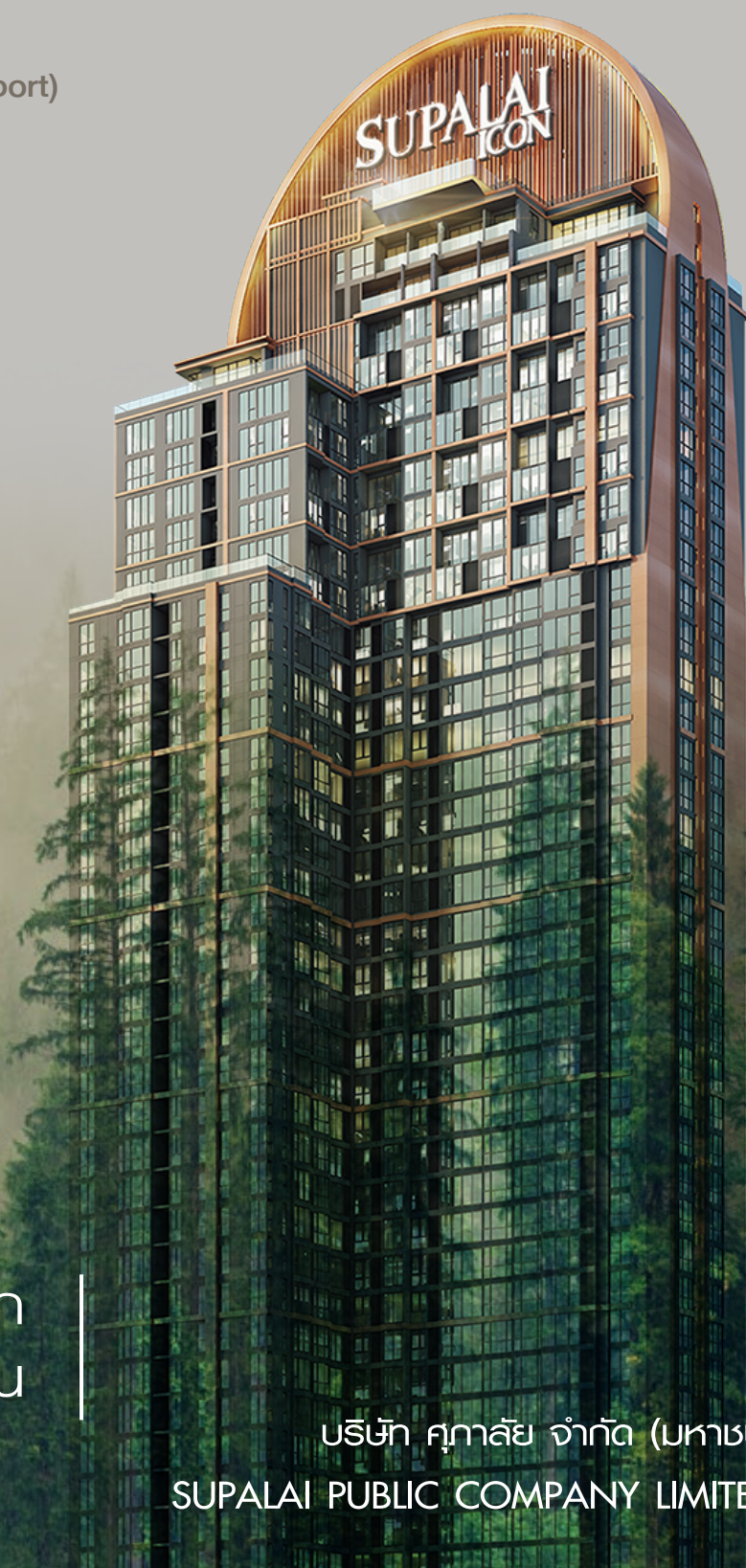


SUPALAI

แบบแสดงรายการข้อมูลประจำปี/รายงานประจำปี 2565
(แบบ 56-1 One Report)

Annual Registration Statement /Annual Report 2022
(Form 56-1 One Report)
(รายงานทางการเงิน / Financial Report)



Eco World Zero Waste

ลดก๊าซเรือนกระจก
ลดโลกร้อนอย่างยั่งยืน

บริษัท สุपालย์ จำกัด (มหาชน)
SUPALAI PUBLIC COMPANY LIMITED

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REPORT ON THE BOARD OF DIRECTOR'S RESPONSIBILITY FOR FINANCIAL REPORT

The Board of Directors is responsible for financial statements of Supalai Public Company Limited and the consolidated financial statements of Supalai Public Company Limited and its subsidiaries including the information technology regarding financial matters appear in the annual report. The financial statements have been prepared in accordance with Thai Financial Reporting Standards enunciated under the Accounting Profession Act B.E. 2004, and the financial reporting requirements of the Securities and Exchange Commission under the Securities and Exchange Act B.E. 1992, in addition, their presentation has been made in compliance with the stipulations of the Notification of the Department of Business Development dated 28 September 2011, issued under the Accounting Act B.E. 2000., whereby appropriate accounting policies have been utilized and implemented on a continual basis with careful discretion and best practice for the forecast. Also, important information has been sufficiently disclosed in the notes to financial statements in order to be transparent and beneficial to shareholders and general investors.

The Board of Director has provided suitable and efficient internal control system to reasonably assure that the accounting information is correct, complete, adequate and timely in order to maintain the property and prevent dishonest act or adverse act in material matters. It has also appointed the Audit Committee comprising independent directors who perform supervisory duties and review accounting policies and quality of financial reports, internal control system and the internal audit procedures to be efficient. The opinions of the Audit Committee on the above-mentioned matters are as appear in the report of the Audit Committee as presented in the annual report.

The financial statements of the Company and the consolidated financial statements of the Company and its subsidiaries have been audited by an independent certified public accountant, which was EY Office Limited. For the audit, the Board of Directors has provided information and documents in order for the auditor to be able to perform the auditing work and express opinions according to the accounting standards. Such opinions of the auditor appear without qualifying in the report of the auditor as presented in the annual report.

The Board of Directors is of the opinion that the overall internal control system of the Company has maintained an effective internal control at an adequate and appropriate level of protection and created reasonable confidence that the financial statements of Supalai Public Company Limited and the consolidated financial statements of Supalai Public Company Limited and its subsidiaries for the year ended 31 December 2022 are reliable in all material respects and have been prepared in accordance with Thai Financial Reporting standards and relevant laws and regulations.



(Dr. Prateep Tangmatitham)

Chairman of the Board of Directors
Supalai Public Company Limited

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Supalai Public Company Limited

Opinion

I have audited the accompanying consolidated financial statements of Supalai Public Company Limited and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at 31 December 2022, and the related consolidated statements of income, comprehensive income, changes in shareholders' equity and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies, and have also audited the separate financial statements of Supalai Public Company Limited for the same period.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Supalai Public Company Limited and its subsidiaries and of Supalai Public Company Limited as at 31 December 2022, their financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards.

Basis for Opinion

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

Key Audit Matters

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

I have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report, including in relation to these matters. Accordingly, my audit included the performance of procedures designed to respond to my assessment of the risks of material misstatement of the financial statements. The results of my audit procedures, including the procedures performed to address the matters below, provide the basis for my audit opinion on the accompanying financial statements as a whole.

Key audit matter and how audit procedures respond for each matter are described below.

Revenue recognition from sales of real estate

The amount of revenue from sales of real estate is highly significant. In addition, the Group has variety of sales conditions. Recording of revenue recognition and presentation in the financial statements in accordance with the Thai Financial Reporting Standards are important as they directly affect the operating results which are interested by the users of the financial statements.



I assessed and tested the effectiveness of the Group's internal controls relating to the revenue cycle, on a sampling basis, examined supporting documents such as sales contracts and ownership transfer documents etc. of sale transactions during the year, expanded the scope of audit near the end of the reporting period and tested sale transactions with respect to the accuracy and timing of revenue recognition. I also performed analytical procedures on disaggregated data, including reconciliation of sales to cash receipts, to detect possible irregularities in sale transactions throughout the period, particularly accounting entries made through journal vouchers.

Other Information

Management is responsible for the other information. The other information comprise the information included in annual report of the Group, but does not include the financial statements and my auditor's report thereon. The annual report of the Group is expected to be made available to me after the date of this auditor's report.

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

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

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

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

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



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

I am responsible for the audit resulting in this independent auditor's report.

Supachai Phanyawattano

Certified Public Accountant (Thailand) No. 3930

EY Office Limited

Bangkok: 21 February 2023

Supalai Public Company Limited and its subsidiaries
Statement of financial position
As at 31 December 2022

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	31 December 2022	31 December 2021	31 December 2022	31 December 2021
Assets					
Current assets					
Cash and cash equivalents		1,314,835,216	1,625,570,363	450,535,091	570,534,323
Trade and other receivables		38,416,482	51,118,319	68,433,208	49,034,006
Dividend receivable from subsidiaries	6	-	-	75,023,950	87,990,222
Short-term loans to subsidiaries and interest receivables	6	-	-	379,843,287	309,636,473
Property development costs	7	65,675,185,661	62,103,939,938	56,990,419,716	57,904,954,978
Deposits for land purchase		679,948,609	303,838,480	347,826,717	247,086,953
Advance payment for construction materials		120,076,150	215,931,320	120,076,149	215,931,320
Current portion of cost to obtain contracts with customers		88,016,123	196,205,777	63,902,811	178,264,848
Other current financial assets	8	667,085,143	291,966,528	167,217,385	291,966,528
Other current assets		509,552,979	399,190,491	374,441,275	282,126,509
Total current assets		69,093,116,363	65,187,761,216	59,037,719,589	60,137,526,160
Non-current assets					
Long-term loans to related parties and interest receivables	6	1,247,313,661	1,075,181,007	-	-
Other non-current financial assets	8	6,500,851,865	2,116,325,191	5,581,116,032	728,607,322
Investments in subsidiaries	9	-	-	8,740,630,303	4,627,354,850
Investments in joint ventures and associates	10, 11	1,114,876,944	1,212,560,869	-	3,600,000
Investment properties	12	1,137,320,487	1,161,123,120	768,706,669	764,303,125
Property, building and equipment	13	389,305,057	343,696,552	262,015,780	213,873,290
Goodwill		87,816,013	91,135,166	-	-
Intangible assets	14	78,472,387	69,861,176	67,755,605	60,268,807
Deferred tax assets	25	235,647,295	122,648,113	203,146,996	99,879,844
Cost to obtain contracts with customers, net of current portion		12,401,045	27,389,700	12,401,045	27,389,700
Other non-current assets		26,940,501	24,556,755	25,317,612	23,039,017
Total non-current assets		10,830,945,255	6,244,477,649	15,661,090,042	6,548,315,955
Total assets		79,924,061,618	71,432,238,865	74,698,809,631	66,685,842,115

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



Supalai Public Company Limited and its subsidiaries
Statement of financial position (continued)
As at 31 December 2022

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	31 December 2022	31 December 2021	31 December 2022	31 December 2021
Liabilities and shareholders' equity					
Current liabilities					
Bills of exchange payable	15	3,981,572,202	3,980,820,587	3,981,572,202	3,980,820,587
Trade and other payables	6, 16	2,939,178,511	2,468,971,183	2,308,133,417	2,224,570,150
Current portion of borrowings:					
- Long-term loans from banks	17	8,126,731,720	6,536,031,008	7,940,731,720	6,318,444,705
- Debentures	18	8,541,742,993	5,396,273,695	8,541,742,993	5,396,273,695
Income tax payable		1,096,684,770	1,078,916,355	1,014,006,626	976,827,068
Deposits and advances received from customers		2,004,133,854	3,288,667,775	1,964,762,890	3,244,673,474
Retention guarantees		712,888,648	694,395,342	664,610,800	656,505,552
Other current liabilities		368,644,203	372,694,040	346,818,448	316,148,057
Total current liabilities		27,771,576,901	23,816,769,985	26,762,379,096	23,114,263,288
Non-current liabilities					
Net of current portion of borrowings:					
- Long-term loans from banks	17	69,230,781	-	-	-
- Debentures	18	3,816,720,431	3,976,490,628	3,816,720,431	3,976,490,628
Provision for long-term employee benefits	19	263,671,086	241,249,892	237,298,977	217,130,181
Deferred tax liabilities	25	359,541,838	379,839,073	19,560,496	75,251,008
Other non-current liabilities		180,435,673	91,557,961	170,970,820	86,095,648
Total non-current liabilities		4,689,599,809	4,689,137,554	4,244,550,724	4,354,967,465
Total liabilities		32,461,176,710	28,505,907,539	31,006,929,820	27,469,230,753

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

Supalai Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 December 2022

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 December 2022	31 December 2021	31 December 2022	31 December 2021
Shareholders' equity					
Share capital					
Registered					
1,955,666,261 ordinary shares of Baht 1 each					
2021: 2,145,691,561 ordinary shares	20	<u>1,955,666,261</u>	<u>2,145,691,561</u>	<u>1,955,666,261</u>	<u>2,145,691,561</u>
Issued and fully paid-up					
1,953,054,030 ordinary shares of Baht 1 each					
2021: 2,143,079,330 ordinary shares	20	<u>1,953,054,030</u>	<u>2,143,079,330</u>	<u>1,953,054,030</u>	<u>2,143,079,330</u>
Share premium		<u>1,498,995,415</u>	<u>1,498,995,415</u>	<u>1,498,995,415</u>	<u>1,498,995,415</u>
Treasury share premium	20	<u>61,466,231</u>	<u>453,211,503</u>	<u>-</u>	<u>391,745,272</u>
Retained earnings					
Appropriated					
Statutory reserve	21	<u>214,569,156</u>	<u>214,569,156</u>	<u>214,569,156</u>	<u>214,569,156</u>
Treasury stock reserve	20	<u>-</u>	<u>2,999,998,530</u>	<u>-</u>	<u>2,999,998,530</u>
Unappropriated		<u>43,886,553,055</u>	<u>37,824,295,317</u>	<u>40,337,234,916</u>	<u>34,847,085,327</u>
Treasury stocks	20	<u>-</u>	<u>(2,999,998,530)</u>	<u>-</u>	<u>(2,999,998,530)</u>
Other components of shareholders' equity		<u>(1,100,335,655)</u>	<u>(64,581,030)</u>	<u>(311,973,706)</u>	<u>121,136,862</u>
Equity attributable to owners of the Company		<u>46,514,302,232</u>	<u>42,069,569,691</u>	<u>43,691,879,811</u>	<u>39,216,611,362</u>
Non-controlling interests of the subsidiaries		<u>948,582,676</u>	<u>856,761,635</u>	<u>-</u>	<u>-</u>
Total shareholders' equity		<u>47,462,884,908</u>	<u>42,926,331,326</u>	<u>43,691,879,811</u>	<u>39,216,611,362</u>
Total liabilities and shareholders' equity		<u>79,924,061,618</u>	<u>71,432,238,865</u>	<u>74,698,809,631</u>	<u>66,685,842,115</u>

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



Supalai Public Company Limited and its subsidiaries

Income statement

For the year ended 31 December 2022

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2022	2021	2022	2021
Revenues					
Revenue from sales of real estate		34,221,838,635	28,937,908,037	31,488,599,183	26,974,106,111
Revenue from rental and services		264,028,998	222,186,982	194,040,284	182,392,238
Other income	23	1,014,845,561	487,389,377	950,504,599	504,968,495
Total revenues		35,500,713,194	29,647,484,396	32,633,144,066	27,661,466,844
Expenses					
Cost of real estate sales		20,890,639,222	17,358,016,192	19,062,728,766	16,029,076,008
Cost of rental and services		178,916,198	159,614,626	83,882,109	80,833,266
Selling expenses		2,086,924,939	1,808,719,654	1,986,377,732	1,727,424,120
Administrative expenses		1,942,466,393	1,512,564,910	1,638,288,628	1,297,525,211
Total expenses		25,098,946,752	20,838,915,382	22,771,277,235	19,134,858,605
Profit from operating activities		10,401,766,442	8,808,569,014	9,861,866,831	8,526,608,239
Share of profit from investments in joint ventures and associates	10, 11	390,476,827	532,938,851	-	-
Finance cost		(276,792,951)	(258,922,398)	(271,491,736)	(251,750,959)
Profit before income tax expenses		10,515,450,318	9,082,585,467	9,590,375,095	8,274,857,280
Income tax expenses	25	(2,212,138,384)	(1,943,114,343)	(1,968,659,580)	(1,662,210,238)
Profit for the year		8,303,311,934	7,139,471,124	7,621,715,515	6,612,647,042
Profit attributable to:					
Equity holders of the Company		8,173,261,445	7,070,321,213	7,621,715,515	6,612,647,042
Non-controlling interests of the subsidiaries		130,050,489	69,149,911		
		8,303,311,934	7,139,471,124		
Earnings per share	26				
Basic earnings per share					
Profit attributable to equity holders of the Company		4.19	3.63	3.91	3.39

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

Supalai Public Company Limited and its subsidiaries
Statement of comprehensive income
For the year ended 31 December 2022

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Profit for the year	<u>8,303,311,934</u>	<u>7,139,471,124</u>	<u>7,621,715,515</u>	<u>6,612,647,042</u>
Other comprehensive income:				
<i>Other comprehensive income to be reclassified to profit or loss in subsequent periods:</i>				
Exchange differences on translation of financial statements in foreign currency - net of income tax	(409,033,721)	213,033,408	-	-
Loss on changes in value of debt investments at fair value through other comprehensive income - net of income tax	<u>-</u>	<u>(4,028,926)</u>	<u>-</u>	<u>-</u>
Other comprehensive income to be reclassified to profit or loss in subsequent periods - net of income tax	<u>(409,033,721)</u>	<u>209,004,482</u>	<u>-</u>	<u>-</u>
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent periods</i>				
Actuarial gain - net of income tax	-	12,808,020	-	13,318,471
Gain (loss) on changes in value of equity investments designated at fair value through other comprehensive income - net of income tax	<u>(594,808,212)</u>	<u>143,876,677</u>	<u>(420,788,486)</u>	<u>91,167,153</u>
Other comprehensive income not to be reclassified to profit or loss in subsequent periods - net of income tax	<u>(594,808,212)</u>	<u>156,684,697</u>	<u>(420,788,486)</u>	<u>104,485,624</u>
Other comprehensive income for the year	<u>(1,003,841,933)</u>	<u>365,689,179</u>	<u>(420,788,486)</u>	<u>104,485,624</u>
Total comprehensive income for the year	<u><u>7,299,470,001</u></u>	<u><u>7,505,160,303</u></u>	<u><u>7,200,927,029</u></u>	<u><u>6,717,132,666</u></u>
Total comprehensive income attributable to:				
Equity holders of the Company	7,170,391,121	7,438,224,575	<u>7,200,927,029</u>	<u>6,717,132,666</u>
Non-controlling interests of the subsidiaries	<u>129,078,880</u>	<u>66,935,728</u>		
	<u><u>7,299,470,001</u></u>	<u><u>7,505,160,303</u></u>		

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



Supalai Public Company Limited and its subsidiaries
Statement of changes in shareholders' equity
For the year ended 31 December 2022

Consolidated financial statements															(Unit: Baht)	
Equity attributable to shareholders of the Company																
Note	Issued and fully paid-up share capital	Share premium	Treasury share premium	Retained earnings			Other components of equity									
				Statutory reserve	Appropriated Treasury stock	Unappropriated reserve	Treasury stocks	financial statements in foreign currency	Exchange differences on translation of financial statements	Fair value reserve of financial assets at fair value through other comprehensive income - net of income tax	Surplus on change in ownership interests of subsidiaries	Total other components of shareholders' equity	Total equity attributable to owners of the Company	Equity attributable to non-controlling interests of the subsidiaries		Total shareholders' equity
Balance as at 1 January 2021																
Profit for the year	2,143,079,330	1,498,995,415	453,211,503	214,569,156	2,999,998,530	32,617,690,167	(2,999,998,530)	(408,594,038)	32,249,219	28,168,350	(348,176,469)	36,579,369,102	816,507,296	37,395,876,398		
Other comprehensive income for the year	-	-	-	-	-	7,070,321,213	-	-	-	-	-	7,070,321,213	69,149,911	7,139,471,124		
Total comprehensive income for the year	-	-	-	-	-	12,460,212	-	213,033,408	142,402,963	-	355,436,371	367,896,583	(2,214,183)	365,682,400		
Dividend paid	-	-	-	-	-	7,082,781,425	-	213,033,408	142,402,963	-	355,436,371	7,438,217,796	66,935,728	7,505,153,524		
29	-	-	-	-	-	(1,948,136,305)	-	-	-	-	-	(1,948,136,305)	-	(1,948,136,305)		
Surplus on investments in subsidiaries arising as a result of purchase the investment in subsidiary on price less than the net book value at the purchase date																
Dividend paid to non-controlling interest of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Transfer of fair value reserve to retained earnings	-	-	-	-	-	71,960,030	-	-	(71,960,030)	-	-	-	-	-		
8	-	-	-	-	-	-	-	(195,560,630)	102,692,152	28,287,448	(64,581,030)	42,069,569,691	856,761,635	42,926,331,326		
Balance as at 31 December 2021																
Balance as at 1 January 2022																
Profit for the year	2,143,079,330	1,498,995,415	453,211,503	214,569,156	2,999,998,530	37,824,295,317	(2,999,998,530)	(195,560,630)	102,692,152	28,287,448	(64,581,030)	42,069,569,691	856,761,635	42,926,331,326		
Other comprehensive income for the year	-	-	-	-	-	8,173,261,445	-	-	-	-	-	8,173,261,445	130,050,489	8,303,311,934		
Total comprehensive income for the year	-	-	-	-	-	-	-	(409,033,721)	(593,836,603)	-	(1,002,870,324)	(1,002,870,324)	(971,609)	(1,003,841,933)		
Resales of treasury stocks	-	-	-	-	-	8,173,261,445	-	(409,033,721)	(593,836,603)	-	(1,002,870,324)	7,170,391,121	129,078,880	7,299,470,001		
Reduction of paid-up share capital by writing off treasury stocks	-	-	26,759,216	-	(75,613,002)	75,613,002	75,613,002	(409,033,721)	(593,836,603)	-	(1,002,870,324)	102,372,218	-	102,372,218		
20	(190,025,300)	-	(418,504,488)	-	-	(2,315,855,740)	2,924,385,528	-	-	-	-	-	-	-		
Reversal of appropriated retained earnings for treasury stocks																
20	-	-	-	-	(2,924,385,528)	2,924,385,528	-	-	-	-	-	-	-	-		
29	-	-	-	-	-	(2,628,030,798)	-	-	-	-	-	(2,828,030,798)	-	(2,828,030,798)		
Dividend paid to non-controlling interest of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Transfer of fair value reserve to retained earnings	-	-	-	-	-	32,884,301	-	-	(32,884,301)	-	-	-	(37,257,839)	(37,257,839)		
8	-	-	-	-	-	-	-	(604,594,351)	(524,028,752)	28,287,448	(1,100,335,655)	46,514,302,232	946,582,676	47,462,884,908		
Balance as at 31 December 2022																

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



Supalai Public Company Limited and its subsidiaries
Statement of changes in shareholders' equity (continued)
For the year ended 31 December 2022

Separate financial statements											(Unit: Baht)
	Note	Issued and fully paid-up share capital	Share premium	Treasury share premium	Statutory reserve	Appropriated	Unappropriated	Treasury stocks	Other components of equity	Total shareholders' equity	
						Treasury stock reserve			Other comprehensive income	Fair value reserve of financial assets at fair value through other comprehensive income - net of income tax	
Balance as at 1 January 2021		2,143,079,330	1,498,995,415	391,745,272	214,569,156	2,999,998,530	30,155,310,545	(2,999,998,530)	43,915,283	34,447,615,001	
Profit for the year		-	-	-	-	-	6,612,647,042	-	-	6,612,647,042	
Other comprehensive income for the year		-	-	-	-	-	13,318,471	-	91,167,153	104,485,624	
Total comprehensive income for the year		-	-	-	-	-	6,625,965,513	-	91,167,153	6,717,132,666	
Dividend paid	29	-	-	-	-	-	(1,948,136,305)	-	-	(1,948,136,305)	
Transfer of fair value reserve to retained earnings	8	-	-	-	-	-	13,945,574	-	(13,945,574)	-	
Balance as at 31 December 2021		2,143,079,330	1,498,995,415	391,745,272	214,569,156	2,999,998,530	34,847,085,327	(2,999,998,530)	121,136,862	39,216,611,362	
Balance as at 1 January 2022		2,143,079,330	1,498,995,415	391,745,272	214,569,156	2,999,998,530	34,847,085,327	(2,999,998,530)	121,136,862	39,216,611,362	
Profit for the year		-	-	-	-	-	7,621,715,515	-	-	7,621,715,515	
Other comprehensive income for the year		-	-	-	-	-	-	-	(420,788,486)	(420,788,486)	
Total comprehensive income for the year		-	-	-	-	(75,613,002)	75,613,002	75,613,002	(420,788,486)	7,200,927,029	
Resales of treasury stocks	20	-	-	26,759,216	-	-	-	-	-	102,372,218	
Reduction of paid-up share capital by writing off treasury stocks	20	(190,025,300)	-	(418,504,488)	-	-	(2,315,855,740)	2,924,385,528	-	-	
Reversal of appropriated retained earnings for treasury stocks	20	-	-	-	-	(2,924,385,528)	2,924,385,528	-	-	-	
Dividend paid	29	-	-	-	-	-	(2,828,030,798)	-	-	(2,828,030,798)	
Transfer of fair value reserve to retained earnings	8	-	-	-	-	-	12,322,082	-	(12,322,082)	-	
Balance as at 31 December 2022		1,953,054,030	1,498,995,415	-	214,569,156	-	40,337,234,916	-	(311,973,706)	43,691,879,811	

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

Supalai Public Company Limited and its subsidiaries

Cash flow statement

For the year ended 31 December 2022

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Cash flows from operating activities				
Profit before tax	10,515,450,318	9,082,585,467	9,590,375,095	8,274,857,280
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities:				
Decrease in property development costs from transferring to cost of real estate	20,669,652,177	17,195,538,845	18,918,848,058	15,938,448,902
Amortisation of costs to obtain contracts with customers	295,449,407	281,677,365	295,449,407	281,677,365
Depreciation and amortisation	127,386,808	122,706,524	84,453,949	80,255,230
Gain on sales of other current financial assets	-	(626,969)	-	-
Share of profit from investments in joint ventures and associates	(390,476,827)	(532,938,851)	-	-
Loss on sales of investment in associate	536,037	-	2,285,100	-
Gain on sales of equipment	(2,264,825)	(267,680)	(2,815,532)	(174,621)
Provision for contributions for housing estate juristic persons	84,019,612	80,185,178	80,000,000	75,000,000
Provision for long-term employee benefits	26,067,910	22,570,313	23,257,813	20,088,063
Unrealised gain on exchange	(629,832)	(38,026,929)	(629,832)	(38,026,929)
Unrealised gain on derivatives	(3,070,829)	-	(3,070,829)	-
Dividend income	(317,067,070)	(31,790,299)	(351,886,141)	(131,546,838)
Interest income	(156,634,305)	(161,315,379)	(35,324,690)	(34,160,969)
Finance cost	276,792,951	258,922,398	271,491,736	251,750,959
Profit from operating activities before changes in operating assets and liabilities	31,125,211,532	26,279,219,983	28,872,434,134	24,718,168,442
Operating assets decrease (increase)				
Trade and other receivables	15,938,496	(8,910,404)	(20,876,212)	(2,779,682)
Property development costs	(23,785,342,548)	(18,700,656,153)	(17,745,424,253)	(17,028,402,877)
Other current assets	(246,800,747)	(131,390,560)	46,111,991	(66,616,317)
Costs to obtain contracts with customers	(172,924,509)	(119,866,818)	(166,098,715)	(101,925,889)
Other non-current assets	(2,383,745)	(575,821)	(2,278,596)	(1,083,973)
Operating liabilities increase (decrease)				
Trade and other payables	102,153,236	3,189,264	(114,407,523)	(67,583,833)
Deposits and advances received from customers	(1,284,533,921)	(1,546,701,513)	(1,279,910,584)	(1,549,320,640)
Other current liabilities	8,982,134	191,992,072	38,498,735	116,661,676
Provision for long-term employee benefits	(3,646,716)	(4,485,852)	(3,089,017)	(4,026,540)
Other non-current liabilities	4,858,100	2,863,957	4,875,171	3,341,666
Cash flows from operating activities	5,761,511,312	5,964,678,155	9,629,835,131	6,016,432,033
Cash paid for interest expenses	(261,091,066)	(317,929,972)	(246,679,275)	(308,482,485)
Cash paid for corporate income tax	(2,230,415,050)	(1,637,718,418)	(1,985,240,563)	(1,406,437,958)
Net cash flows from operating activities	3,270,005,196	4,009,029,765	7,397,915,293	4,301,511,590

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

Supalai Public Company Limited and its subsidiaries

Cash flow statement (continued)

For the year ended 31 December 2022

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Cash flows from investing activities				
Increase in short-term loans to subsidiaries	-	-	(70,200,000)	(240,600,000)
Decrease (increase) in long-term loans to related parties	(88,607,041)	76,093,562	-	-
Purchase of other financial assets	(6,567,981,806)	(2,567,449,729)	(5,780,213,958)	(339,891,339)
Proceeds from sales of other financial assets	1,092,926,200	1,918,800,066	551,887,980	312,241,206
Increase in investments in subsidiaries	-	-	(4,113,275,453)	(240,651,355)
Decrease in other payable for purchase of investment	(48,525,400)	-	-	-
Proceeds from sales of investment in associate	1,314,900	-	1,314,900	-
Acquisitions of investment properties	(30,478,560)	(32,943,893)	(30,029,429)	(32,674,196)
Acquisitions of property, building and equipment	(73,546,878)	(40,213,342)	(60,352,623)	(29,731,768)
Acquisitions of intangible assets	(21,190,816)	(10,935,433)	(18,852,816)	(1,241,585)
Proceeds from sales of equipment	3,099,300	827,610	2,861,718	679,558
Interest received	38,737,951	66,854,292	44,899,877	58,919,060
Dividend received	621,349,023	388,930,684	221,541,062	43,556,616
Net cash flows used in investing activities	(5,072,903,127)	(200,036,183)	(9,250,418,742)	(469,393,803)
Cash flows from financing activities				
Cash receipt from bills of exchange payable	5,000,000,000	10,000,000,000	5,000,000,000	10,000,000,000
Cash paid for repayment of bills of exchange payable	(5,000,000,000)	(9,000,000,000)	(5,000,000,000)	(9,000,000,000)
Cash receipt from long-term loans from banks	63,105,484,288	41,778,844,864	59,728,982,265	39,248,772,840
Cash paid for repayment of long-term loans from banks	(61,443,336,388)	(43,754,573,290)	(58,106,695,250)	(41,316,139,740)
Proceeds from issuance of debentures	8,335,896,482	3,402,265,960	8,335,896,482	3,402,265,960
Cash paid for settlement of debentures	(5,500,000,000)	(4,000,000,000)	(5,500,000,000)	(4,000,000,000)
Acquisition of non-controlling interests of the subsidiary	-	(1,671,930)	-	-
Cash receipt from resales of treasury stocks	102,372,218	-	102,372,218	-
Dividend paid	(2,828,051,498)	(1,947,733,051)	(2,828,051,498)	(1,947,733,051)
Subsidiary paid dividend for non-controlling interest of the subsidiary	(37,152,046)	(24,824,003)	-	-
Net cash flows from (used in) financing activities	1,735,213,056	(3,547,691,450)	1,732,504,217	(3,612,833,991)
Translation adjustments	(243,050,272)	29,826,457	-	-
Net increase (decrease) in cash and cash equivalents	(310,735,147)	291,128,589	(119,999,232)	219,283,796
Cash and cash equivalents at beginning of year	1,625,570,363	1,334,441,774	570,534,323	351,250,527
Cash and cash equivalents at end of year	1,314,835,216	1,625,570,363	450,535,091	570,534,323

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



Supalai Public Company Limited and its subsidiaries

Notes to consolidated financial statements

For the year ended 31 December 2022

1. General information

Supalai Public Company Limited (“the Company”) is a public company incorporated and domiciled in Thailand. The Company is principally engaged in property development. The registered office of the Company is at 1011 Supalai Grand Tower, Rama 3 Road, Chongnonsri, Yannawa, Bangkok.

On 19 June 2020, the Company’s Board of Directors’ meeting No. 7/2020 passed a resolution approving the Company to proceed with the following actions:

- a) Dispose of the title to land, buildings and fixtures, together with other movable properties, of Supalai Grand Tower project (“Supalai Grand Tower Project”) to Supalai Real Estate Investment Trust (“SPALIRT”) at a price of not less than Baht 3,000 million
- b) Invest in not more than 20% of total units to be issued and offered for sale by SPALIRT in the event that SPALIRT receives approval to be established and to offer units for sale.

On 8 June 2021, the Company’s Board of Directors’ meeting No. 6/2021 passed a resolution approving the Company to change the selling price of Supalai Grand Tower and the proportionate investment in trust units of SPALIRT, specifying a price of not less than Baht 2,850 million and investment in not more than 30% of all trust units issued.

On 22 February 2022, the Company’s Board of Directors’ meeting No. 2/2022 passed a resolution approving the Company’s cancellation of the establishment of Supalai Real Estate Investment Trust (“SPALIRT”) through disposal of Supalai Grand Tower Project to SPALIRT, including disposal of the investment in Adelphi Real Estate Management Co., Ltd., which is the REIT manager of SPALIRT, at a price of Baht 1.3 million. The Company sold such investment and recorded loss on sales of investment in associate amounting to Baht 0.5 million (Separate financial statement: Baht 2.3 million) in the income statement for the current year.

2. Basis of preparation

- 2.1 The financial statements have been prepared in accordance with Thai Financial Reporting Standards enunciated under the Accounting Profession Act B.E. 2547 and their presentation has been made in compliance with the stipulations of the Notification of the Department of Business Development, issued under the Accounting Act B.E. 2543.

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

The financial statements have been prepared on a historical cost basis except where otherwise disclosed in the accounting policies.

2.2 Basis of consolidation

- a) The consolidated financial statements include the financial statements of Supalai Public Company Limited (“the Company”) and the following subsidiary companies (“the subsidiaries”) (collectively as “the Group”):

Company's name	Nature of business	Country of incorporation	Percentage of shareholding	
			<u>2022</u>	<u>2021</u>
			(Percent)	(Percent)
<u>Investments in subsidiaries (held by the Company)</u>				
Supalai Northeast Company Limited	Property development	Thailand	99	99
Phuket Estate Company Limited	Hotel and property development	Thailand	82	82
Haadyai Nakarin Company Limited	Property development	Thailand	57	57
Supalai Property Management Company Limited	Hotel management and property development	Thailand	100	100
Supalai Philippines Incorporate	Investment in securities	Philippines	100	100
Supalai Singapore Holdings Pte. Ltd.	Holdings company	Singapore	100	100
<u>Investments in subsidiaries (held by Supalai Singapore Holdings Pte. Ltd.)</u>				
Supalai Australia Holdings Pty Ltd	Holdings company	Australia	100	100
<u>Investments in subsidiaries (held by Supalai Australia Holdings Pty Ltd)</u>				
Supalai Rippleside Development Pty Ltd	Holdings company	Australia	100	100
Supalai Officer Development Pty Ltd	Holdings company	Australia	100	100
Supalai Greenvale Development Pty Ltd	Holdings company	Australia	100	100
<u>Investments in subsidiaries (held by Supalai Rippleside Development Pty Ltd)</u>				
Balmoral Quay Pty Ltd	Property development	Australia	100	100



- b) The Company is deemed to have control over an investee or subsidiaries if it has rights, or is exposed, to variable returns from its involvement with the investee, and it has the ability to direct the activities that affect the amount of its returns.
- c) Subsidiaries are fully consolidated, being the date on which the Company obtains control, and continue to be consolidated until the date when such control ceases.
- d) The financial statements of the subsidiaries are prepared using the same significant accounting policies as the Company.
- e) The assets and liabilities in the financial statements of overseas subsidiaries are translated to Baht using the exchange rate prevailing on the end of reporting period, and revenues and expenses translated using monthly average exchange rates. The resulting differences are shown under the caption of "Exchange differences on translation of financial statements in foreign currency" in the statements of changes in shareholders' equity.
- f) Material balances and transactions between the Group have been eliminated from the consolidated financial statements.
- g) Non-controlling interests represent the portion of profit or loss and net assets of the subsidiaries that are not held by the Company and are presented separately in the consolidated profit or loss and within equity in the consolidated statement of financial position.

2.3 The separate financial statements present investments in subsidiaries and associate under the cost method.

2.4 The Group has interests in joint operations which are joint arrangements whereby the Group has rights to assets and obligations relating to the joint arrangements. The Group recognises assets, liabilities, revenues and expenses in relation to its interest in the following joint operations in the consolidated and separate financial statements from the date that joint control commences until the date that joint control ceases.

Company's name	Nature of business	Country of incorporation	Percentage of shareholding	
			<u>2022</u> (Percent)	<u>2021</u> (Percent)
Peet No 119 Pty Ltd	Property development	Australia	50	50
AW BidCo 1 Pty Limited & Supalai Australia Holdings Pty Ltd	Property development	Australia	50	50
Mirvac McCormacks Road Pty Limited & Supalai Australia Holdings Pty Ltd	Property development	Australia	50	-

3. New financial reporting standards

3.1 Financial reporting standards that became effective in the current year

During the current year, the Group has adopted the revised financial reporting standards and interpretations which are effective for fiscal years beginning on or after 1 January 2022. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The adoption of these financial reporting standards does not have any significant impact on the Group's financial statements.

3.2 Financial reporting standards that will become effective for fiscal years beginning on or after 1 January 2023

The Federation of Accounting Professions issued a number of revised financial reporting standards, which are effective for fiscal years beginning on or after 1 January 2023. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The management of the Group believes that adoption of these amendments will not have any significant impact on the Group's financial statements.

4. Significant accounting policies

4.1 Revenue and expense recognition

a) Revenue from sales of real estate

Revenue from sales of real estate is recognised at the point in time when control of the real estate is transferred to the customer, generally upon transfer of the legal ownership. Revenue from sales of real estate is measured at the amount of the consideration received after deducting discounts and considerations payable to the customer. The terms of payment are in accordance with the payment schedule specified in the customer contract. Considerations received before transferring control of the real estate to the customer are presented under the caption of "Deposits and advances received from customers" in the statement of financial position.

b) Revenue from rental and services

Rental income is recognised as revenue on straight-line basis over the period of the lease.

Service revenue is recognised at a point in time upon completion of the service.



c) Interest income

Interest income is calculated using the effective interest method and recognised on an accrual basis. The effective interest rate is applied to the gross carrying amount of a financial asset net of the allowance for expected credit loss (if any).

d) Dividends

Dividends are recognised when the right to receive the dividends is established.

e) Cost of real estate sales

In determining the costs of land and houses sold and cost of residential condominium units sold, the anticipated total development costs (taking into account actual costs incurred to date) are attributed to land and houses and residential condominium units on the basis of the saleable area.

Cost of real estate sales includes cost of other goods, such as furniture and fixtures, that are considered part of the house or residential condominium unit and transferred to a customer in accordance with the contract.

Selling expenses directly associated with projects, such as specific business tax and transfer fees, are recognised as expenses when the sale occurs.

f) Finance cost

Interest expense from financial liabilities at amortised cost is calculated using the effective interest method and recognised on an accrual basis.

4.2 Cash and cash equivalents

Cash and cash equivalents consist of cash in hand and at banks, and all highly liquid investments with an original maturity of three months or less and not subject to withdrawal restrictions.

4.3 Property development costs

Property development costs are stated at the lower of cost and net realisable value. Cost consists of the cost of land, land improvement costs, design fees, utilities, construction costs, capitalised borrowing costs and other related expenses, as well as estimated project development costs.

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

4.4 Cost to obtain contracts with customers

The Group recognises a commission paid to obtain a customer contract as an asset and amortises it to expenses on a systematic basis that is consistent with the pattern of revenue recognition. An impairment loss is recognised to the extent that the carrying amount of an asset recognised exceeds the remaining amount of the consideration that the entity expects to receive less direct costs. Provided that the amortisation period of the asset that the Group otherwise would have used is one year or less, costs to obtain a contract are immediately recognised as expenses.

4.5 Investments in subsidiaries, joint ventures and associates

Investments in joint ventures and associates are accounted for in the consolidated financial statements using the equity method.

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

4.6 Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to the initial recognition, investment properties are stated at cost less accumulated depreciation and allowance for loss on impairment (if any).

Depreciation of building and office building for rent is calculated by reference to their costs on the straight-line basis over estimated useful lives of 5, 20 and 30 years. Depreciation of the investment properties is included in profit or loss.

No depreciation is provided on land and land held for development.

On disposal of investment properties, the difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period when the asset is derecognised.

4.7 Property, building and equipment and depreciation

Land is stated at cost. Buildings and equipment are stated at cost less accumulated depreciation and allowance for loss on impairment of assets (if any).

Depreciation of building and equipment is calculated by reference to their costs on the straight-line basis over the following estimated useful lives:

Buildings	20, 30	years
Building improvements and structures	5, 20	years
Machinery and equipment	5	years
Furniture, fixtures and office equipment	3, 5	years
Motor vehicles	5	years



Depreciation is included in profit or loss.

No depreciation is provided on land and land improvements.

An item of property, building and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on disposal of an asset is included in profit or loss when the asset is derecognised.

4.8 Borrowing costs

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

4.9 Intangible asset - computer software

Computer software is initially recognised at cost. Following the initial recognition, computer software is carried at cost less any accumulated amortisation and allowance for loss on impairment of assets (if any).

Computer software is amortised on the straight-line basis over the economic useful live of 10 years and tested for impairment whenever there is an indication that the computer software may be impaired. The amortisation period and the amortisation method of such computer software are reviewed at least at each financial year end. The amortisation expense is charged to profit or loss.

4.10 Goodwill

Goodwill is initially recorded at cost, which equals to the excess of cost of business combination over the fair value of the net assets acquired. If the fair value of the net assets acquired exceeds the cost of business combination, the excess is immediately recognised as gain in profit or loss.

Goodwill is carried at cost less any accumulated impairment losses. Goodwill is tested for impairment annually and when circumstances indicate that the carrying value may be impaired.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the Group's cash-generating units that are expected to benefit from the synergies of the combination. The Group estimates the recoverable amount of each cash-generating unit to which the goodwill relates. Where the recoverable amount of the cash-generating unit is less than the carrying amount, an impairment loss is recognised in profit or loss. Impairment losses relating to goodwill cannot be reversed in future periods.

4.11 Unamortised costs relating to the issuance of the debentures

Expenses incurred in connection with the debentures issued are capitalised and shown as a deduction from such debentures in the statements of financial position and amortised to interest expenses using the effective interest rate over the term of the debentures.

4.12 Leases

At inception of contract, the Group assesses whether the contract is a lease when the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Group as a lessee

The Group recognises right-of-use assets and lease liabilities for all lease at the date the underlying asset is available for use (the commencement date of the lease). However, the Group recognises rental expenses on a straight-line basis over the lease term not more than 12 months or leases of low-value assets.

The Group as a lessor

A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset to a lessee. Lease receivables from operating leases is recognised as income in profit or loss on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying assets and recognised as an expense over the lease term on the same basis as the lease income.

4.13 Related party transactions

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

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



4.14 Foreign currencies

The consolidated and separate financial statements are presented in Baht, which is also the Company's functional currency. Items of each entity included in the consolidated financial statements are measured using the functional currency of that entity.

Transactions in foreign currencies are translated into Baht at the exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Baht at the exchange rate ruling at the end of reporting period.

Gains and losses on exchange are included in profit or loss.

4.15 Impairment of non-financial assets

At the end of each reporting period, the Group performs impairment reviews in respect of the property, building and equipment, investment properties and other intangible assets whenever events or changes in circumstances indicate that an asset may be impaired. The Group also carries out annual impairment reviews in respect of goodwill. An impairment loss is recognised when the recoverable amount of an asset, which is the higher of the asset's fair value less costs to sell and its value in use, is less than the carrying amount.

An impairment loss is recognised in profit or loss.

4.16 Employee benefits

Short-term employee benefits

Salaries, wages, bonuses and contributions to the social security fund are recognised as expenses when incurred.

Post-employment benefits

Defined contribution plans

The Group in Thailand and its employees have jointly established a provident fund. The fund is monthly contributed by employees and by the Group. The fund's assets are held in a separate trust fund and the Group's contributions are recognised as expenses when incurred.

Defined benefit plans

The Group has obligations in respect of the severance payments it must make to employees upon retirement under labor law. The Group treats these severance payment obligations as a defined benefit plan.

The obligation under the defined benefit plan is determined by a professionally qualified independent actuary based on actuarial techniques, using the projected unit credit method.

Actuarial gains and losses arising from defined benefit plans are recognised immediately in other comprehensive income.

4.17 Provisions

Provisions are recognised when the Group has a present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

4.18 Income tax

Income tax expense represents the sum of corporate income tax currently payable and deferred tax.

Current tax

Current income tax is provided in the accounts at the amount expected to be paid to the taxation authorities, based on taxable profits determined in accordance with tax legislation.

Deferred tax

Deferred income tax is provided on temporary differences between the tax bases of assets and liabilities and their carrying amounts at the end of each reporting period, using the tax rates enacted at the end of the reporting period.

The Group recognises deferred tax liabilities for all taxable temporary differences while they recognise deferred tax assets for all deductible temporary differences and tax losses carried forward to the extent that it is probable that future taxable profit will be available against which such deductible temporary differences and tax losses carried forward can be utilised.

At each reporting date, the Group reviews and reduces the carrying amount of deferred tax assets to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

The Group records deferred tax directly to shareholders' equity if the tax relates to items that are recorded directly to shareholders' equity.

4.19 Financial instruments

Classification and measurement of financial assets

Financial assets are classified, at initial recognition, as to be subsequently measured at amortised cost, fair value through other comprehensive income ("FVOCI"), or fair value through profit or loss ("FVTPL"). The classification of financial assets at initial recognition is driven by the Group's business model for managing the financial assets and the contractual cash flows characteristics of the financial assets.



Financial assets at amortised cost

The Group measures financial assets at amortised cost if the financial asset is held in order to collect contractual cash flows. The cash flows are solely payments of principal and interest on the principal amount outstanding complied with the period specified in the contract.

Financial assets at amortised cost are subsequently measured using the effective interest rate (“EIR”) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

Financial assets at FVOCI (debt instruments)

The Group measures financial assets at FVOCI if the financial asset is held to collect contractual cash flows and to sell the financial asset. The cash flows are solely payments of principal and interest on the principal amount outstanding complied with the period specified in the contract.

Interest income, foreign exchange revaluation and impairment losses or reversals are recognised in profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in other comprehensive income. Upon derecognition, the cumulative fair value change recognised in other comprehensive income is recycled to profit or loss.

Financial assets designated at FVOCI (equity instruments)

Upon initial recognition, the Group can elect to irrevocably classify its equity investments which are not held for trading as equity instruments designated at FVOCI. The classification is determined on an instrument-by-instrument basis.

Gains and losses recognised in other comprehensive income on these financial assets are never recycled to profit or loss.

Dividends are recognised as other income in profit or loss, except when the dividends clearly represent a recovery of part of the cost of the financial asset, in which case, the gains are recognised in other comprehensive income.

Equity instruments designated at FVOCI are not subject to impairment assessment.

Financial assets at FVTPL

Financial assets measured at FVTPL are carried in the statement of financial position at fair value with net changes in fair value including interest income recognised in profit or loss. These financial assets are derivatives.

Classification and measurement of financial liabilities

Except for derivatives liabilities, the Group's financial liabilities are initially recognised at fair value net of transaction costs and classified as liabilities to be subsequently measured at amortised cost. In determining amortised cost, the Group takes into account any discounts or premiums on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance costs in profit or loss.

Regular way purchases and sales of financial assets

Regular way purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the marketplace are recognised on the trade date, i.e., the date on which the Group commits to purchase or sell the asset.

Derecognition of financial instruments

A financial asset is primarily derecognised when the rights to receive cash flows from the asset have been expired or have been transferred and either the Group has transferred substantially all the risks and rewards of the asset, or the Group has transferred control of the asset.

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

Impairment of financial assets

The Group recognises an allowance for expected credit losses ("ECLs") for all debt instruments. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate.

For trade receivables, the Group applies a simplified approach in calculating ECLs. The Group recognises an allowance for expected credit losses based on lifetime ECLs at each reporting date. It is based on its historical credit loss experience and adjusted for forward-looking factors specific to the debtors and the economic environment.

A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.



4.20 Derivatives

The Group uses interest rate swaps to hedge its interest rate risks.

Derivatives are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at fair value. The subsequent changes including interest income are recognised in profit or loss. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

Derivatives are presented as non-current assets or non-current liabilities if the remaining maturity of the instrument is more than 12 months and it is not due to be realised or settled within 12 months. Other derivatives are presented as current assets or current liabilities.

4.21 Fair value measurement

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

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

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

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

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

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

5. Significant accounting judgements and estimates

The preparation of financial statements in conformity with financial reporting standards at times requires management to make subjective judgements and estimates regarding matters that are inherently uncertain. These judgements and estimates affect reported amounts and disclosures and actual results could differ from these estimates. Significant judgements and estimates are as follows:

Impairment loss of investments in subsidiaries and associate

The Company treats investments in subsidiaries and associate in the separate financial statements as impaired when the management judges that there has been a significant or prolonged decline in the fair value below their costs or where other objective evidence of impairment exists. The determination of what is “significant” or “prolonged” requires judgment.

Property, building and equipment and depreciation

In determining depreciation of building and equipment, the management is required to make estimates of the useful lives and residual values of the building and equipment and to review estimate useful lives and residual values when there are any changes.

In addition, the management is required to review property, building and equipment for impairment on a periodical basis and record impairment losses when it is determined that their recoverable amount is lower than the carrying amount. This requires judgments regarding forecast of future revenues and expenses relating to the assets subject to the review.

Goodwill

The initial recognition and measurement of goodwill, and subsequent impairment testing, require management to make estimates of cash flows to be generated by the asset or the cash-generating units and to choose a suitable discount rate in order to calculate the present value of those cash flows.

Classification of long-term loans

In classifying the current portion of long-term loans from banks, the management has used judgement to estimate collateral redemptions and loan settlement in accordance with the terms and conditions stipulated in the loan agreements.

Project development costs estimation

In calculating costs of land and houses and residential condominium units sold, the Group has to estimate all project development costs, comprising land and land improvement costs, design and construction costs, public utilities costs, borrowing costs and other related costs. The management estimates these costs based on their experience in the business and revisits the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.



6. Related party transactions

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

(Unit: Million Baht)

	Consolidated		Separate		Transfer pricing policy
	financial statements		financial statements		
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	
<u>Transactions with subsidiaries</u>					
(eliminated from the consolidated financial statements)					
Rental and service income	-	-	1	1	Contract price
Project management income	-	-	47	10	Contract price
Interest income	-	-	11	4	1.8 - 2.2 percent per annum (2021: 2.2 - 3.3 percent per annum)
Land purchase	-	-	13	-	Contract price
Building management fee	-	-	3	3	Contract price
<u>Transactions with related parties</u>					
Interest income	130	129	-	-	10.0 - 20.0 percent per annum (2021: 10.0 - 20.0 percent per annum)
Purchases of construction materials	175	157	170	155	Close to the purchase price from third parties

As at 31 December 2022 and 2021, the balances of the accounts between the Group and those related parties were as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
<u>Balances with subsidiaries</u>				
(eliminated from the consolidated financial statements)				
Trade and other receivables	-	-	41,430	-
Dividend receivable from subsidiaries	-	-	75,024	87,990
<u>Trade and other payables - related parties</u>				
(Note 16)				
Duraflor Co., Ltd. (Common director)	35,447	36,582	34,929	36,451

Short-term loans to subsidiaries and interest receivables

As at 31 December 2022 and 2021, the balances of short-term loans and interest receivables between the Company and the subsidiaries and the movements were as follows:

(Unit: Thousand Baht)

	Separate financial statements			
	Balance as at	Increase	Decrease	Balance as at
	31 December 2021	during the year	during the year	31 December 2022
Supalai Northeast Co., Ltd.	133,215	401,311	(534,526)	-
Supalai Property Management Co., Ltd.	160,019	281,008	(86,987)	354,040
Phuket Estate Co., Ltd.	16,402	23,586	(14,185)	25,803
Total	309,636	705,905	(635,698)	379,843

Loans to related parties and interest receivables

As at 31 December 2022 and 2021, the balances of loans and interest receivables between the Group and those related companies and the movements were as follows:

(Unit: Thousand Baht)

	Consolidated financial statements			
	Balance as at	Increase	Decrease	Balance as at
	31 December 2021	during the year	during the year	31 December 2022

Joint venture

Ballarat Street Development Pty Ltd	143,153	27,517	(5,809)	164,861
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Associates

Peet No. 1895 Pty Ltd	609,773	201,441	(25,389)	785,825
Satterley Narangba Pty Ltd	39,090	2,588	(23,314)	18,364
Peet 2018 No. 1 Pty Ltd	206,025	21,600	(8,315)	219,310
Satterley Madora Bay Pty Ltd	77,140	2,917	(21,103)	58,954
Total	932,028	228,546	(78,121)	1,082,453



Directors and management's benefits

During the years ended 31 December 2022 and 2021, the Group had employee benefit expenses payable to their directors and management as below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Short-term employee benefits	210,748	190,425	186,661	169,829
Post-employment benefits	11,583	8,626	10,871	8,419
Total	222,331	199,051	197,532	178,248

7. Property development costs

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Land	4,106,423	4,278,874	3,874,605	4,051,883
Land and construction under development	49,373,805	46,538,918	41,295,694	42,872,606
Developed land and construction	12,200,257	11,291,447	11,823,420	10,983,765
Total	65,680,485	62,109,239	56,993,719	57,908,254
<u>Less</u> Allowance for loss on diminution in project value	(5,299)	(5,299)	(3,299)	(3,299)
Property development costs, net	65,675,186	62,103,940	56,990,420	57,904,955
Net book value which was mortgaged as collateral	25,882,812	28,574,483	23,410,156	27,226,080

During the years, the Group included borrowing costs in property development costs. These were determined by applying capitalisation rates which are the weighted average of the financial charges on total borrowings during the years as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2022	2021	2022	2021
Borrowing costs included in property development costs (Million Baht)	136	177	127	169
Capitalisation rates (Percent)	1.6 - 3.6	1.4 - 3.4	1.6 - 2.3	1.4 - 2.2

8. Other financial assets

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
<u>Debt instrument at amortised cost</u>				
Held-to-maturity private debt securities	177,122	291,967	177,122	291,967
<u>Equity instruments designated at FVOCI</u>				
Unit trusts in mutual funds	360	351	360	351
Equity instruments of listed companies	6,823,238	2,115,974	5,403,634	728,256
<u>Financial assets at FVTPL</u>				
Equity linked notes	167,217	-	167,217	-
Total other financial assets - net	<u>7,167,937</u>	<u>2,408,292</u>	<u>5,748,333</u>	<u>1,020,574</u>

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Current	667,085	291,967	167,217	291,967
Non-current	6,500,852	2,116,325	5,581,116	728,607
	<u>7,167,937</u>	<u>2,408,292</u>	<u>5,748,333</u>	<u>1,020,574</u>

The Group considers investments in equity instruments designated at FVOCI to be strategic in nature.

During the year 2022, the Group and the Company sold its equity interest which its fair value on the date of sale was Baht 790 million and Baht 244 million (2021: Baht 1,632 million and Baht 87 million), respectively and the accumulated gain recognised in other comprehensive income was transferred to retained earnings amounting to Baht 33 million and Baht 12 million (2021: Baht 72 million and Baht 14 million), respectively.

In addition, in 2022, the Group and the Company received dividends from equity instruments designated at FVOCI, which still existed at the reporting date, in the amount of Baht 317 million and Baht 284 million (2021: Baht 32 million and Baht 11 million), respectively.



9. Investments in subsidiaries

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

(Unit: Thousand Baht)

Company's name	Paid up capital		Cost		Dividend received during the year	
	2022	2021	2022	2021	2022	2021
	(Million Baht)	(Million Baht)				
Supalai Northeast Co., Ltd.	335	335	331,325	331,325	-	-
Phuket Estate Co., Ltd.	169	169	215,292	215,292	-	-
Haadyai Nakarin Co., Ltd.	192	192	177,082	177,082	48,923	32,560
Supalai Property Management Co., Ltd.	745	745	744,705	744,705	14,894	17,128
Supalai Philippines Incorporate	900	900	432,328	432,328	4,162	129,457
	(Million PHP)					
Supalai Singapore Holdings Pte. Ltd.	270	111	6,872,898	2,759,623	-	-
	(Million SGD)					
Total			8,773,630	4,660,355	67,979	179,145
<u>Less</u> Allowance for impairment loss of investments			(33,000)	(33,000)		
Investments in subsidiaries - net			<u>8,740,630</u>	<u>4,627,355</u>		

On 27 June 2022, the Company made payment of Baht 3,511 million for additional investment in Supalai Singapore Holdings Pte. Ltd., to be used in making investments in a property development project in Australia, in accordance with resolutions of the meeting of the Company's Board of Directors held on 10 May 2022. This subsidiary company registered the increase in its capital with a government agency in Singapore on 17 August 2022.

On 22 July 2022, the 2022 Annual Meeting of the shareholders of Supalai Philippines, Inc. passed a resolution to register its dissolution with a government agency in Philippines. This subsidiary is currently in the process of registering its dissolution with a government agency in Philippines. However, the dissolution of this subsidiary does not have any significant impact on the Group's operations.

On 16 November 2022, the Company made payment of Baht 602 million for additional investment in Supalai Singapore Holdings Pte. Ltd., to be used in making investments in a property development project in Australia, in accordance with resolutions of the meeting of the Company's Board of Directors held on 11 October 2022. This subsidiary company registered the increase in its capital with a government agency in Singapore on 15 December 2022.

10. Investments in joint ventures

10.1 Details of investments in joint ventures

Investments in joint ventures represent investments in property development entities and incorporated in Australia which are jointly controlled by the Group and other companies. Details of these investments were as follows:

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements			
	Shareholding percentage		Carrying amounts based on equity method	
	2022	2021	2022	2021
	(%)	(%)		
The Satterley Officer Joint Venture	25	25	66,806	180,532
The Satterley Greenvale Joint Venture	25	25	218,124	257,347
Fyansford Development Pty Ltd	50	50	394,173	380,648
Ballarat Street Development Pty Ltd	50	50	-	30,278
Total			679,103	848,805

10.2 Share of comprehensive income and dividend received

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

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements					
	Share of profit (loss) from investments in joint ventures during the year		Share of other comprehensive income from investments in joint ventures during the year		Dividend received during the year	
	2022	2021	2022	2021	2022	2021
The Satterley Officer Joint Venture	135,840	186,171	(2,388)	5,769	(247,178)	(93,036)
The Satterley Greenvale Joint Venture	90,447	84,602	(8,206)	16,410	(121,464)	(132,052)
Fyansford Development Pty Ltd	107,351	185,642	(14,875)	18,564	(78,951)	(132,052)
Ballarat Street Development Pty Ltd	(33,610)	(7,862)	158	2,040	-	-
Total	300,028	448,553	(25,311)	42,783	(447,593)	(357,140)

The Group recognised share of loss from investment in the Ballarat Street Development Pty Ltd joint venture of Baht 3 million as other current liabilities since the Group has an obligation by law or by custom to pay the uncalled portion of the investment in this joint venture.



10.3 Summarised financial information about joint ventures

Summarised information about financial position

(Unit: Million Baht)

	As at 31 December					
	The Satterley Officer Joint Venture		The Satterley Greenvale Development Joint Venture		Fyansford Development Pty Ltd	
	2022	2021	2022	2021	2022	2021
Current assets	499	1,171	882	1,122	1,459	1,675
Non-current assets	-	8	16	17	8	12
Current liabilities	(232)	(457)	(26)	(110)	(680)	(622)
Non-current liabilities	-	-	-	-	(1)	(304)
Net assets	267	722	872	1,029	786	761
Shareholding percentage (%)	25	25	25	25	50	50
Carrying amounts of joint ventures based on equity method	67	181	218	257	393	381
					(3)	30

Summarised information about comprehensive income

(Unit: Million Baht)

	For the years ended 31 December					
	The Satterley Officer Joint Venture		The Satterley Greenvale Development Joint Venture		Fyansford Development Pty Ltd	
	2022	2021	2022	2021	2022	2021
Revenue	1,654	2,065	980	1,248	930	1,428
Profit (loss)	543	745	362	338	215	371
Other comprehensive income	(9)	23	(33)	66	(30)	37
Total comprehensive income	534	768	329	404	185	408
					(67)	(16)
					-	4
					(67)	(12)

11. Investments in associates

11.1 Details of associates

(Unit: Thousand Baht)

Company's name	Shareholding percentage		Consolidated financial statements		Separate financial statements	
			Carrying amounts based on equity method		Carrying amounts based on cost method - net	
			2022	2021	2022	2021
	(%)	(%)				
Property development entities and incorporated in Australia						
Peet No. 1895 Pty Ltd	50	50	310,473	267,130	-	-
Satterley Narangba Pty Ltd	17	17	60,113	45,563	-	-
Peet 2018 No. 1 Pty Ltd	19	19	14,985	13,810	-	-
Satterley Madora Bay Pty Ltd	11	11	50,203	35,402	-	-
Real estate management entity and incorporated in Thailand						
Adelphi Real Estate Management Co., Ltd.	-	30	-	1,851	-	3,600
Total			435,774	363,756	-	3,600

11.2 Share of comprehensive income

During the years, the Group recognised its share of comprehensive income from investments in associates in the consolidated financial statements as follows:

(Unit: Thousand Baht)

Associates	Consolidated financial statements			
	Share of profit (loss) from investments in associates during the year		Share of other comprehensive income from investments in associates during the year	
	2022	2021	2022	2021
Peet No. 1895 Pty Ltd	55,143	70,810	(11,800)	11,576
Satterley Narangba Pty Ltd	16,843	14,806	(2,293)	1,851
Peet 2018 No. 1 Pty Ltd	1,744	(2,036)	(569)	857
Satterley Madora Bay Pty Ltd	16,719	1,928	(1,918)	1,873
Adelphi Real Estate Management Co., Ltd.	-	(1,122)	-	-
Total	90,449	84,386	(16,580)	16,157



11.3 Summarised financial information about associates

Summarised information about financial position

(Unit: Million Baht)

	As at 31 December							
	Peet No. 1895		Satterley Narangba		Peet 2018 No. 1		Satterley Madora Bay	
	Pty Ltd		Pty Ltd		Pty Ltd		Pty Ltd	Adelphi Real Estate Management Co., Ltd.
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Current assets	77	226	639	814	1,702	1,664	1,423	1,417
Non-current assets	3,592	3,884	4	4	94	70	19	6
Current liabilities	(1,254)	(2,111)	(277)	(489)	(1,626)	(1,595)	(973)	(1,084)
Non-current liabilities	(1,793)	(1,465)	(11)	(60)	(89)	(65)	(17)	(20)
Net assets	622	534	355	269	81	74	452	319
Shareholding percentage (%)	50	50	17	17	19	19	11	11
Carrying amounts of associates based on equity method	311	267	60	46	15	14	50	35
								2

Summarised information about comprehensive income

(Unit: Million Baht)

	For the years ended 31 December							
	Peet No. 1895		Satterley Narangba		Peet 2018 No. 1		Satterley Madora Bay	
	Pty Ltd		Pty Ltd		Pty Ltd		Pty Ltd	Adelphi Real Estate Management Co., Ltd.
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Revenue	1,177	1,092	598	872	268	82	748	370
Profit (loss)	111	142	99	87	9	(11)	151	17
Other comprehensive income	(24)	23	(13)	11	(3)	4	(17)	17
Total comprehensive income	87	165	86	98	6	(7)	134	34
								(4)

12. Investment properties

The net book value of investment properties as at 31 December 2022 and 2021 is presented below.

(Unit: Thousand Baht)

	Consolidated financial statements		
	Land held for development	Land, building and office building for rent	Total
31 December 2022			
Cost	13,331	1,800,842	1,814,173
<u>Less</u> Accumulated depreciation	-	(676,853)	(676,853)
Net book value	13,331	1,123,989	1,137,320
31 December 2021			
Cost	7,981	1,768,575	1,776,556
<u>Less</u> Accumulated depreciation	-	(615,433)	(615,433)
Net book value	7,981	1,153,142	1,161,123

(Unit: Thousand Baht)

	Separate financial statements		
	Land held for development	Land, building and office building for rent	Total
31 December 2022			
Cost	13,331	1,287,048	1,300,379
<u>Less</u> Accumulated depreciation	-	(531,672)	(531,672)
Net book value	13,331	755,376	768,707
31 December 2021			
Cost	7,981	1,253,282	1,261,263
<u>Less</u> Accumulated depreciation	-	(496,960)	(496,960)
Net book value	7,981	756,322	764,303



A reconciliation of the net book value of investment properties for the years 2022 and 2021 is presented below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Net book value at beginning of year	1,161,123	1,186,180	764,303	765,422
Acquisition of assets during the year	30,479	32,944	30,029	32,674
Transfer from (transfer to) property, building and equipment, net book value	-	(910)	-	41
Transfer from property development costs	9,087	-	9,087	-
Depreciation charged	(61,547)	(60,051)	(34,712)	(33,834)
Translation	(1,822)	2,960	-	-
Net book value at end of year	<u>1,137,320</u>	<u>1,161,123</u>	<u>768,707</u>	<u>764,303</u>

The fair value of the investment properties as at 31 December 2022 and 2021 is stated below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Land held for development	22,830	22,830	22,830	22,830
Land, building and office building for rent	2,408,039	2,462,570	1,631,066	1,636,857

The fair value of the above investment properties has been determined by an accredited independent valuer and has been determined based on market prices approach for land held for development and the income approach for building and office building for rent. Key assumptions used in the valuation include yield rate, inflation rate, long-term vacancy rate and long-term growth in real rental rates.

A subsidiary company has mortgaged its investment properties with net book value amounting to approximately Baht 32 million (2021: Baht 33 million) as collateral for overdrafts and bank guarantees.

13. Property, building and equipment

(Unit: Thousand Baht)

	Consolidated financial statements						
	Land and land improvement	Building	Building improvements and structures	Machinery and equipment	Furniture, fixtures and office equipment	Motor vehicles	Assets under construction
							Total
Cost:							
31 December 2020	108,195	383,190	148,480	94,201	238,256	73,272	1,045,594
Additions	766	545	3,252	2,643	24,857	4,997	40,213
Disposals/written-offs	-	-	(545)	(1,887)	(8,417)	(2,377)	(13,226)
Transfer from investment properties	-	-	699	389	-	-	1,088
Translation	-	147	-	93	-	-	240
31 December 2021	108,961	383,882	151,886	95,439	254,696	75,892	1,073,909
Accumulated depreciation:							
31 December 2020	-	221,363	128,821	81,641	192,267	59,355	683,447
Depreciation for the year	-	14,416	2,738	5,330	23,097	5,199	50,780
Disposals/written-offs	-	-	(545)	(1,871)	(7,873)	(2,377)	(12,666)
Transfer from investment properties	-	-	-	178	-	-	178
Translation	-	35	-	67	-	-	102
31 December 2021	-	235,814	131,014	85,345	207,491	62,177	721,841
Allowance for impairment loss:							
31 December 2020	8,371	-	-	-	-	-	8,371
31 December 2021	8,371	-	-	-	-	-	8,371
Net book value:							
31 December 2020	99,824	161,827	19,659	12,560	45,989	13,917	353,776
31 December 2021	100,590	148,068	20,872	10,094	47,205	13,715	343,697
Depreciation for the year							
2021 (Baht 10 million included in cost of rental and services, and the balance in administrative expenses)							50,780



(Unit: Thousand Baht)

	Consolidated financial statements							
	Land and land improvement	Building	Building improvements and structures	Machinery and equipment	Furniture, fixtures and office equipment	Motor vehicles	Assets under construction	Total
Cost:								
31 December 2021	108,961	383,882	151,886	95,439	254,696	75,892	3,153	1,073,909
Additions	-	-	13,715	7,253	29,859	18,804	3,916	73,547
Disposals/written-offs	-	-	(1,165)	(406)	(4,305)	(11,343)	-	(17,219)
Transfer from property development costs	5,768	-	20,442	-	-	-	-	26,210
Transfer from (transfer to)	-	5,777	-	1,244	-	-	(7,021)	-
Translation	-	(97)	-	(61)	-	-	-	(158)
31 December 2022	114,729	389,562	184,878	103,469	280,250	83,353	48	1,156,289
Accumulated depreciation:								
31 December 2021	-	235,814	131,014	85,345	207,491	62,177	-	721,841
Depreciation for the year	-	14,375	4,048	4,860	23,245	6,732	-	53,260
Disposals/written-offs	-	-	(376)	(406)	(4,259)	(11,344)	-	(16,385)
Translation	-	(44)	-	(59)	-	-	-	(103)
31 December 2022	-	250,145	134,686	89,740	226,477	57,565	-	758,613
Allowance for impairment loss:								
31 December 2021	8,371	-	-	-	-	-	-	8,371
31 December 2022	8,371	-	-	-	-	-	-	8,371
Net book value:								
31 December 2021	100,590	148,068	20,872	10,094	47,205	13,715	3,153	343,697
31 December 2022	106,358	139,417	50,192	13,729	53,773	25,788	48	389,305
Depreciation for the year								
2022 (Baht 10 million included in cost of rental and services, and the balance in administrative expenses)								53,260



(Unit: Thousand Baht)

	Separate financial statements					
	Land and land improvement	Building	Building improvements and structures	Machinery and equipment	Furniture, fixtures and office equipment	Motor vehicles
						Total
Cost:						
31 December 2020	51,879	205,054	65,858	17,629	194,194	587,606
Additions	-	-	759	1,857	22,364	29,732
Disposals/written-offs	-	-	(544)	(509)	(6,122)	(9,008)
Transfer to investment properties	-	-	(117)	-	-	(117)
31 December 2021	51,879	205,054	65,956	18,977	210,436	608,213
Accumulated depreciation:						
31 December 2020	-	97,083	53,143	14,152	152,225	358,878
Depreciation for the year	-	7,143	1,401	1,466	21,540	35,670
Disposals/write-offs	-	-	(544)	(495)	(5,631)	(8,503)
Transfer to investment properties	-	-	(76)	-	-	(76)
31 December 2021	-	104,226	53,924	15,123	168,314	385,969
Allowance for impairment loss:						
31 December 2020	8,371	-	-	-	-	8,371
31 December 2021	8,371	-	-	-	-	8,371
Net book value:						
31 December 2020	43,508	107,971	12,715	3,477	41,969	220,357
31 December 2021	43,508	100,828	12,032	3,854	42,302	213,873
Depreciation for the year						
2021 (Baht 1 million included in cost of rental and services, and the balance in administrative expenses)						35,670

(Unit: Thousand Baht)

	Separate financial statements						
	Land and land improvement	Building	Building improvements and structures	Machinery and equipment	Furniture, fixtures and office equipment	Motor vehicles	Total
Cost:							
31 December 2021	51,879	205,054	65,956	18,977	210,436	55,911	608,213
Additions	-	-	12,942	2,225	27,941	17,245	60,353
Disposals/written-offs	-	-	-	(16)	(3,892)	(11,344)	(15,252)
Transfer from property development costs	5,769	-	20,443	-	-	-	26,212
31 December 2022	57,648	205,054	99,341	21,186	234,485	61,812	679,526
Accumulated depreciation:							
31 December 2021	-	104,226	53,924	15,123	168,314	44,562	385,969
Depreciation for the year	-	7,143	2,670	1,559	21,384	5,620	38,376
Disposals/write-offs	-	-	-	(17)	(3,845)	(11,344)	(15,206)
31 December 2022	-	111,369	56,594	16,665	185,673	38,838	409,139
Allowance for impairment loss:							
31 December 2021	8,371	-	-	-	-	-	8,371
31 December 2022	8,371	-	-	-	-	-	8,371
Net book value:							
31 December 2021	43,508	100,828	12,032	3,854	42,302	11,349	213,873
31 December 2022	49,277	93,685	42,747	4,521	48,812	22,974	262,016
Depreciation for the year							
2022 (Baht 2 million included in cost of rental and services, and the balance in administrative expenses)							38,376

As at 31 December 2022 and 2021, certain items of building and equipment of the Group which had been fully depreciated but were still in use, were summarised below.

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
The gross carrying amount before deducting accumulated depreciation and allowance for impairment loss	423	396	204	185

A subsidiary company has mortgaged its property with net book value amounting to approximately Baht 1 million with bank as collateral of bank overdrafts.

14. Intangible assets - computer software

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Computer software - cost	146,833	125,642	132,792	113,939
<u>Less</u> Accumulated amortisation	(68,361)	(55,781)	(65,036)	(53,670)
Net book value	<u>78,472</u>	<u>69,861</u>	<u>67,756</u>	<u>60,269</u>

A reconciliation of the net book value of intangible assets for the years 2021 and 2020 is presented below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Net book value at beginning of year	69,861	70,802	60,269	69,779
Acquisition of computer software	21,191	10,935	18,853	1,242
Amortisation	(12,580)	(11,876)	(11,366)	(10,752)
Net book value at end of year	<u>78,472</u>	<u>69,861</u>	<u>67,756</u>	<u>60,269</u>



15. Bills of exchange payable

Movements of the bills of exchange payable account for the years ended 31 December 2022 and 2021 were summarised below.

(Unit: Thousand Baht)

	Consolidated / Separate financial statements	
	<u>2022</u>	<u>2021</u>
Balance at beginning of year	3,980,821	2,992,364
<u>Add</u> Issuance of bills of exchange	5,000,000	10,000,000
<u>Less</u> Repayment	(5,000,000)	(9,000,000)
<u>Add</u> Amortisation of prepaid interest expenses	50,139	56,487
<u>Less</u> Prepaid interest expenses	(49,388)	(68,030)
Balance at end of year	<u>3,981,572</u>	<u>3,980,821</u>

As at 31 December 2022, short-term unsecured bills of exchange are subject to interest rates range from 1.10 to 1.70 percent per annum (2021: 1.05 and 1.40 percent per annum). They will mature in January 2023 and July 2023.

16. Trade and other payables

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Trade payables				
Related parties (Note 6)	35,447	36,582	34,929	36,451
Unrelated parties	2,290,008	1,920,579	1,797,317	1,791,143
Other payable for purchase of investment in subsidiary	-	48,525	-	-
Other payables	96,197	41,480	87,862	35,796
Accrued expenses	517,527	421,805	388,025	361,180
Total trade and other payables	<u>2,939,179</u>	<u>2,468,971</u>	<u>2,308,133</u>	<u>2,224,570</u>

17. Long-term loans from banks

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Long-term loans from banks	8,195,963	6,536,031	7,940,732	6,318,445
<u>Less</u> Current portion	<u>(8,126,732)</u>	<u>(6,536,031)</u>	<u>(7,940,732)</u>	<u>(6,318,445)</u>
Long-term loans from banks, net	<u>69,231</u>	<u>-</u>	<u>-</u>	<u>-</u>

Movements in the long-term loan account during the years ended 31 December 2022 and 2021 are summarised below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Balance at beginning of year	6,536,031	8,504,783	6,318,445	8,385,812
<u>Add</u> Additional borrowings	<u>63,105,484</u>	<u>41,778,845</u>	<u>59,728,982</u>	<u>39,248,773</u>
<u>Less</u> Repayment	<u>(61,443,336)</u>	<u>(43,754,573)</u>	<u>(58,106,695)</u>	<u>(41,316,140)</u>
Translation adjustment	<u>(2,216)</u>	<u>6,976</u>	<u>-</u>	<u>-</u>
Balance at end of year	<u>8,195,963</u>	<u>6,536,031</u>	<u>7,940,732</u>	<u>6,318,445</u>
Long-term credit facilities which				
have not yet been drawn down	<u>22,482,065</u>	<u>25,954,011</u>	<u>20,752,911</u>	<u>25,171,411</u>

These loans carry interest at fixed interest rates specified in the loan agreements or at the rates based on MLR, MMR or BBSY. Repayment is to be made each time a plot of land or a condominium unit is redeemed from mortgage at 70 percent of the selling price, and not less than the amount stipulated by the banks.

The loans of the Group are secured by the mortgage of project land of the Group, including most present and future structures thereon.

The loan agreements contain covenants and restrictions on the Group, pertaining to matters such as dividend payment and the maintenance of a certain debt to equity ratio.



18. Debentures

(Unit: Thousand Baht)									
Consolidated / Separate financial statements									
31 December 2022									
31 December 2021									

19. Provision for long-term employee benefits

Provision for long-term employee benefits in Thailand, which represents compensation payable to employees after they retire, is as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Provision for long-term employee benefits				
at beginning of year	241,250	239,175	217,130	217,717
Included in profit and loss:				
Current service cost	21,484	19,754	19,132	17,568
Interest cost	4,584	2,816	4,126	2,520
Included in other comprehensive income:				
Actuarial gain arising from				
Demographic assumptions	-	(41)	-	-
Financial assumptions changes	-	(24,473)	-	(21,676)
Experience adjustments	-	8,505	-	5,028
Benefits paid during the year	<u>(3,647)</u>	<u>(4,486)</u>	<u>(3,089)</u>	<u>(4,027)</u>
Provision for long-term employee benefits at end of year	<u>263,671</u>	<u>241,250</u>	<u>237,299</u>	<u>217,130</u>

The Group and the Company expect to pay Baht 19 million and Baht 16 million of long-term employee benefits during the next year (2021: Baht 14 million and Baht 13 million), respectively.

As at 31 December 2022, the weighted average duration of the liabilities for long-term employee benefit of the Group and the Company are 10 years (2021: 10 years).

Significant actuarial assumptions are summarised below:

(Unit: Percent per annum)

	Consolidated financial statements		Separate financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Discount rate	2	2	2	2
Salary increase rate	3 - 5	3 - 5	5	5
Turnover rate	0 - 45	0 - 45	0 - 30	0 - 30



The result of sensitivity analysis for significant assumptions that affect the present value of the long-term employee benefits obligation as at 31 December 2022 and 2021 are summarised below:

(Unit: Million Baht)

	31 December 2022			
	Consolidated		Separate	
	financial statements		financial statements	
	Increase 0.5%	Decrease 0.5%	Increase 0.5%	Decrease 0.5%
Discount rate	(12)	13	(11)	12
Salary increase rate	14	(13)	13	(12)

(Unit: Million Baht)

	31 December 2021			
	Consolidated		Separate	
	financial statements		financial statements	
	Increase 0.5%	Decrease 0.5%	Increase 0.5%	Decrease 0.5%
Discount rate	(12)	13	(11)	12
Salary increase rate	13	(12)	11	(11)

20. Share register / Treasury stocks / Appropriated retained earnings - Treasury stock reserve

On 22 February 2022, the Company's Board of Directors' meeting No. 2/2022 approved the sale of 194,938,600 shares of the Company's treasury stock, or approximately 9.10% of the total number of shares in issue, on the Stock Exchange of Thailand between 8 March 2022 and 9 July 2023 at a price that must be more than or equal to 85% of the average closing price of the latest 5 trading days. The Company began selling the treasury stocks from 11 April 2022.

During the month of April 2022 to May 2022, the Company sold 2,654,500 million shares of treasury stock at a total price of Baht 60 million. Therefore, the Company recorded the difference of Baht 19 million between the repurchase cost and the resale price of the treasury stock under "Treasury share premium" and reversed reserve of Baht 41 million from "Appropriated retained earnings - Treasury stock reserve" to "Unappropriated retained earnings".

On 11 October 2022, the Company's Board of Directors' meeting No. 10/2022 passed a resolution approving changes in the procedure for the sale of treasury stock as follows:

1. Offer 190,015,700 shares of treasury stock on the Stock Exchange of Thailand between 18 and 25 October 2022 at a price that must be more than or equal to 85% of the average closing price of the latest 5 trading days

2. Offer 2,268,400 shares of treasury stock to directors and employees of the Company on 18 October 2022 at a price that must be more than or equal to the average closing price of the latest 7 trading days
3. If the Company has been unable to sell all of the treasury stock by the end of the stipulated period, the Company was to decrease its paid-up capital and register the decrease in capital within 14 days from the date it cancelled the shares.

On 18 October 2022, the Company sold 2,258,800 shares of treasury stock to directors and employees of the Company at a subscription price of Baht 18.86 per share, or for a total of Baht 43 million. The Company recorded the difference of Baht 8 million between the repurchase cost and the resale price of the treasury stock under “Treasury share premium” and reversed reserve of Baht 35 million from “Appropriated retained earnings - Treasury stock reserve” to “Unappropriated retained earnings”.

On 26 October 2022, the Company registered the reduction of its registered share capital from Baht 2,145,691,561 (2,145,691,561 ordinary shares of Baht 1 each) to Baht 1,955,666,261 (1,955,666,261 ordinary shares of Baht 1 each) and paid-up share capital from Baht 2,143,079,330 (2,143,079,330 ordinary shares of Baht 1 each) to Baht 1,953,054,030 (1,953,054,030 ordinary shares of Baht 1 each) with the Ministry of Commerce to cut the remaining 190,025,300 treasury stocks. The Company reversed treasury share premium of Baht 418,504,488 and recognised the difference amounting to Baht 2,315,855,740, resulting from the reduction of its share capital by means of writing off the treasury stocks, to unappropriated retained earnings. Moreover, the Company reversed reserve for treasury stocks of Baht 2,924,385,528 to unappropriated retained earnings.

21. Statutory reserve

Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, the Company is required to set aside to a statutory reserve at least 5 percent of its net profit after deducting accumulated deficit brought forward (if any), until the reserve reaches 10 percent of the registered capital. The statutory reserve is not available for dividend distribution. At present, the statutory reserve has fully been set aside.

22. Revenue from contracts with customers

22.1 Revenue recognised in relation to contract balances

	(Unit: Million Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Revenue recognised during the year that was included in deposits and advances received from customers at the beginning of the year	1,617	2,130	1,581	2,097



22.2 Revenue to be recognised for the remaining performance obligations

As at 31 December 2022, the Group and the Company expect to recognise the revenue in the future in respect of performance obligations under contracts with customers that are unsatisfied totaling Baht 23,375 million and Baht 18,503 million. (2021: Baht 30,407 million and Baht 26,324 million), respectively. The Group and the Company expect to satisfy these performance obligations within 3 years.

23. Other income

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Gain on sales of FVOCI debt instruments	-	627	-	-
Interest income on debt instruments measured				
at amortised cost	23,747	26,676	23,747	26,676
Other	991,099	460,086	926,758	478,292
Total	<u>1,014,846</u>	<u>487,389</u>	<u>950,505</u>	<u>504,968</u>

24. Expenses by nature

Significant expenses classified by nature are as follows:

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Purchase of land and payment of construction				
during the year	23,329	18,997	18,137	17,273
Changes in property development costs	(3,571)	(2,133)	915	(1,255)
Salaries and wages and other employee benefits	807	606	688	511
Depreciation and amortisation	127	123	84	80
Advertising and promotion expenses	788	701	765	668
Transfer fee and specific business tax	1,292	1,105	1,221	1,060

25. Income tax

Income tax expenses for the years ended 31 December 2022 and 2021 are made up as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Current income tax:				
Current income tax charge	2,229,130	1,892,828	2,022,225	1,751,627
Adjustment in respect of income tax of previous year	196	20,058	196	(348)
Deferred tax:				
Relating to origination and reversal of temporary differences	(17,188)	30,228	(53,761)	(89,069)
Income tax expense reported in profit or loss	<u>2,212,138</u>	<u>1,943,114</u>	<u>1,968,660</u>	<u>1,662,210</u>

The amounts of income tax relating to each component of other comprehensive income for the years ended 31 December 2022 and 2021 are as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Deferred tax on actuarial gain	-	3,202	-	3,330
Deferred tax on gain (loss) from the change in value of financial assets measured at FVOCI	(114,088)	18,255	(108,277)	22,792
Total	<u>(114,088)</u>	<u>21,457</u>	<u>(108,277)</u>	<u>26,122</u>



The reconciliation between accounting profit and income tax expenses is shown below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Accounting profit before tax	10,515,450	9,082,585	9,590,375	8,274,857
Applicable tax rate	17%, 20%, 30%	17%, 20%, 30%	20%	20%
Accounting profit before tax multiplied by income tax rate	2,137,993	1,862,260	1,918,075	1,654,971
Adjustment in respect of current income tax of previous year	196	20,058	196	(348)
Effects of:				
Additional taxable income	64,016	42,261	64,016	42,261
Change in value of investment accounted for the equity method	(10,586)	17,321	-	-
Exemption of income	-	-	(13,596)	(35,829)
Others	20,519	1,214	(31)	1,155
Total	73,949	60,796	50,389	7,587
Income tax expenses reported in profit or loss	2,212,138	1,943,114	1,968,660	1,662,210

The components of deferred tax assets and deferred tax liabilities are as follows:

(Unit: Thousand Baht)

	Statement of financial position			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Deferred tax assets				
Allowance for loss on diminution in project value	960	960	660	660
Allowance for asset impairment	854	854	7,054	7,054
Amortisation of interest expense of debenture	38,980	33,740	38,980	33,740
Provision for contributions for housing estate juristic persons	32,353	15,000	31,000	15,000
Provision for long-term employee benefits	52,734	48,250	47,460	43,426
Unrealised loss on changes in fair value of investments	96,069	12,265	77,993	-
Loss brought forward	10,419	8,248	-	-
Others	3,278	3,331	-	-
Total	235,647	122,648	203,147	99,880

(Unit: Thousand Baht)

	Statement of financial position			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Deferred tax liabilities				
Costs to obtain contracts with customers	(15,260)	(41,131)	(15,260)	(41,131)
Unrealised gain on changes in fair value of investments	-	(30,284)	-	(30,284)
Foreign income not remitted	(339,912)	(304,588)	-	-
Others	(4,370)	(3,836)	(4,300)	(3,836)
Total	(359,542)	(379,839)	(19,560)	(75,251)

26. Earnings per share

Basic earnings per share is calculated by dividing profit for the years attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares held by external shareholders (excluding the weighted average number of treasury stock during the years).

The following tables set forth the computation of basic earnings per share for the years ended 31 December 2022 and 2021.

	For the years ended 31 December			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Profit for the year (Thousand Baht)	8,173,261	7,070,321	7,621,716	6,612,647
Weighted average number of ordinary shares (Thousand shares)	1,950,431	1,948,141	1,950,431	1,948,141
Earnings per share (Baht/share)	4.19	3.63	3.91	3.39



27. Segment information

Operation segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decision about the allocation of resources to the segment and assess its performance.

Transfer prices between business segments are as set out in Note 6 to the consolidated financial statements.

The following tables present revenue, profit and total assets information regarding the Group's operating segments for the years ended 31 December 2022 and 2021.

(Unit: Million Baht)

	Real estate business		Hotel business and management		Elimination of inter-segment revenue		Consolidation	
	2022	2021	2022	2021	2022	2021	2022	2021
Revenues from external customers	34,442	29,143	44	17	-	-	34,486	29,160
Inter-segment revenues	1	1	17	3	(18)	(4)	-	-
Total revenues	34,443	29,144	61	20	(18)	(4)	34,486	29,160
Segment profit (loss)	9,386	8,373	(36)	(62)	37	10	9,387	8,321
Unallocated income and expenses:								
Other income							1,015	487
Share of profit from investments in joint ventures and associates							390	533
Finance cost							(277)	(259)
Income tax expenses							(2,212)	(1,943)
Non-controlling interests of the subsidiaries							(130)	(69)
Profit for the year							8,173	7,070

(Unit: Million Baht)

	Real estate business		Hotel business and management		Elimination of inter-segment revenue		Consolidation	
	2022	2021	2022	2021	2022	2021	2022	2021
Property development costs	65,655	62,074	58	56	(38)	(26)	65,675	62,104
Investment properties	1,163	1,188	-	-	(26)	(27)	1,137	1,161
Property, building and equipment	268	219	96	99	25	26	389	344
Other assets	36,049	18,137	877	756	(24,203)	(11,070)	12,723	7,823
Total assets	103,135	81,618	1,031	911	(24,242)	(11,097)	79,924	71,432



Geographical information

Revenue from external customers based on locations of the customers is as follows:

(Unit: Million Baht)

	<u>2022</u>	<u>2021</u>
Revenue from external customers		
Thailand	33,646	28,422
Australia	840	738
Total	<u>34,486</u>	<u>29,160</u>
Non-current assets (Other than financial instruments and deferred tax assets)		
Thailand	4,001	2,937
Philippines	-	589
Australia	6,594	2,596
Total	<u>10,595</u>	<u>6,122</u>

Major customers

The Group has no major customer with revenue of 10 percent or more of an entity's revenues.

28. Provident fund

The Group in Thailand and its employees have jointly established a provident fund in accordance with Provident Fund Act B.E. 2530. Both employees and the Group contribute to the fund monthly at rates of 3 - 10 percent (2021: 3 - 10 percent) of basic salary. The fund, which is managed by Kasikorn Asset Management Company Limited, will be paid to employees upon termination in accordance with the fund rules. The Group and the Company recognised the contributed as expenses for the year 2022 amounting to approximately Baht 33 million and Baht 32 million (2021: Baht 30 million and Baht 29 million), respectively.

29. Dividends

Dividends	Approved by	Total dividends (Thousand Baht)	Dividends per share (Baht)
Final dividends for 2020	Annual General Meeting of the shareholders on 21 April 2021	974,068	0.50
Interim dividends for 2021	Board of Directors' meeting on 10 August 2021	974,068	0.50
Total dividends for 2021		1,948,136	1.00
Final dividends for 2021	Annual General Meeting of the shareholders on 20 April 2022	1,462,480	0.75
Interim dividends for 2022	Board of Directors' meeting on 9 August 2022	1,365,551	0.70
Total dividends for 2022		2,828,031	1.45

30. Commitments and contingent liabilities

30.1 Capital commitments

As at 31 December 2022 and 2021, the Group had outstanding commitments as follows:

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Capital commitments				
Project construction contracts	8,373	7,931	8,099	7,733
Land purchase contracts	3,556	4,378	2,981	2,099
Uncalled portion of investments in joint ventures associates and joint operation (Million AUD)				
Investments in ordinary shares	16	38	-	-
Guarantees				
Guarantee utility usage	2,862	2,559	2,424	2,216
Guarantee trade creditors	21	21	21	21



30.2 Litigation

As at 31 December 2022, the Group has been sued for a total of approximately Baht 819 million in various cases, in respect of breach of contract, cancellation of contract, refund claims and damage claims. The cases are currently being heard by the Appeal and Supreme Courts. However, in the opinion of the Group's lawyers and management believe that the Group will not incur any losses as a result of litigation.

31. Fair values hierarchy

As at 31 December 2022 and 2021, the Group had the assets and liabilities that were measured at fair value or for which fair value was disclosed using different levels of inputs as follows:

(Unit: Million Baht)

	Consolidated financial statements							
	As at 31 December 2022				As at 31 December 2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Assets measured at fair value								
Financial assets measured at FVOCI								
Equity investments	6,824	-	-	6,824	2,116	-	-	2,116
Derivatives								
Equity linked notes	-	167	-	167	-	-	-	-
Liabilities measured at fair value								
Derivatives								
Interest rate swaps contracts	-	1	-	1	-	-	-	-
Assets for which fair value are disclosed								
Investment properties	-	-	2,431	2,431	-	-	2,485	2,485
Liabilities for which fair value are disclosed								
Debentures	-	12,358	-	12,358	-	9,411	-	9,411

(Unit: Million Baht)

	Separate financial statements							
	As at 31 December 2022				As at 31 December 2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Assets measured at fair value								
Financial assets measured at FVOCI								
Equity investments	5,404	-	-	5,404	729	-	-	729
Derivatives								
Equity linked notes	-	167	-	167	-	-	-	-
Liabilities measured at fair value								
Derivatives								
Interest rate swaps contracts	-	1	-	1	-	-	-	-
Assets for which fair value are disclosed								
Investment properties	-	-	1,654	1,654	-	-	1,660	1,660
Liabilities for which fair value are disclosed								
Debentures	-	12,358	-	12,358	-	9,411	-	9,411

32. Financial instruments

32.1 Financial risk management objectives and policies

The Group's financial instruments principally comprise cash and cash equivalents, trade and other receivables, loans to related parties, investments, short-term loans and long-term loans. The financial risks associated with these financial instruments and how they are managed are described below.

Credit risk

The Group is exposed to credit risk primarily with respect to deposits with banks and financial institutions, trade and other receivables, loans to related parties, and other financial instruments. Except for derivatives, the maximum exposure to credit risk is limited to the carrying amounts as stated in the statement of financial position. The Group's maximum exposure relating to derivatives is noted in the liquidity risk topic.

Market risk

There are two types of market risk comprising foreign currency risk and interest rate risk.



Foreign currency risk

The Group's exposure to the foreign currency risk relates to investments in deposits with banks and financial institutions, equity instruments, private debt securities and equity linked notes that are denominated in foreign currencies.

As at 31 December 2022 and 2021, the balances of financial assets denominated in foreign currencies were summarised below.

Currency	Consolidated / Separate financial statements			
	Financial assets		Average exchange rate	
	<u>2022</u> (Million)	<u>2021</u> (Million)	<u>2022</u> (Baht per 1 foreign currency unit)	<u>2021</u>
US dollar	5	11	34.5624	33.4199
Malaysian ringgit	81	92	7.8304	8.0143
Australian dollar	216	-	23.3791	-

The Group has evaluated that the changes in the fair value of monetary assets and liabilities in foreign currencies as at 31 December 2022 and 2021 do not have any significant impact on the Group's profit before tax.

Interest rate risk

The Group's exposure to interest rate risk relates primarily to loans to related parties, long-term loans from banks and debentures. Most of the Group's financial assets and liabilities bear floating interest rates or fixed interest rates which are close to the market rate.

As at 31 December 2022 and 2021, significant financial assets and liabilities classified by type of interest rate are summarised in the table below, with those financial assets and liabilities that carry fixed interest rates further classified based on the maturity date, or the repricing date if this occurs before the maturity date.

(Unit: Million Baht)

Consolidated financial statements							
As at 31 December 2022							
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate (% per annum)
	Within 1 year	1 - 5 years	Over 5 years				
Financial assets							
Cash and cash equivalents	-	-	-	1,034	281	1,315	0.04 - 0.35
Trade and other receivables	-	-	-	-	38	38	-
Long-term loans to related parties	-	969	278	-	-	1,247	10.00 - 20.00
Other financial assets	-	177	-	-	6,991	7,168	11.50
	-	1,146	278	1,034	7,310	9,768	
Financial liabilities							
Bills of exchange payable	3,982	-	-	-	-	3,982	Note 15
Trade and other payables	-	-	-	-	2,939	2,939	Note 16
Long-term loans from banks	1,500	-	-	6,696	-	8,196	Note 17
Debentures	8,542	3,816	-	-	-	12,358	Note 18
	14,024	3,816	-	6,696	2,939	27,475	

(Unit: Million Baht)

Consolidated financial statements							
As at 31 December 2021							
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate (% per annum)
	Within 1 year	1 - 5 years	Over 5 years				
Financial assets							
Cash and cash equivalents	-	-	-	1,283	343	1,626	0.04 - 0.35
Trade and other receivables	-	-	-	-	51	51	-
Long-term loans to related parties	-	792	283	-	-	1,075	10.00 - 20.00
Other financial assets	292	-	-	-	2,116	2,408	11.50
	292	792	283	1,283	2,510	5,160	
Financial liabilities							
Bills of exchange payable	3,981	-	-	-	-	3,981	Note 15
Trade and other payables	-	-	-	-	2,469	2,469	Note 16
Long-term loans from banks	1,500	-	-	5,036	-	6,536	Note 17
Debentures	5,396	3,977	-	-	-	9,373	Note 18
	10,877	3,977	-	5,036	2,469	22,359	



(Unit: Million Baht)

	Separate financial statements					
	As at 31 December 2022					
	Fixed interest rates		Floating interest rate	Non-interest bearing	Total	Effective interest rate (% per annum)
	Within 1 year	1 - 5 years				
Financial assets						
Cash and cash equivalents	-	-	175	276	451	0.04 - 0.35
Trade and other receivables	-	-	-	68	68	-
Dividend receivable from subsidiaries	-	-	-	75	75	-
Short-term loans to subsidiaries	-	-	380	-	380	1.80 - 2.15
Other financial assets	-	177	-	5,571	5,748	11.50
	-	177	555	5,990	6,722	
Financial liabilities						
Bills of exchange payable	3,982	-	-	-	3,982	Note 15
Trade and other payables	-	-	-	2,308	2,308	Note 16
Long-term loans from banks	1,500	-	6,441	-	7,941	Note 17
Debentures	8,542	3,816	-	-	12,358	Note 18
	14,024	3,816	6,441	2,308	26,589	

(Unit: Million Baht)

	Separate financial statements					
	As at 31 December 2021					
	Fixed interest rates		Floating interest rate	Non-interest bearing	Total	Effective interest rate (% per annum)
	Within 1 year	1 - 5 years				
Financial assets						
Cash and cash equivalents	-	-	230	341	571	0.04 - 0.15
Trade and other receivables	-	-	-	49	49	-
Dividend receivable from subsidiaries	-	-	-	88	88	-
Short-term loans to subsidiaries	-	-	310	-	310	2.15 - 3.25
Other financial assets	292	-	-	729	1,021	11.50
	292	-	540	1,207	2,039	
Financial liabilities						
Bills of exchange payable	3,981	-	-	-	3,981	Note 15
Trade and other payables	-	-	-	2,225	2,225	Note 16
Long-term loans from banks	1,500	-	4,818	-	6,318	Note 17
Debentures	5,396	3,977	-	-	9,373	Note 18
	10,877	3,977	4,818	2,225	21,897	

The Group has evaluated that the changes in interest rates on that portion of floating rate loans from affected as at 31 December 2022 and 2021 do not have any significant impact on the Group's profit before tax.

Liquidity risk

The Group monitors the risk of a shortage of liquidity through the use of bills of exchange payable, bank loans and issuing debentures. The Group has assessed the concentration of risk with respect to refinancing its debt and concluded that it was low. The Group has access to a sufficient variety of sources of funding.

The below table summarises the maturity profile of the Group's non-derivative financial liabilities and derivative financial instruments as at 31 December 2022 and 2021 based on contractual undiscounted cash flows:

(Unit: Thousand Baht)

	Consolidated financial statements			
	As at 31 December 2022			
	On demand	Within 1 year	1 - 5 years	Total
Non-derivatives				
Bills of exchange payables	-	4,000,000	-	4,000,000
Trade and other payables	2,939,179	-	-	2,939,179
Long-term loans from banks	-	8,126,732	69,231	8,195,963
Debentures	-	8,600,000	3,900,000	12,500,000
Total non-derivatives	<u>2,939,179</u>	<u>20,726,732</u>	<u>3,969,231</u>	<u>27,635,142</u>

(Unit: Thousand Baht)

	Consolidated financial statements			
	As at 31 December 2021			
	On demand	Within 1 year	1 - 5 years	Total
Non-derivatives				
Bills of exchange payables	-	4,000,000	-	4,000,000
Trade and other payables	2,468,971	-	-	2,468,971
Long-term loans from banks	-	6,536,031	-	6,536,031
Debentures	-	5,500,000	4,000,000	9,500,000
Total non-derivatives	<u>2,468,971</u>	<u>16,036,031</u>	<u>4,000,000</u>	<u>22,505,002</u>



(Unit: Thousand Baht)

	Separate financial statements			
	As at 31 December 2022			
	On demand	Within 1 year	1 - 5 years	Total
Non-derivatives				
Bills of exchange payables	-	4,000,000	-	4,000,000
Trade and other payables	2,308,133	-	-	2,308,133
Long-term loans from banks	-	7,940,732	-	7,940,732
Debentures	-	8,600,000	3,900,000	12,500,000
Total non-derivatives	<u>2,308,133</u>	<u>20,540,732</u>	<u>3,900,000</u>	<u>26,748,865</u>

(Unit: Thousand Baht)

	Separate financial statements			
	As at 31 December 2021			
	On demand	Within 1 year	1 - 5 years	Total
Non-derivatives				
Bills of exchange payables	-	4,000,000	-	4,000,000
Trade and other payables	2,224,570	-	-	2,224,570
Long-term loans from banks	-	6,318,445	-	6,318,445
Debentures	-	5,500,000	4,000,000	9,500,000
Total non-derivatives	<u>2,224,570</u>	<u>15,818,445</u>	<u>4,000,000</u>	<u>22,043,015</u>

32.2 Fair values of financial instruments

Since the majority of the Group's financial instruments are short-term in nature or carrying interest at rates close to the market interest rates, their fair value is not expected to be materially different from the amounts presented in the statement of financial position, except for the following.

(Unit: Million Baht)

	Consolidated / Separate financial statements			
	As at 31 December 2022		As at 31 December 2021	
	Carrying amount	Fair value	Carrying amount	Fair value
Financial liabilities				
Debentures	12,358	12,358	9,373	9,411

The methods and assumptions used by the Group in estimating the fair value of financial statements are as follows:

- a) For financial assets and liabilities which have short-term maturity, including cash and cash equivalents, trade and other receivables, short-term loans, bills of exchange payable and trade and other payables, their carrying amounts in the statement of financial position approximate their fair value.
- b) For debts securities, their fair value is generally derived from quoted market prices or determined by using the yield curve of government bonds, adjusted with an appropriate risk premium.
- c) For equity securities, their fair value is generally derived from quoted market prices.
- d) The fair value of long-term loans is estimated by discounting expected future cash flows by the current market interest rate of loans with similar terms and conditions.
- e) For long-term loans from banks carrying interest approximate to the market rate, their carrying amounts in the statement of financial position approximate their fair value.
- f) For debentures, the fair value is determined by using the yield curve as announced by the Thai Bond Market Association.
- g) The fair value of derivatives has been determined using a discounted future cash flow model and a valuation model technique. Most of the inputs used for the valuation are observable in the relevant market, such as spot rates of foreign currencies, yield curves of the respective currencies and interest rate yield curves. The Group considers counterparty credit risk when determining the fair value of derivatives.

During the current year, there was no transfer within the fair value hierarchy.

33. Capital management

The primary objective of the Group's capital management is to ensure that it has appropriate capital structure in order to support its business and maximise shareholder value and it meets financial covenants attached to the loan agreements. The Group has complied with these covenants throughout the reporting periods.

As at 31 December 2022 and 2021, the Group's debt-to-equity ratio, was summarised below.

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Debt-to-equity ratio	0.68:1	0.66:1	0.71:1	0:70:1



34. Events after the reporting period

On 21 February 2023, the Company's Board of Directors' meeting No. 2/2023 passed a resolution to propose for approval at the 2023 Annual General Meeting of the shareholders the payment of a dividend of Baht 1.45 per share from the net profit of the year 2022, or a total of Baht 2,830 million. However, during the year 2022, the Company paid an interim dividend of Baht 0.70 per share, leaving a final dividend payment for the year 2022 of Baht 0.75 per share, or Baht 1,465 million. The resolution will be proposed for approval at the 2023 Annual General meeting of the shareholders.

35. Approval of financial statements

These financial statements were authorised for issue by the Company's Board of Directors on 21 February 2023.

บริษัท สุपालย์ จำกัด (มหาชน)
ทะเบียนเลขที่ 0107535000303
1011 อาคารสุपालย์ แกรนด์ ทาวเวอร์ ถ.พระราม 3
แขวงช่องนนทรี เขตยานนาวา กรุงเทพมหานคร 10120 โทร. 0 2725 8888

Supalai Public Company Limited
Registration NO. 0107535000303
1011 Supalai Grand Tower Building, Rama III Road,
Chong Nonsi, Yannawa, Bangkok 10120 Thailand
Phone : +66 2725 8888



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supalai.com