit: Thousand Baht)

Consolidated financial statements

As at 31 December 2008 (Audited)

	Less than 3 months	3 - 6 months	6 - 12 months	Over 12 months	Total
Accounts receivable - installments	15,036	5,370	6,108	2,496	29,010
Accounts receivable at transfer date	3,740	50	50	11,246	15,086
Total	18,776	5,420	6,158	13,742	44,096
Less: Allowance for doubtful debts	-	-	-	(10,293)	(10,293)
Trade accounts receivable, net	18,776	5,420	6,158	3,449	33,803

(Unit: Thousand Baht)

Separate financial statements

As at 31 March 2009

	Less than 3 months	3 - 6 months	6 - 12 months	Over 12 months	Total
Accounts receivable - installments	5,400	4,203	5,275	1,417	16,295
Accounts receivable at transfer date	4,180	3,000	-	11,245	18,425
Total	9,580	7,203	5,275	12,662	34,720
Less: Allowance for doubtful debts	-	-	-	(10,293)	(10,293)
Trade accounts receivable, net	9,580	7,203	5,275	2,369	24,427

(Unit: Thousand Baht)

Separate financial statements

As at 31 December 2008 (Audited)

	Less than 3 months	3 - 6 months	6 - 12 months	Over 12 months	Total
Accounts receivable - installments	12,341	5,250	6,108	2,496	26,195
Accounts receivable at transfer date	3,040	-	-	11,246	14,286
Total	15,381	5,250	6,108	13,742	40,481
Less: Allowance for doubtful debts	-	-	-	(10,293)	(10,293)
Trade accounts receivable, net	15,381	5,250	6,108	3,449	30,188

(Unaudited but reviewed)

4. Account receivable - land

The account receivable is to be paid in installments, with the first installment due on 30 April 2009 and full settlement due within December 2009. To date, no settlement of this liability has been received, but the Company is in the process of pursuing collection from the debtor.

5. Project development costs

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	31 March 2009	31 December 2008	31 March 2009	31 December 2008
		(Audited)		(Audited)
Land costs	14,428,813	14,217,302	12,847,373	12,635,862
Development costs	7,061,496	6,960,773	6,433,290	6,343,428
Construction costs	19,255,102	18,832,022	17,870,053	17,529,694
Capitalised interest	4,385,350	4,351,344	4,095,720	4,068,788
Total	45,130,761	44,361,441	41,246,436	40,577,772
Less: Transferred to cost of sales	(34,843,446)	(33,821,534)	(32,784,944)	(31,892,898)
Transferred to settle debt under rehabilitation plan	(1,524,192)	(1,524,192)	(1,524,192)	(1,524,192)
	8,763,123	9,015,715	6,937,300	7,160,682
Less: Allowance for loss on diminution in value of projects	(82,780)	(84,633)	(74,489)	(75,536)
Project development costs, net	8,680,343	8,931,082	6,862,811	7,085,146

Movements in the allowance for loss on diminution in value of projects during the three-month period ended 31 March 2009 are summarised below.

(Unit: Thousand Baht)

	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2009	(84,633)	(75,536)
Less: Allowance reversed during the period upon revenue recognition	1,853	1,047
Balance as at 31 March 2009	(82,780)	(74,489)

(Unaudited but reviewed)

The Company's and its subsidiaries' project land and construction thereon with a net book value of Baht 7,295.6 million as at 31 March 2009 (31 December 2008: Baht 8,352.7 million), have been mortgaged with financial institutions as collateral for credit facilities, guarantees and debentures.

During the current period, the Company transferred land held for development to project development costs amounting to Baht 124.1 million.

During the current period, the Company and its subsidiary included borrowing costs of Baht 34.0 million as cost of "Project development costs" (Separate financial statements: Baht 26.9 million). Interest is charged at rate of 5.0 - 7.3% per annum.

6. Investments in subsidiaries

Details of investments in subsidiaries as presented in separate financial statements are as follows:

(Unit: Thousand Baht)

Company's name	Separate financial statements	
	Cost	
	31 March 2009	31 December 2008
		(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	<u>541,057</u>	<u>541,057</u>

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

7. 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	
	31 March 2009	31 December 2008	31 March 2009	31 December 2008
			(Audited)	
Krungthep Land Public Company Limited	417,120	416,738	360,000	360,000
Total	<u>417,120</u>	<u>416,738</u>	<u>360,000</u>	<u>360,000</u>

(Unaudited but reviewed)

8. Land held for development

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	31 March 2009	31 December 2008	31 March 2009	31 December 2008
		(Audited)		(Audited)
Land costs	3,738,500	3,403,988	3,034,989	3,128,921
Development costs	98,547	98,123	98,547	98,123
Construction costs	17,473	17,473	17,473	17,473
Capitalised interest	487,540	487,540	487,540	487,540
Total	4,342,060	4,007,124	3,638,549	3,732,057
Less: Transferred to cost of sales	(350,702)	(350,702)	(350,702)	(350,702)
Transferred to restructure debt	(1,540,946)	(1,540,946)	(1,540,946)	(1,540,946)
Transferred to settle debt under rehabilitation plan	(151,117)	(151,117)	(151,117)	(151,117)
	2,299,295	1,964,359	1,595,784	1,689,292
Less: Allowance for loss on impairment	(103,990)	(103,990)	(103,990)	(103,990)
Land held for development, net	2,195,305	1,860,369	1,491,794	1,585,302

The land held for development with a net book value of Baht 1,376.7 million as at 31 March 2009 (31 December 2008: Baht 680.8 million) has been mortgaged with financial institutions as collateral for credit facilities and guarantees.

During the current period, the Company transferred land held for development to project development costs amounting to Baht 124.1 million.

9. Advances for purchases of land

(Unit: Thousand Baht)

	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2009	476,160	388,904
Increase during the period	25,470	18,270
Title of plots of land transferred during the period	(102,577)	(16,822)
Balance as at 31 March 2009	399,053	390,352

As at 31 March 2009, the Company and its subsidiaries were contracted to purchase and to sell land amounting to Baht 1,270.5 million (Separate financial statements: Baht 1,236.4 million).

(Unaudited but reviewed)

Approximately Baht 390.6 million (Separate financial statements: Baht 383.4 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, the Company and its subsidiary.

The remaining advances, amounting to approximately Baht 8.5 million (Separate financial statements: Baht 7.0 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.

10. Property, plant and equipment

Movements of the property, plant and equipment account during the three-month period ended 31 March 2009 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at 1 January 2009	400,586	347,717
Acquisitions during period - at cost	24,075	23,887
Disposals during period - net	(13)	(13)
Transfer from project development costs	3,067	3,067
Depreciation for period	(15,558)	(13,312)
Net book value as at 31 March 2009	<u>412,157</u>	<u>361,346</u>

11. Short-term loans from financial institutions

The loans are subject to interest rates tied to the minimum loan rate (MLR) and the minimum overdraft rate (MOR) and are secured by guarantees provided by the Company and the Company's director, and by the mortgage of part of the Company's project land and construction. During the current period, the Company made loan repayments amounting to Baht 262 million.

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

12. Note payable

A subsidiary issued promissory notes to pay land costs and other expenses to a land owner, who is a land broker. The promissory notes are due in installments, no later than 4 March 2010, and are avaled by a financial institution. The aval is secured by a guarantee provided by the Company and the mortgage of the subsidiary's project land and construction.

13. Loans from other company/individuals

The Company

Loan from an individual, amounting to Baht 97.5 million, is subject to interest at a rate of 9% per annum and is secured by the mortgage of part of the Company's project land and construction. The loan is to be repaid within March 2010.

The subsidiary

Loan from an individual, amounting to Baht 80 million, is subject to interest at a rate of 10% per annum and is secured by the mortgage of part of the subsidiary's project land and construction. The loan is to be repaid within March 2010.

Loan from other company, amounting to Baht 55 million, is subject to interest at a rate of 8% per annum and is payable on demand.

14. Debentures

The Company

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 authorised persons have the authority to stipulate details regarding the debentures.

The Company has now been granted approval to offer the debentures by the office of the Securities and Exchange Commission and is awaiting approval of details to offer to investors.

The subsidiary

During the current period, Bright Development Bangkok Company Limited made payment of debentures amounting to Baht 60 million.

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

15. Creditors per rehabilitation plan

During the current period, the Company made payments to creditors per rehabilitation plan for a total of Baht 138 million. Subsequently, on 2 April 2009, the Company paid creditors per rehabilitation plan for a total of Baht 65 million. The Company is in the process of arranging for the creditors to receive settlement of the remaining amount of Baht 63 million.

16. Long-term loans

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2009	31 December 2008	31 March 2009	31 December 2008
		(Audited)		(Audited)
Long-term loans	2,850.3	2,954.4	2,396.9	2,564.9
Less: Current portion	(653.8)	(233.1)	(424.2)	(228.9)
Long-term loans - net of current portion	<u>2,196.5</u>	<u>2,721.3</u>	<u>1,972.7</u>	<u>2,336.0</u>

Movements in the long-term loans account during the three-month period ended 31 March 2009 are summarised below.

	(Unit: Million Baht)	
	Consolidated	Separate
	financial statements	financial statements
Balance as at 1 January 2009	2,954.4	2,564.9
Add: Additional borrowings	738.7	418.2
Less: Repayment	(842.8)	(586.2)
Balance as at 31 March 2009	<u>2,850.3</u>	<u>2,396.9</u>

During the three-month period ended 31 March 2009, the Company and its subsidiary entered into new loan agreements with three financial institutions. Details of the new loans are as follows:

The Company

- A facility of Baht 317 million, subject to interest at a rate 7.25% per annum, is secured by the mortgage of part of the Company's project land and construction. 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% of the selling price, which is not to be less than the amount informed to the bank. Any remaining balance is to be repaid within January 2012. As at 31 March 2009, the outstanding balance of this loan was approximately Baht 115 million.
- A facility of Baht 65 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. It is to be repaid each time a plot of land with house is redeemed from mortgage, at a rate of not less than 60% of the selling price, which is not to be less than the amount informed to the bank. Any remaining balance is to be repaid within January 2011. As at 31 March 2009, the outstanding balance of this loan was approximately Baht 65 million.

The subsidiary

- A facility of Baht 500 million, subject to interest at a rate tied to the minimum loan rate (MLR), is secured by guarantee provided by the Company and the mortgage of part of the subsidiary's project land and construction. 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% of the selling price, which is not to be less than the amount informed to the bank. Any remaining balance is to be repaid within February 2011. As at 31 March 2009, the outstanding balance of this loan was approximately Baht 224 million.

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

(Unaudited but reviewed)

17. Provisions

These comprise the following:

	(Unit: Thousand Baht)	
	Consolidated and separate financial statements	
	<u>31 March 2009</u>	<u>31 December 2008</u>
Short-term provision		(Audited)
Provision for loss arising from minimum revenue guarantee	29,340	26,483
	<u>29,340</u>	<u>26,483</u>

	(Unit: Thousand Baht)	
	Consolidated and separate financial statements	
	<u>31 March 2009</u>	<u>31 December 2008</u>
		(Audited)
Long-term provisions		
Provision for loss arising from minimum revenue guarantee	11,083	13,940
Provision for unconverted debentures	159,613	145,842
	<u>170,696</u>	<u>159,782</u>

18. Corporate income tax

Interim corporate income tax of the Company and 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.

No interim corporate income tax was payable for the three-month period ended 31 March 2008 since the Company had tax loss brought forward from previous years over its estimated net income for the year.

(Unaudited but reviewed)

19. Earnings per share

Consolidated financial statements						
For the three-month periods ended 31 March						
Net income		Weighted average number of ordinary shares		Earnings per share		
<u>2009</u>	<u>2008</u>	<u>2009</u>	<u>2008</u>	<u>2009</u>	<u>2008</u>	
Thousand Baht	Thousand Baht	Thousand shares	Thousand shares	Baht	Baht	
Basic earnings per share						
Net income attributable to equity holders of the parent	121,347	157,701	787,722	787,685	0.154	0.200
Effect of dilutive potential ordinary shares						
Warrants 8,872,576 units (2008: 8,909,176 units)						
Unsubordinated convertible debentures	-	-	8,835	8,887		
Diluted earnings per share						
	-	20,530	-	131,680		
Net income of ordinary shareholders assuming the conversion of dilutive potential ordinary shares	<u>121,347</u>	<u>178,231</u>	<u>796,557</u>	<u>928,252</u>	0.152	0.192

Separate financial statements						
For the three-month periods ended 31 March						
Net income		Weighted average number of ordinary shares		Earnings per share		
<u>2009</u>	<u>2008</u>	<u>2009</u>	<u>2008</u>	<u>2009</u>	<u>2008</u>	
Thousand Baht	Thousand Baht	Thousand shares	Thousand shares	Baht	Baht	
Basic earnings per share						
Net income attributable to equity holders of the parent	133,840	149,856	787,722	787,685	0.170	0.190
Effect of dilutive potential ordinary shares						
Warrants 8,872,576 units (2008: 8,909,176 units)						
Unsubordinated convertible debentures	21,713	20,530	131,680	131,680		
Diluted earnings per share						
Net income of ordinary shareholders assuming the conversion of dilutive potential ordinary shares	<u>155,553</u>	<u>170,386</u>	<u>928,327</u>	<u>928,252</u>	0.168	0.184

Since the conversion to ordinary shares of the unsubordinated convertible debentures would increase earnings per share in the consolidated financial statement for the three-month period ended 31 March 2009. Therefore the Company has not assumed conversion of unsubordinated convertible debentures in calculation of diluted earnings per share in the consolidated financial statement for the three-month period ended 31 March 2009.

20. Financial information by segment

The Company's and its subsidiaries' operations involve principally a single industry segment, property development, and are carried on in the single geographic area of Thailand. As a result, all of the revenues, operating income and assets as reflected in these financial statements pertain to the aforementioned industry segment and geographic area.

21. Commitments and contingent liabilities

21.1 Capital commitments

- a) The Company and its subsidiary had outstanding commitments of approximately Baht 457.4 million 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.
- b) The Company and its subsidiary had outstanding capital commitments of approximately Baht 879.9 million in respect of purchases of land.
- c) The subsidiary had the outstanding capital commitments of approximately Baht 16.8 million in respect of land lease for real estate development.
- d) The subsidiary had outstanding commitments of approximately Baht 14.0 million in respect of a design contract for a shopping center and office project.
- e) The Company had 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.

21.2 Operating lease commitments

The Company and its subsidiary have entered into several lease agreements in respect of the lease of land, vehicles, advertising board, office space and various services. The terms of the agreements are generally between 1 and 3 years. Operating lease agreements are non-cancellable.

As at 31 March 2009, future minimum lease payments required under these non-cancellable operating lease contracts were as follows.

	<u>Million Baht</u>
Payable within:	
Less than 1 year	40.8
1 to 3 years	10.0

During the period, the Company and its subsidiaries recognised rental expenses of Baht 6.1 million (Separate financial statements: Baht 4.9 million).

21.3 Long-term service commitments

The Company has entered into clubhouse management agreements with its subsidiary. Under the conditions of these agreements, the Company is to pay monthly service fees as stipulated in the agreements. The fees for the period amounted to approximately Baht 2.6 million.

21.4 Guarantees

- a) The Company has guaranteed debentures and bank credit facilities of its subsidiaries amounting to Baht 1,906.4 million.
- b) As at 31 March 2009, there were outstanding bank guarantees of approximately Baht 411.4 million in respect of public utilities issued by the banks on behalf of the Company and its subsidiary.
- c) As at 31 March 2009, 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.

22. Subsequent event

The Annual General Meeting of the Company's shareholders held on 30 April 2009 passed a resolution to approve payment of a dividend of Baht 0.36 per share, totaling Baht 283.6 million, in respect of the year 2008 income. The dividend is to be paid within 30 May 2009.

23. Approval of financial statements

These financial statements were authorised for issue by the Company's authorised director on 14 May 2009.