

FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT
BUILDERSMART PUBLIC COMPANY LIMITED AND SUBSIDIARIES
FOR THE YEAR ENDED DECEMBER 31, 2021

Independent Auditor's Report

To the Board of Directors and the Shareholders of BuilderSmart Public Company Limited:

Opinion

I have audited the consolidated and separate financial statements of BuilderSmart Public Company Limited and its subsidiaries, and of BuilderSmart Public Company Limited, respectively, which comprise the consolidated and separate statements of financial position as at December 31, 2021, the consolidated and separate statement of comprehensive income, statements of changes in shareholders' equity and statements of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying consolidated and separate financial statements referred to above present fairly, in all material respects, the consolidated and separate financial position of the BuilderSmart Public Company Limited and its subsidiaries, and of BuilderSmart Public Company Limited, respectively, as at December 31, 2021, and their financial performance and cash flows for the year then ended, in accordance with Thai Financial Reporting Standards (TFRSs).

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing (TSAs). 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 Federation of Accounting Professions' Code of Ethics for Professional Accountants together with the ethical requirements that are relevant to my audit of the financial statements, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

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

Fair value of investment properties - Senior Living Project

Risk

As discussed in Note to Financial Statements No. 16, the Group measures investment properties - Senior Living Project according to the fair value approach. I focused on this area because of the valuation model is a market comparison approach

that was evaluated by an independent appraiser engaged by the Group. In determining the fair value of investment properties, Management had to exercise judgment to determine the appropriate market prices of comparative properties and key assumptions for adjusting market prices comparable to the subject properties.

Auditor's response

I have verified the fair value of the investment property appraised by the Group's independent appraiser by reviewing the independent appraiser's competency, capabilities, independency and objectivity and considering the appropriateness of the key assumptions of the valuation by:

- Determining the similarity of the comparative properties based on their characteristics, environment and utilization with the investment properties of the Group;
- Assessing the appropriateness of market prices based on observable information; and
- Determining the appropriateness of methodologies used to adjust market prices to the fair value of the investment properties of the Group, i.e. differences in characteristics, size and environment, to comparative properties, including the impact from Coronavirus Disease 2019 ("COVID-19").

Impairment of property, plant and equipment - Senior Living Project

Risk

As discussed in Note to Financial Statements No. 17, the Group has land, club house and common area assets for providing common facilities services in the Senior Living Project, which were presented as property, plant and equipment. I focused on this area because the assessment of impairment of such assets is a significant accounting estimate requiring management to exercise a high degree of judgement in using the financial model to calculate the realisable values and in identifying the cash generating units, estimating the cash inflows that are expected to be generated from that group of assets in the future, and setting an appropriate discount rate and long-term growth rate.

Auditor's response

I assessed the identified cash generating units and financial model and gained an understanding of and tested the key assumptions applied by the management in preparing estimates of the cash flows expected to be realised from the group of assets as well as reviewed the discount rate applied by management by making enquiry of responsible executives and comparing details with sources of information of the Group and the industry, including the impact from Coronavirus Disease 2019 ("COVID-19") and tested the calculation of the realisable values of the assets using the selected financial model.

In addition, I reviewed the appropriateness of related transactions recorded in the financial statements and information disclosed for their compliance with relevant accounting standards.

Other Information

Management is responsible for the other information. The other information comprises the information included in Annual Report, but does not include the consolidated and separate financial statements and my auditor's report thereon. The Annual Report for the year 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 consolidated and separate financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated.

When I read the Annual Report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance 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 TFRSs, 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 consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with TSAs 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 TSAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group'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 consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

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

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

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

Panita Chotesaengmaneekul
Certified Public Accountant
Registration Number 9575

ANS Audit Co., Ltd.
Bangkok, February 24, 2022

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2021

		Unit: Baht				
		Consolidated financial statements		Separate financial statements		
Notes		2021	2020	2021	2020	
Assets						
Current assets						
	Cash and cash equivalents	7	41,292,633.64	64,312,006.25	26,441,753.54	55,441,573.09
	Trade and other current receivables - net	6.3, 8	85,142,225.89	99,664,608.70	69,313,712.08	85,521,489.25
	Current portion of lease receivables		6,094,909.80	1,223,878.23	6,094,909.80	1,223,878.23
	Short-term loans to and interest receivables from related parties - net	6.3, 6.4	-	-	92,700,000.00	30,774,657.53
	Current portion of long-term loans to and interest receivables from related parties	6.3, 6.5	-	-	68,085,431.00	70,000,000.00
	Inventories - net	9	74,812,651.65	76,834,782.06	6,735,034.38	43,477,785.33
	Real estate development costs	10	536,305,656.24	722,477,113.34	-	-
	Current tax assets		1,733,917.77	2,478,682.89	135,220.24	-
	Other current assets	6.3	35,461,495.59	41,822,769.78	32,661,714.90	33,541,653.64
	Total current assets		780,843,490.58	1,008,813,841.25	302,167,775.94	319,981,037.07
Non-current assets						
	Deposits at bank pledged as collateral	11	50,319,577.15	50,749,077.15	47,319,577.15	47,749,077.15
	Long-term loans to and interest receivables from related parties - net	6.3	-	-	-	62,049,098.84
	Investment in debt securities held to maturity - net	12	10,620,827.31	10,767,753.35	10,620,827.31	10,767,753.35
	Investment in subsidiaries company - net	13	-	-	263,692,068.26	262,192,068.26
	Investments in joint venture	14	8,648,933.32	-	-	-
	Lease receivables - net		16,453,951.50	1,486,190.11	16,453,951.50	1,486,190.11
	Senior living project under development	15	160,845,022.37	182,514,220.85	153,866,598.74	182,514,220.85
	Investment properties - net	16	205,100,000.00	205,100,000.00	205,100,000.00	205,100,000.00
	Property, plant and equipment - net	17	254,464,495.73	276,628,792.52	238,928,690.60	257,106,734.69
	Right-of-use assets - net	18	63,266,948.63	70,465,779.78	33,317,102.73	44,620,180.55
	Intangible assets - net	19	19,180,219.69	21,382,310.01	14,885,833.27	16,448,297.38
	Deferred tax assets - net	29	4,990,323.96	2,120,770.30	16,013,852.32	16,461,954.90
	Other non-current assets		1,690,953.67	3,978,090.89	260,000.00	279,090.89
	Total non-current assets		795,581,253.33	825,192,984.96	1,000,458,501.88	1,106,774,666.97
	Total assets		1,576,424,743.91	1,834,006,826.21	1,302,626,277.82	1,426,755,704.04

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2021

		Unit: Baht				
		Consolidated financial statements		Separate financial statements		
Notes		2021	2020	2021	2020	
Liabilities and shareholders' equity						
Current liabilities						
	Bank overdrafts and short-term loans from financial institutions	20	236,868,114.16	267,317,652.53	216,670,166.26	256,201,532.87
	Trade and other current payables	6.3, 21	129,913,951.40	157,533,712.55	128,552,049.38	179,450,882.11
	Current portion of land payable		15,946,700.14	19,906,300.25	-	-
	Current contract liabilities	22	34,155,108.90	48,337,046.51	2,460,423.38	4,986,952.99
	Deposit and advance received under lease agreements		25,903,152.07	36,878,002.52	25,903,152.07	36,878,002.52
	Current deferred rental revenue		4,087,304.01	2,386,531.27	4,087,304.01	2,386,531.27
	Current liability for guarantee refund to lessee	6.3, 23	-	22,024,000.00	-	22,024,000.00
	Current portion of long-term loans from financial institutions	24, 38	273,351,560.37	217,176,356.91	33,724,867.93	44,236,395.11
	Current portion of lease liabilities	25	16,595,662.89	14,352,798.38	5,677,114.98	5,934,022.57
	Current portion of other financial liabilities	26, 38	2,887,773.53	476,897.56	-	-
	Short-term loans from related parties - net	6.3, 6.6	39,323,367.16	33,925,382.98	49,818,367.16	35,920,382.98
	Short-term loans from other parties - net	27	-	29,114,736.02	-	29,114,736.02
	Income tax payable		-	3,722,394.92	-	3,722,394.92
	Retentions	6.3	20,354,948.33	22,396,777.66	15,406,857.25	15,168,490.99
	Other current liabilities		3,052,414.40	2,937,791.86	1,903,271.41	2,287,414.80
	Total current liabilities		802,440,057.36	878,486,381.92	484,203,573.83	638,311,739.15
Non-current liabilities						
	Long-term loans from financial institutions - net	24, 38	52,418,018.23	236,909,773.05	42,418,018.23	32,398,619.56
	Long-term loans from other party		23,000,000.00	2,000,000.00	5,000,000.00	2,000,000.00
	Lease liabilities - net	25	51,851,759.12	59,683,648.53	27,893,862.31	38,069,794.06
	Other financial liabilities - net	26, 38	4,212,456.00	7,100,230.00	-	-
	Non-current deferred rental revenue		73,329,385.12	43,935,769.48	73,329,385.12	43,935,769.48
	Non-current liability for guarantee refund to lessee - net	6.3, 23	71,351,609.93	26,508,934.69	61,351,609.93	26,508,934.69
	Deferred tax liabilities - net	29	5,270,374.86	4,822,272.33	-	-
	Non-current provisions for employee benefit	28	8,561,644.00	7,399,905.90	7,268,551.00	6,902,060.96
	Other non-current liabilities		4,005,135.29	2,781,186.97	3,805,695.29	2,719,810.29
	Total non-current liabilities		294,000,382.55	391,141,720.95	221,067,121.88	152,534,989.04
	Total liabilities		1,096,440,439.91	1,269,628,102.87	705,270,695.71	790,846,728.19
Shareholders' equity						
Share capital						
	Authorised share capital					
	2,185,143,140 ordinary shares, Baht 0.10 par value		218,514,314.00	218,514,314.00	218,514,314.00	218,514,314.00
	Issued and paid-up share capital					
	2,130,506,193 ordinary shares, Baht 0.10 par value		213,050,619.30	213,050,619.30	213,050,619.30	213,050,619.30
	Premium on share capital		343,503,712.05	343,503,712.05	343,503,712.05	343,503,712.05
	Retained earnings					
	Appropriated to legal reserve	31	12,635,052.79	12,635,052.79	12,635,052.79	12,635,052.79
	Unappropriated		(91,410,610.70)	(6,989,170.62)	28,166,197.97	66,719,591.71
	Other component of shareholders' equity		2,204,390.56	2,204,390.56	-	-
	Total shareholders' equity of the Company		479,983,164.00	564,404,604.08	597,355,582.11	635,908,975.85
	Non-controlling interests		1,140.00	(25,880.74)	-	-
	Total shareholders' equity		479,984,304.00	564,378,723.34	597,355,582.11	635,908,975.85
	Total liabilities and shareholders' equity		1,576,424,743.91	1,834,006,826.21	1,302,626,277.82	1,426,755,704.04

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED DECEMBER 31, 2021

		Unit: Baht			
		Consolidated financial statements		Separate financial statements	
Notes		2021	2020	2021	2020
34	Revenue from sales and services	605,069,609.63	732,198,481.11	310,266,520.59	378,412,028.73
38	Cost of sales and services	(513,533,901.52)	(556,415,740.40)	(255,245,973.77)	(255,724,058.90)
	Gross profit	91,535,708.11	175,782,740.71	55,020,546.82	122,687,969.83
	Interest income	953,656.57	705,063.49	8,463,966.60	27,007,918.21
	Other income	5,968,687.87	3,182,372.01	2,897,592.54	1,133,513.14
	Gain (loss) on foreign exchange - net	1,792,473.46	(322,198.63)	1,880,685.16	141,059.81
	Distribution costs	(66,202,204.96)	(85,163,936.44)	(27,509,968.02)	(32,448,502.51)
38	Administrative expenses	(84,472,733.72)	(98,116,199.15)	(57,786,749.95)	(56,394,716.72)
16	Loss on fair value adjustment of investment properties	-	(30,792,275.98)	-	-
	Loss on impairment of investment in subsidiary	-	-	-	(106,421,135.89)
	Loss from operating activities	(50,424,412.67)	(34,724,433.99)	(17,033,926.85)	(44,293,894.13)
	Finance costs	(35,481,780.02)	(30,698,739.21)	(20,828,601.31)	(19,930,510.33)
	Share of loss of joint ventures	(68,649.78)	-	-	-
	Loss before income tax expenses	(85,974,842.47)	(65,423,173.20)	(37,862,528.16)	(64,224,404.46)
30	Tax income (expenses)	2,253,245.53	(22,651,942.03)	(496,655.18)	12,441,516.48
	Loss for the year	(83,721,596.94)	(88,075,115.23)	(38,359,183.34)	(51,782,887.98)
	Other comprehensive income				
	<i>Items that will not be reclassified to profit or loss</i>				
	Loss on re-measurements of defined employee benefit plans - net from income tax	(672,822.40)	-	(194,210.40)	-
	Other comprehensive loss for the year	(672,822.40)	-	(194,210.40)	-
	Total comprehensive loss for the year	(84,394,419.34)	(88,075,115.23)	(38,553,393.74)	(51,782,887.98)
	Loss attributable to:				
	Equity holders of the Company	(83,748,617.68)	(88,051,026.97)	(38,359,183.34)	(51,782,887.98)
	Non-controlling interests	27,020.74	(24,088.26)	-	-
		(83,721,596.94)	(88,075,115.23)	(38,359,183.34)	(51,782,887.98)
	Total comprehensive loss attributable to:				
	Equity holders of the Company	(84,421,440.08)	(88,051,026.97)	(38,553,393.74)	(51,782,887.98)
	Non-controlling interests	27,020.74	(24,088.26)	-	-
		(84,394,419.34)	(88,075,115.23)	(38,553,393.74)	(51,782,887.98)
	Loss per share				
	Basic loss per share (Baht/share)	(0.039)	(0.041)	(0.018)	(0.024)
	Weighted average number of ordinary shares (basic) (Thousand shares)	2,130,506	2,130,506	2,130,506	2,130,506

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE YEAR ENDED DECEMBER 31, 2021

Unit: Baht

Consolidated financial statements										
Equity attributable to shareholders' equity of the Company										
	Retained earnings				Other component of shareholders' equity			Non-controlling interests	Total shareholders' equity	
	Issued and paid-up share capital	Premium on share capital	Appropriated to legal reserve	Unappropriated	Other comprehensive income		Total other components of shareholder's equity			
					Loss on re-measurements of defined employee benefit plans - net from income tax	Translating financial statements				Total
Opening balance as at January 1, 2021	213,050,619.30	343,503,712.05	12,635,052.79	(6,989,170.62)	-	2,204,390.56	2,204,390.56	564,404,604.08	(25,880.74)	564,378,723.34
Changes in equity for the year:										
Total comprehensive loss for the year	-	-	-	(83,748,617.68)	(672,822.40)	-	(672,822.40)	(84,421,440.08)	27,020.74	(84,394,419.34)
Transferred to retained earnings	-	-	-	(672,822.40)	672,822.40	-	672,822.40	-	-	-
Balance as at December 31, 2021	213,050,619.30	343,503,712.05	12,635,052.79	(91,410,610.70)	-	2,204,390.56	2,204,390.56	479,983,164.00	1,140.00	479,984,304.00
Balance as at January 1, 2020	213,050,619.30	343,503,712.05	12,635,052.79	81,061,856.35	-	2,204,390.56	2,204,390.56	652,455,631.05	(1,792.48)	652,453,838.57
Changes in equity for the year:										
Total comprehensive loss for the year	-	-	-	(88,051,026.97)	-	-	-	(88,051,026.97)	(24,088.26)	(88,075,115.23)
Balance as at December 31, 2020	213,050,619.30	343,503,712.05	12,635,052.79	(6,989,170.62)	-	2,204,390.56	2,204,390.56	564,404,604.08	(25,880.74)	564,378,723.34

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

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE YEAR ENDED DECEMBER 31, 2021

Unit: Baht

	Separate financial statements						
	Issued and paid-up share capital	Premium on share capital	Retained earnings		Other comprehensive income - Gains on re-measurements of defined employee benefit plans - net from income tax	Total other components of shareholder's equity	Total shareholders' equity
			Appropriated to legal reserve	Unappropriated			
Opening balance as at January 1, 2021	213,050,619.30	343,503,712.05	12,635,052.79	66,719,591.71	-	-	635,908,975.85
Changes in equity for the year:							
Total comprehensive loss for the year	-	-	-	(38,359,183.34)	(194,210.40)	(194,210.40)	(38,553,393.74)
Transferred to retained earnings	-	-	-	(194,210.40)	194,210.40	194,210.40	-
Balance as at December 31, 2021	213,050,619.30	343,503,712.05	12,635,052.79	28,166,197.97	-	-	597,355,582.11
Balance as at January 1, 2020	213,050,619.30	343,503,712.05	12,635,052.79	118,502,479.69	-	-	687,691,863.83
Changes in equity for the year:							
Total comprehensive loss for the year	-	-	-	(51,782,887.98)	-	-	(51,782,887.98)
Balance as at December 31, 2020	213,050,619.30	343,503,712.05	12,635,052.79	66,719,591.71	-	-	635,908,975.85

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

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2021

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Cash flows from operating activities:				
Loss for the year	(83,721,596.94)	(88,075,115.23)	(38,359,183.34)	(51,782,887.98)
Adjustment to reconcile profit to net cash by (used in) operating activities				
Tax income (expenses)	(2,253,245.53)	22,651,942.03	496,655.18	(12,441,516.48)
Realisation of deferred rental revenue of Senior Living Project	(4,087,303.90)	(5,064,506.16)	(4,087,303.90)	(144,886.20)
Cost of sales of Senior Living Project	21,016,524.02	79,835,334.10	33,047,622.11	6,539,222.14
Loss arising from bad debt of trade and other receivables	2,851,176.85	-	-	-
(Reversal) allowance of impairment loss on trade and other receivables	(2,851,176.85)	187,104.32	(21,584.00)	-
(Reversal) allowance for obsolete inventory	666,390.83	-	(529,427.04)	-
Allowance for loss on diminution cost of real estate development project	3,675,245.65	-	-	-
Allowance for impairment loss of investment in subsidiary	-	-	-	106,421,135.89
Reversal of gain from sale of Senior Living Project for leaseback portion	1,045,850.11	2,695,163.23	-	-
Loss (gain) on disposal of assets	50,864.27	834,196.65	(448,591.14)	112,736.11
Gain from termination of lease	(113,169.11)	-	(113,169.12)	-
Deferred gain of transactions between the subsidiary and joint venture	1,282,416.90	-	-	-
Written-off withholding tax	232,265.71	-	-	-
Depreciation and amortization	42,986,268.33	34,456,751.70	30,376,639.28	13,220,900.60
Loss on fair value adjustment of investment properties	-	30,792,275.98	-	-
Unrealized (gain) loss on exchange rate - net	308,083.24	80,929.59	297,630.19	(515,584.31)
Employee benefit expenses	1,827,020.10	1,292,100.92	1,630,037.04	1,093,531.46
Share of loss of joint venture	68,649.78	-	-	-
Interest income	(953,656.57)	(705,063.49)	(8,463,966.60)	(27,007,918.21)
Finance costs	35,481,780.02	30,698,739.21	20,828,601.31	19,930,510.33
Gain from operations before changes in operating assets and liabilities	17,512,386.91	109,679,852.85	34,653,959.97	55,425,243.35
Operating assets (increase) decrease				
Trade and other current receivables	16,039,005.64	23,151,033.06	16,365,711.38	31,635,943.74
Lease receivables	6,015,708.54	(2,710,068.34)	6,015,708.54	98,578.00
Inventories	1,355,739.58	20,854,608.42	37,272,177.99	21,824,064.83
Real estate development costs	189,068,238.31	56,647,851.68	-	-
Right-of-use assets arising from sale and lease back of Senior Living Project	5,052,674.46	15,570,556.35	-	-
Other current assets	6,361,274.19	12,015,042.30	879,938.74	940,950.70
Other non-current assets	2,287,137.22	1,749,447.50	19,090.89	-
Operating liabilities increase (decrease)				
Trade and other current payables	(12,674,423.18)	(8,886,905.34)	(36,182,624.36)	(29,553,381.99)
Land payable	(4,095,000.00)	(24,570,000.00)	-	-
Contract liabilities	(14,181,937.61)	(11,487,736.45)	(2,526,529.61)	1,593,759.91
Deposit and advance received under lease agreements	30,717,773.19	69,930,197.32	30,717,773.19	(3,449,552.99)
Liability for guarantee refund to lessee	(22,024,000.00)	(43,368,000.00)	(22,024,000.00)	-
Retentions	(2,041,829.33)	450,915.81	238,366.26	29,101.37
Other current liabilities	114,622.54	(239,376.27)	(384,143.39)	31,985.46
Other non-current liabilities	1,223,948.32	2,781,186.97	1,085,885.00	-
Cash receipt from operating activities	220,731,318.78	221,568,605.86	66,131,314.60	78,576,692.38
Cash payment for employee benefits	(1,506,310.00)	(2,000,200.00)	(1,506,310.00)	(2,000,200.00)
Cash receipt from income tax return	864,146.97	3,316,436.39	-	-
Cash payment for corporate income tax	(5,456,312.69)	(13,222,365.62)	(3,857,615.16)	(10,743,682.73)
Net cash flows provided by operating activities	214,632,843.06	209,662,476.63	60,767,389.44	65,832,809.65

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

BUILDERSMART PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2021

Unit: Baht

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Cash flows from investing activities				
Decrease restricted deposits with financial institutions	429,500.00	679,922.85	429,500.00	679,922.85
Cash payment for short-term loan to related parties	-	-	(14,150,000.00)	(25,250,000.00)
Cash receipt from short-term loan to related parties	-	-	22,000,000.00	10,000,000.00
Cash receipt from long-term loan to related parties	-	-	-	17,000,000.00
Cash payment for senior living project under development	(19,629,177.20)	(70,656,016.30)	(19,947,283.92)	-
Cash payment for purchase of fixed assets	(4,011,720.02)	(20,628,451.49)	(3,044,670.15)	(569,682.52)
Cash receipt from sales of fixed assets	557,038.52	897,094.12	448,598.14	741,121.50
Cash payment for purchase of intangible assets	(1,486,004.30)	(3,998,927.29)	(589,000.00)	(679,703.07)
Cash payment for investment in subsidiary	-	-	(1,500,000.00)	-
Cash payment for investments in joint ventures	(10,000,000.00)	-	-	-
Cash receipt from interest income	1,100,582.65	848,097.42	2,801,700.05	704,282.53
Net cash flows provided by (used in) investing activities	(33,039,780.35)	(92,858,280.69)	(13,551,155.88)	2,625,941.29
Cash flows from financing activities				
Increase (decrease) in bank overdrafts and short-term loans from financial institutions	(10,449,538.37)	45,339,837.10	(19,531,366.61)	46,845,392.30
Cash receipt from short-term loans from related parties	8,163,381.99	37,513,604.88	16,663,381.99	37,513,604.88
Cash payment for short-term loans from related parties	(5,000,000.00)	(15,000,000.00)	(5,000,000.00)	(15,000,000.00)
Decrease in short-term loans from other parties - net	(30,167,237.77)	(113,968,565.38)	(30,167,237.77)	(113,968,565.38)
Cash receipt from sale and leaseback transaction	10,000,000.00	-	-	-
Repayment of lease liabilities and other financial liabilities	(17,984,234.66)	(13,191,551.55)	(7,408,970.02)	(7,395,204.47)
Cash receipt from long-term loans from financial institutions	27,593,000.00	126,003,252.56	4,233,000.00	24,631,619.56
Repayment of long-term loans from financial institutions	(175,909,551.36)	(120,906,214.26)	(24,725,128.51)	-
Cash receipt from long-term loans from other parties	23,000,000.00	2,000,000.00	5,000,000.00	-
Repayment of long-term loans from other parties	(2,000,000.00)	-	(2,000,000.00)	-
Cash payment for finance costs	(31,858,255.15)	(39,420,378.71)	(13,279,732.19)	(13,941,234.54)
Net cash flows used in financing activities	(204,612,435.32)	(91,630,015.36)	(76,216,053.11)	(41,314,387.65)
Net increase (decrease) in cash and cash equivalent	(23,019,372.61)	25,174,180.58	(28,999,819.55)	27,144,363.29
Cash receipt from business transfer	-	-	-	5,986,486.96
Cash and cash equivalents at ending of year	64,312,006.25	39,137,825.67	55,441,573.09	22,310,722.84
Cash and cash equivalents at ending of year	41,292,633.64	64,312,006.25	26,441,753.54	55,441,573.09
Supplemental cash flows information				
Non-cash transactions				
Increase (decrease) in payables for purchase of fixed assets and intangible assets	(166,027.52)	(650,117.45)	424,771.00	58,796.33
Fixed assets under finance lease agreements	-	8,925,000.00	-	-
Right-of-use assets/lease liabilities	12,468,487.07	64,216,012.14	-	39,138,340.68
Sale and leaseback senior living project as right-of-use assets	5,052,674.46	15,570,556.35	-	-
Reversal of lease liabilities	(4,838,550.02)	-	(4,838,550.02)	-
Increase in payables for purchases of senior living project under development	(15,229,177.20)	554,424.86	(15,547,283.92)	-
Capitalised borrowing costs relating to the acquisition of senior living project under development	-	1,366,558.11	-	-
Capitalised borrowing costs relating to the acquisition of real estate development costs	6,572,026.86	21,038,862.01	-	-
Transfer net asset of Sansara Development/increase in payables for business transfer	-	-	-	43,578,849.92

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

BUILDERSMART PUBLIC COMPANY LIMITED AND SUBSIDIARIES

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2021

1. GENERAL INFORMATION

BuilderSmart Public Company Limited (“the Company”) has its registered address at 905/7, Rama III Soi 51, Rama III Rd., Bang Pong Pang, Yan Nawa, Bangkok. The Company has a branch located at 647 Moo 7, Hin Lek Fai, Hua Hin, Prachuap Khiri Khan.

The Company principally engages in the retail sale of construction materials, tools, equipment for construction and interior design, and property development and lease of the Senior Living Project.

The Company was listed on the Stock Exchange of Thailand on February 14, 2008. The Company’s shares are traded on the mai (Market for Alternative Investment).

2. BASIS FOR PRESENTATION OF FINANCIAL STATEMENTS

The accompanying financial statements are prepared in accordance with Thai Financial Reporting Standards (“TFRS”) including related interpretations and guidelines promulgated by the Federation of Accounting Professions (“FAP”) and applicable rules and regulations of the Thai Securities and Exchange Commission.

Presentation of the financial statements complies with the Notification of the Department of Business Development, dated December 26, 2019, issued under the Accounting Act B.E. 2543.

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

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

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

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

Coronavirus Pandemic 2019 (COVID-19)

The COVID-19 pandemic has caused an economic slowdown adversely affecting most businesses and industries. This situation may bring uncertainties and affect the environment in which the Group operates. These uncertainties may have a financial impact on the valuation of assets, provisions and contingent liabilities.

Basis for preparation of the consolidated financial statements

a) The consolidated financial statements, related to the Company and subsidiaries (together referred to as “the Group”).

The Company holds shares at the following percentages as at December 31, 2021 and 2020.

Name of subsidiaries	Country of incorporation	Nature of business	Percentage of shareholding	
			2021	2020
1. Install Direct Company Limited.	Thailand	Sales of construction materials, tools and equipment for construction and interior design.	100.00	100.00
2. Alloy Solutions Asia Limited (Formerly as “D&W (Asia) Limited”)*	Thailand	Sales of construction materials for interior decoration and sales and installation service of doors, windows, architectural systems under the brand “Fletcher”	100.00	100.00
3. BuilderSmart Construction Systems Private Limited.	India	Sales of construction materials and after-sale services (Stop operations in the second quarter of year 2015)	99.70	99.70
4. Building Bling Company Limited	Thailand	Sales and installing of aluminium louvre windows (Completion of liquidation on June 16, 2021)	-	50.99
5. Sansara Development Company Limited**	Thailand	Property development and leasing of the Senior Living Project (In the process of being liquidated)	100.00	100.00
6. Sansara Lifestyle Service Company Limited	Thailand	Accommodation services for the Senior Living Project	100.00	100.00
7. Teak Development Limited	Thailand	Real estate business	100.00	100.00

*During the year 2021, the Company has changed its core business structure by transferring its operation of the distribution of interior design in the type of aluminum to a subsidiary, Alloy Solutions Asia Company Limited.

**As at November 30, 2020, the Group restructured by way of an entire business transfer of the subsidiary, Sansara Development Company Limited to the Company. Such the subsidiary registered the business dissolution with the Ministry of Commerce on November 30, 2020 and is currently in liquidation, as described in Note to Financial Statements No. 4.

b) The Company is deemed to have control over an investee or subsidiary if it has rights to, 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 as from 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) Material balances and transactions between the Company and its subsidiaries have been eliminated from the consolidated financial statements.
- f) 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.

3. NEW FINANCIAL REPORTING STANDARDS

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

During the year 2021, the Group has adopted the revised financial reporting standards and interpretations which are effective for fiscal years beginning on or after January 1, 2021. 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.

b) Financial reporting standards that will become effective for fiscal years beginning on or after January 1, 2022

The Federation of Accounting Professions issued certain revised financial reporting standards, which are effective for fiscal years beginning on or after January 1, 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, for some standards, providing temporary reliefs or temporary exemptions for users.

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

4. BUSINESS RESTRUCTURING

Extraordinary General Shareholders' Meeting No. 1/2020, held on October 27, 2020, approved the business restructuring by way of an entire business transfer of the subsidiary, Sansara Development Company Limited to the Company. The transfer is intended to reduce related party transactions, and unnecessary costs and expenses.

The Company ("transferee") and such subsidiary ("transferor") entered into an Entire Business Transfer Agreement, dated November 11, 2020, to completely transfer all assets and liabilities of the transferor to the transferee on November 30, 2020. The transferee will make a payment for the business transfer in the amount of Baht 43.58 million, which is equal to the carrying amount of net assets of such subsidiary at the date of the business transfer.

The business transfer occurring on November 30, 2020 qualifies as a group restructuring under common control with no impact on the consolidated financial statements.

The summary of the consideration transferred and the carrying amounts of assets and liabilities of such subsidiary transferred to the separate financial statements of the Company at the date of business transfer, previously presented in the consolidated financial statements, are as follows:

	Unit: Baht
Consideration transferred	43,578,849.92
Assets acquired and liabilities assumed	
Cash and cash equivalents	5,986,486.96
Trade and other current receivables - net	16,123,126.51
Financial lease receivable	2,808,646.34
Short-term loans to related party	800,000.00
Other current assets	32,484,334.84
Senior living project under development	189,053,442.99
Investment properties - net	205,100,000.00
Property, plant and equipment - net	249,263,436.37
Right-of-use assets - net	2,970,528.78
Intangible assets - net	3,978,912.66
Trade and other current payables	(113,620,634.80)
Deposit and advance received under lease agreements	(40,327,555.51)
Short-term loans from related parties - net	(331,000,000.00)
Short-term loans from other parties - net	(2,000,000.00)
Retentions	(15,139,389.62)
Long-term loans from financial institutions - net	(52,003,395.11)
Lease liabilities - net	(3,167,255.41)
Deferred rental revenue	(46,732,888.76)
Liability for guarantee refund to lessee	(48,267,232.88)
Deferred tax liabilities - net	(8,576,828.65)
Non-current provisions for employee benefit	(1,435,074.50)
Other non-current liabilities	(2,719,810.29)
Net assets	43,578,849.92
Difference from business combination under common control	-

5. SIGNIFICANT ACCOUNTING POLICIES

The Group applied accounting guidance on temporary accounting relief measures for additional accounting options in response to impact from the situation of COVID-19 in preparing the financial statement for the year ended December 31, 2020, on the followings:

- Not to consider forward-looking information to measure the expected credit losses of trade receivable when using simplified approach.

As the accounting guidance already expired on December 31, 2020, the Group have assessed the impact and there was no material impact to financial statements. Therefore, the Group did not adjust the value of trade receivables in 2021.

Revenue and expenses recognition

Sales of goods

Revenue from sale of goods is recognised at the point in time when control of the asset is transferred to the customer, generally on delivery of the goods. Revenue is measured at the amount of the consideration received or receivable, excluding value added tax of goods supplied after deducting discounts.

Rendering of services

Service revenue is recognised when services have been rendered taking into account the stage of completion.

Revenue from service apartment operations

Revenue from service apartment operations comprises amounts earned in respect of rental of rooms, food and beverage sales, and other ancillary services. Revenue is recognised over the period when rooms are occupied or services are performed. Revenue from the sale of food and beverages and goods is recognised at the point of sale when the food and beverages and goods are delivered to customers. The revenue is recognised at the value stated in invoice (excluding value added tax) after deducting discounts and service charges.

Revenue from real estate development

The subsidiary, as the lessor, recognised revenue from real estate development leased under a long-term financial lease agreements at the commencement of the lease term.

Sales of the residential condominium are recognised as revenue when control of residential condominium has been transferred to the buyer, whereby the ownership has been transferred to the buyer after all payments received from the buyer.

Cost from real estate development

In calculating cost of sales for residential condominium units, the subsidiary appropriates all estimate development costs (based on actual costs) according to salable areas.

Selling expenses directly related to sales, such as specific business tax, transfer fee are recognised when sale incurred.

Interest income and other income

Interest income and other income are recognised on an accrual basis.

Expenses

Expense is recognised in profit or loss on accrual basis.

Cash and cash equivalents

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

Trade receivables

Trade receivables are amounts due from customers for goods sold or service performed in the ordinary course of business.

Trade receivables are recognized initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognized at present value.

The Group applies TFRS 9's simplified approach to measure expected credit losses. The simplified approach requires expected lifetime losses to be recognised from initial recognition of the receivables.

Financial assets and financial liabilities

Classification and measurement of financial assets and financial liabilities

Classification

The classification of financial assets depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

The Group classifies its debt instruments in the following categories:

- those to be measured subsequently at fair value (either through other comprehensive income or through profit or loss); and
- those to be measured at amortised cost.

The Group reclassifies debt instruments when and only when its business model for managing those assets changes.

The equity instruments held must be irrevocably classified to two measurement categories; i) at fair value through profit or loss (FVPL), or ii) at fair value through other comprehensive income (FVOCI) without recycling to profit or loss.

Measurement

At initial recognition, where a financial asset is not at FVPL, the Group measures the financial asset at its fair value plus or minus transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

There are three measurement categories into which the Group classifies its debt instruments:

- *Amortised cost*: A financial asset will be measured at amortised cost when the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows. In addition, the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in financial income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented in profit or loss.
- *FVOCI*: A financial asset will be measured at FVOCI when it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets. In addition, the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through other comprehensive income, except for the recognition

of impairment gains or losses, interest income and related foreign exchange gains and losses which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss and recognised on other gains/(losses). Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in other gains/(losses) and impairment expenses are presented as separate line item in the statement of comprehensive income.

- *FVPL*: A asset that does not meet the criteria for amortised cost or FVOCI is measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and presented net within other gains/(losses) in the period in which it arises.

Equity instruments shall be subsequently measured at fair value and the fair value change is to be recognised through profit or loss or other comprehensive income depending on the classification of such equity instrument.

Dividends from such investments continue to be recognised in profit or loss when the Group's right to receive payments is established.

Impairment

Expected credit losses associated with financial assets carried at amortized cost and FVOCI, and assets from loan commitments and financial guarantees, are assessed without the increases in credit risk. The Company applies the general approach to the measurement of expected credit losses. In the case of trade receivables, however, the Company applies the simplified approach to measure expected credit losses.

Inventories

Inventories are stated at the lower of cost or net realisable value. Cost is determined by the weighted average method. The cost of purchase comprises both the purchase price and costs directly attributable to the acquisition of the inventory, such as import duties and transportation charges, less all attributable discounts, allowances or rebates. Work-in progress included material and labour.

Net realisable value is the estimate of the selling price in the ordinary course of business, less the costs of completion and selling expenses.

Cost of real estate development project

Cost of real estate development project are those properties which are held with the intention of development and sale in the ordinary course of business. They are shown at the lower of cost or net realisable value. Cost consists of land cost, expenses directly related to the project (design expense, public utilities expense, construction cost) and borrowing cost on loans funding a development property capitalised, on a specific identification basis, as part of the cost of the development property until the completion of development. Net realisable value being the estimated sale value in the course of normal business less by necessary expenses for such sale.

Impairment of assets

The Group will, at each reporting date, assess whether there is an indication that an asset may be impaired. If any such indication exists, the Group makes an estimate of the asset's recoverable amount. Where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognised in the statements of profit or loss. (An asset's recoverable amount is the higher of fair value less costs to sell or value in use).

Investments

Investments in subsidiaries

The investments in subsidiaries presented in the separate financial statements are carried at cost, net of allowance for impairment (if any.)

The weighted average method is used for computation of the cost of investments.

Dividends from such investments continue to be recognised in profit or loss when the Group's right to receive payments is established.

Investments in joint ventures

Investments in joint ventures is accounted for in the consolidated financial statements using the equity method.

Investments in joint ventures is accounted for in the separate financial statements using the cost method, less allowance for loss on impairment of investments (if any).

Senior Living Project under development

The Senior Living Project under development is stated at cost, consisting of land costs, design and consultant fees, utilities costs, construction costs, and directly related interest and expenses.

The Group develops the senior living residence as follows:

- 1) Villas type which will be leased under a lease agreement - guaranteed refund (operating lease).
- 2) Apartment units type which will be leased under lease agreement - guaranteed refund (operating lease) or under a lease agreement - shared capital gain/loss on the price difference between the original agreement and the new agreement (finance lease).

Costs of Villas which have been completely developed for the purpose of lease under the operating lease agreement will be transferred as Investment Properties.

The cost of Apartment units which have been completely developed and entered into a long-term lease agreement under an operating lease agreement will be transferred as an Investment property.

Cost of Apartment units which have been completely developed and entered into long-term lease agreement under a financial lease agreement, when the majority of the risks and rewards of ownership have been transferred to the tenant will be transferred as Cost of sales.

Costs of the land and club house and common assets upon which service fees are charged separate from the lease agreement will be transferred as property, plant and equipment when completed.

The Group attributed the anticipated total development costs (taking into account actual costs incurred to date) to Villas, Apartment units, club house and common assets, on the basis of area.

Investment properties

Retirement sector investment properties include land and buildings, equipment and furnishings relating to projects development for the active lifestyle and retirement sector, including units and facilities held under development. These units are intended to be held for the long term for capital appreciation. Investment properties are initially measured according to cost transferred from the Senior Living Project under development. Subsequent to initial recognition investment properties are revalued on a regular basis and restated to fair value as determined by an independent registered appraiser. Any change in fair value is taken to profit or loss.

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.

The interest costs are determined by applying a capitalisation rate to the expenditures on that project. The capitalisation rate is the weighted average of the borrowing costs applicable to the borrowings of the Group that are outstanding during the year.

Property, plant and equipment

Property, plant and equipment is shown at historical cost less accumulated depreciation and allowance for loss on impairment of assets (if any).

Depreciation is calculated on the straight line method to write off the cost or the revalued amount of each asset as follows:

	<u>Useful life (years)</u>
Land improvements	10, 20, 30
Sales gallery building	5
Building and building improvements	5, 50
Utilities	10, 20, 30
Machinery and factory equipment	3, 5
Warehouse equipment	5
Furniture and office equipment	3, 5, 10
Furniture and office equipment for show-unit and sales gallery	5
Operating equipment	5
Motor vehicles	5

Where the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount. Estimated recoverable amount is the higher of the anticipated discounted cash flows from the continuing use of the asset and the amount obtainable from the sale of the asset less any costs of disposal.

Intangible assets

Intangible assets consist of:

Computer software

The specific computer software licenses is capitalised on the basis of the costs incurred to acquire and bring the software for its intended use. These costs are amortised over their estimated useful lives not over 10 years.

Other intangible assets consist of expenditures for acquiring the following:

	<u>Useful life (years)</u>
Patent and trademark for the sale of aluminum product under the name "ALLOY"	10
Manufacturer certification of Australian standard	3

Other intangible assets are amortised using the straight line method.

Intangible assets - golf membership fee with indefinite useful life, are not amortised and reviewed the useful life of the assets at the end of the reporting period.

Research and development

Expenditure on research activities, undertaken with the prospect of gaining new scientific or technical knowledge and understanding, is recognised in profit or loss as incurred.

Expenditure on development activities involve a plan or design for the production of new or substantially improved products and processes. Development expenditure is capitalised only if development costs can be measured reliably, the product or process is technically and commercially feasible, future economic benefits are probable, and the Group intends to and has sufficient resources to complete development and to use or sell the asset. The expenditure capitalised includes the cost of materials, direct labour, borrowing cost and overhead costs that are directly attributable to preparing the asset for its intended use. Other development expenditure is recognised in profit or loss as incurred.

Capitalised development expenditure is measured at cost less accumulated amortisation and and allowance for loss on impairment of assets (if any).

Amortisation is recognised in profit or loss on a straight-line basis over the estimated useful lives of intangible assets, from the date that they are available for use, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

The estimated useful lives are as follows:

	<u>Useful life (years)</u>
Development expenditure for design of new product	10

Contract liabilities

A contract liability is the obligation to transfer goods or services to the customer. A contract liability is recognised when the Group receives or has an unconditional right to receive non-refundable consideration from the customer before the Group recognises the related revenue.

Leases

Leases - where the Group is the lessee

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

The Group recognises right-of-use asset and lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, initial direct costs and estimated costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any incentive received.

The lease liability is initially measured at the present value by discounting lease payments that are not paid at the commencement date using the interest rate implicit in the lease, if the rate can be readily determined. If that rate cannot be readily determined, the Group uses the Group's incremental borrowing rate.

Lease payments included in the measurement of the lease liability are as follows:

- fixed payments including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee;
- the exercise price, under a purchase option that the Group is reasonably certain to exercise, whereby the exercise price is considered as lease payments in an optional renewal period; and
- payments of penalties for early termination of a lease if the Group is reasonably certain to terminate early.

To apply a cost model, the Group measures the right-of-use asset at cost, less accumulated depreciation and accumulated impairment loss and then makes adjustments for any remeasurement of the lease liability. The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. However, if the lease transfers ownership of the underlying asset to the Group by the end of the lease term or if the cost of the right-of-use asset reflects that the Group will exercise a purchase option, the Group depreciates the right-of-use asset from the commencement date to the end of the useful life of the underlying asset. The useful life of the right-of-use asset is determined on the same basis as those of property, plant and equipment.

The lease liability is re-measured when there is a change in future lease payments arising from the following:

- a change in an index or a rate used to determine those payments
- a change in the Group's estimate of the amount expected to be payable under a residual value guarantee
- the Group changes its assessment of whether it will exercise a purchase, extension or termination option

When the lease liability is re-measured to reflect changes to the lease payments, the Group recognises the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset. However, if the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Group recognises any remaining amount of the remeasurement in profit or loss.

On recognising revenue from sales of real estate leased under a long-term financial lease agreement and subsequently leased it back, such revenue will be recognised at the different amount of fair value of the real estate and the present value of the operating lease payment. Cost of the real estate will be allocated at the proportion of the present value of the operating lease payment and fair value of the real estate to be presented as “Right-of use assets” and the remaining amount will be recognized as “Cost of sales of real estate”.

Short-term leases and leases of low-value assets

The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. The Group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases - where the Group is the lessor

The Group determines at lease inception whether each lease is a finance lease or an operating lease. To classify each lease, the Group makes an overall assessment of whether the lease substantially transfers all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease.

Properties leased out under finance leases

A lease agreement - shared capital gain/loss on the price difference between the original agreement and the new agreement that transfers substantially all the risks and rewards incidental to ownership of an asset, is defined as a finance lease.

When assets are leased out under an installment finance lease, the present value of the lease payments is recognised as a receivable. The difference between the gross receivable and the present value of the receivable is recognised as deferred interest income.

The Group, as the lessor, is recognised the present value of a lump sum lease fee received as revenue on a revenue from real estate development leased at the commencement of the lease term.

Properties leased out under operating leases

A lease agreement - guaranteed refund that does not transfer substantially all the risks and rewards incidental to ownership of an asset, is defined as an operation lease.

The lease fee has received which is equal to the refund amount to lessee are recognised in liability for guarantee refund to lessee, presented in statement of financial position.

The Group measures the liability for guarantee refund to lessee at the present value of the refund amount to a lessee. The difference between the lease fee received and the present value of the refund amount to a lessee will be recorded as “Deferred rental revenue” and will be recognized as “Rental revenue” on a straight-line method over the lease period.

Income tax

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

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

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

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

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

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

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

Loss per share

Basic loss per share are calculated by dividing the net loss for the year attributable to common shareholders by the weighted average number of ordinary shares during the year.

Related party transactions

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

They also include associated companies and individuals which directly or indirectly own a voting interest in the Group and the Company that gives them significant influence over the Group and the Company, key management personnel, directors and officers of the company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

Foreign currencies

Functional and presentation currency

The financial statements of each entity within the Group are presented in the functional currency which is the currency of the primary economic environment in which the entity operates. The financial statements of the Group are presented in the presentation currency as Thai Baht in accordance with the regulatory requirements in Thailand. The functional currencies of the Company and subsidiaries, is Thai Baht except for BuilderSmart Construction Systems Private Limited., is Indian Rupee.

Foreign currency transactions

Transactions in foreign currencies are translated into the functional currencies using the exchange rate at the date of transactions.

Monetary assets and liabilities denominated in foreign currencies at the end of reporting period date are translated into the functional currency using the exchange rate at the end of reporting period date. Gain or loss on translating is recognised in profit or loss.

Non-monetary assets and liabilities measured at cost in foreign currencies at the end of reporting period date are translating into the functional currency using the exchange rate at the date of transaction.

Translation of the Group's financial statements

The financial statements of the Group are translated into the presentation currency using the following exchange rate:

- The Group's assets and liabilities are translated at the closing rate as at the end of reporting period date.
- The Group's revenues and expenses are translated at the average exchange rates during the periods which are approximate the exchange rates at the dates of transactions.
- Share capital is translated at historical rates.

Exchange differences on translating financial information are recognised in the other comprehensive income (loss) and presented in the exchange differences as a separate component of shareholders' equity until the disposal of the foreign operation.

Employee benefits

Short-term benefits

The Group recognises salaries, wages, bonuses and social security contribution as expenses on an accrual basis.

Post-employment benefits

Defined contribution plans

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

Defined benefit plan and other long-term employee benefits

The employee benefit obligations in relation to severance payment pursuant to the labor law and other long-term employee benefit plans (long service awards) are recognised as a charge to results of operations over the employee's service period.

It is calculated by the estimation of the amount of future benefit to be earned by the employee in return for the service provided to the Group through the service period up to the retirement age/eligible year service and the amount is discounted to determine the present value. The reference discount rate is the yield rate of government bonds as at the reporting date. The calculation is based on the actuarial technique using the Projected Unit Credit Method.

When the actuarial assumptions are changed, the actuarial gains and losses arising from defined benefit plans are recognised in other comprehensive income and the actuarial gains and losses arising from other long-term benefits are recognised in profit or loss, in the period in which they arise.

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 and its subsidiaries apply 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 measure 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 observable active market for such assets or liabilities

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

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

At the end of each reporting period, the Group determine 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.

Significant accounting judgments and estimates

Significant judgements and estimates are as follows:

Allowance for expected credit losses of trade receivables

In determining an allowance for expected credit losses of trade receivables, the management needs to make judgement and estimates based upon, among other things, past collection history, aging profile of outstanding debts and the forecast economic condition for groupings of various customer segments with similar credit risks. The Group's historical credit loss experience and forecast economic conditions may also not be representative of whether a customer will actually default in the future.

Fair valuation of financial assets and derivatives

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. The Group uses judgement to select a variety of methods and make assumptions that are mainly based on market conditions existing at the end of each reporting period.

Allowance for diminution in value of inventory

Allowances for diminution in the value of inventory accounts are intended to adjust the value of inventory for probable credit losses. The management uses judgment to estimate losses, based on an analysis of inventory aging, taking into account the current situation with respect to sales of inventory items, on a specific basis. However, the use of different estimates and assumptions could affect the amounts of allowance for diminution in value of inventory in the future.

Allowances for impairment of assets

The Group considers an asset as impaired when there is an indication that the asset may be impaired. If any such indication exists when there has been a significant decline in the fair value, the Group makes an estimate of the asset recoverable amount. The determination of the recoverable amount is requires judgement. An impairment loss is recognised as an expense in the statement of profit or loss.

Estimation of real estate development costs and senior living project under development

In calculating cost of sales for residential condominium units as real estate development costs and costs of villas include cost of apartment units which have been completely developed for investment properties, the subsidiaries have to estimate all project development costs, comprising land cost, project design cost, construction cost, utility cost, capitalization of interest and other related costs. The management estimates these costs based on their business experience and revisits the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.

Fair value measurement of investment property

The Group present investment properties at the fair value estimated by an independent appraiser, and recognises changes in the fair value in profit or loss. The independent appraiser valued the investment property using the market comparison approach by referring to the observable information and adjust market prices to the fair value of the investment properties of the subsidiary, taking into account differences in characteristics, size and environment, to comparative properties.

Property, plant and equipment and intangible assets

In determining depreciation of property, plant and equipment and intangible assets, the management is required to make estimates of the useful lives and residual values of the equipment and intangible asset and to review estimated useful lives and residual values when there are any changes.

Leases

Where the Group is the lessee, in determining whether a lease is to be classified as an operating lease or finance lease, the management is required to use judgement regarding whether significant risk and rewards of ownership of the leased asset have been transferred, taking into consideration terms and conditions of the arrangement.

Post-employment benefits under defined benefit plans

The obligation under the defined benefit plan and other long-term employee benefits are determined based on actuarial techniques. Such determination is made based on various assumptions, including discount rates, future gold price, future salary increase rates, mortality rates and staff turnover rates.

6. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties are those parties linked to the Group and the Company as shareholders or by common shareholders or directors. Transactions with related parties are conducted at prices based on market prices or, where no market price exists, at contractually agreed prices or at a price that is based on commercial terms and at contractually agreed prices.

Relationships with related parties that control the Company or are being controlled by the Company or have transactions with the Group were as follows:

6.1 Related parties consist of:

Name	Relationship	Country
<u>Subsidiaries</u>		
Install Direct Company Limited	100% shareholding by the Company	Thailand
BuilderSmart Construction Systems Private Limited	99.70% shareholding by the Company	India
Alloy Solutions Asia Limited (Formerly as “D&W (Asia) Limited”)	100% shareholding by the Company	Thailand
Building Bling Company Limited (Completion of liquidation on June 16, 2021)	50.99% shareholding by the Company	Thailand
Sansara Development Company Limited (In the process of being liquidated)	100% shareholding by the Company	Thailand
Sansara Lifestyle Service Company Limited	100% shareholding by the Company	Thailand
Teak Development Limited	100% shareholding by the Company	Thailand
<u>Related parties</u>		
Ruamchokchai Engineering Company Limited	Co-directors	Thailand
LKH Development Company Limited	Co-directors	Thailand
LKH Trading Company Limited	Co-directors	Thailand
Sobreak (Group of persons)	Owned by close relative of director	Thailand
Directors/Key management personnel	The persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director of that entity (whether executive or otherwise).	

6.2 Significant transactions with related parties for the years ended December 31, 2021 and 2020 are as follows:

	Unit: Baht				Transfer pricing policy
	Consolidated		Separate		
	financial statements		financial statements		
	2021	2020	2021	2020	
Subsidiaries					
Revenues from sales and services	-	-	48,923,487.60	1,788,487.98	Cost plus margin / contract price
Purchase of goods	-	-	421,340.04	996,327.02	Cost plus margin
Cost of services	-	-	3,933,155.76	-	Cost plus margin / contract price

Unit: Baht

	Consolidated		Separate		Transfer pricing policy
	financial statements		financial statements		
	2021	2020	2021	2020	
Interest income	-	-	7,544,595.90	27,066,651.09	Interest rate of 4.25% - 7.7% per annum according to the loan agreement
Rental income	-	-	304,800.00	304,800.00	Carried out on commercial terms and conditions
Other Income	-	-	-	908,486.08	Cost
Other expenses	-	-	299,706.16	364,590.91	Contract price
Finance costs	-	-	199,010.65	56,013.00	Interest rate of 2.8%, 5% per annum according to the loan agreement
Joint ventures					
Revenues from sales and services					
Time and Space Asset Company Limited	98,990,000.00	-	-	-	Contract price
Other Income					
Time and Space Asset Company Limited	1,100,000.00	-	-	-	Contract price
Related parties					
Revenues from sales and services					
Ruamchokchai Engineering Company Limited	-	2,059,665.45	-	2,059,665.45	Cost plus margin
Related person - Director	-	10,327,386.00	-	-	Contract price
Cost of real estate development project					
Ruamchokchai Engineering Company Limited	37,049,800.30	85,067,505.90	-	-	Contract price
Cost of a Senior Living Project					
Ruamchokchai Engineering Company Limited	-	30,723,755.80	-	-	Contract price
Rental expenses					
LKH Trading Company Limited	192,600.00	192,600.00	-	-	Contract price
Sobreuk (Group of persons)	3,339,980.00	3,469,980.00	3,339,980.00	3,469,980.00	Contract price
Related person - Director	1,903,265.72	2,760,470.72	1,023,750.00	-	Contract price
Finance costs					
Related person - Director	2,692,136.37	1,571,339.75	2,234,602.14	1,571,339.75	Interest rate of 5% - 6.4% per annum

6.3 Significant balances between the Company and those related companies as at December 31, 2021 and 2020 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Trade and other current receivables				
Trade receivables				
Subsidiaries	-	-	20,214,762.10	1,577,942.50
Related persons - Directors	10,066.75	-	-	-
Related company				
Ruamchokchai Engineering Company Limited	11,792,651.28	11,792,651.28	11,792,651.28	11,792,651.28
Total trade receivables	11,802,718.03	11,792,651.28	32,007,413.38	13,370,593.78
Other current receivables				
Other receivable				
Subsidiaries	-	-	247,268.00	54,356.00
Related company				
Ruamchokchai Engineering Company Limited	11,733,883.81	11,733,883.81	11,694,431.76	11,694,431.76
LKH Development Company Limited	-	1,414,415.60	-	-
Total	11,733,883.81	13,148,299.41	11,941,699.76	11,748,787.76
Advances to related parties - net				
Subsidiaries	-	-	7,560,097.53	6,126,708.43
Related company				
Ruamchokchai Engineering Company Limited	152,077.30	-	152,077.30	-
<u>Less</u> Allowance for doubtful accounts	-	-	(3,420,674.93)	(3,442,258.93)
Total	152,077.30	-	4,291,499.90	2,684,449.50
Total other current receivables	11,885,961.11	13,148,299.41	16,233,199.66	14,433,237.26
Total trade and other current receivables	23,688,679.14	24,940,950.69	48,240,613.04	27,803,831.04
Short-term loans to and interest receivables - net				
Subsidiaries	-	-	92,700,000.00	30,774,657.53
Net	-	-	92,700,000.00	30,774,657.53
Other current assets				
Related company				
Retention receivable				
Ruamchokchai Engineering Company Limited	272,820.63	272,820.63	272,820.63	272,820.63
Deposit for construction cost				
Ruamchokchai Engineering Company Limited	8,973,907.17	12,678,887.18	7,041,894.27	7,041,894.27
Total other current assets	9,246,727.80	12,951,707.81	7,314,714.90	7,314,714.90

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Long-term loans to and interest receivables - net				
Subsidiaries	-	-	68,085,431.00	132,049,098.84
<u>Less</u> Current portion of long-term loans to and interest receivables	-	-	(68,085,431.00)	(70,000,000.00)
Net	-	-	-	62,049,098.84
Trade and other current payables				
Trade payables				
Subsidiary	-	-	9,116,972.32	697,844.68
Related company				
Ruamchokchai Engineering Company Limited	268,964.95	853,568.62	-	-
Total trade payables	268,964.95	853,568.62	9,116,972.32	697,844.68
Other current payables				
Advances from related parties				
Related persons - Directors	1,059,768.73	118,387.71	100,013.64	19,937.42
Other payable				
Subsidiary	-	-	43,578,849.92	43,578,849.92
Accrued interest expenses				
Subsidiary	-	-	147,894.92	4,744.27
Total other current payables	1,059,768.73	118,387.71	43,826,758.48	43,603,531.61
Total trade and other current payables	1,328,733.68	971,956.33	52,943,730.80	44,301,376.29
Short-term loans from related parties - net				
Subsidiary	-	-	12,995,000.00	1,995,000.00
Related person	39,500,000.00	35,000,000.00	37,000,000.00	35,000,000.00
Total	39,500,000.00	35,000,000.00	49,995,000.00	36,995,000.00
<u>Less</u> Deferred interest expenses	(176,632.84)	(1,074,617.02)	(176,632.84)	(1,074,617.02)
Net	39,323,367.16	33,925,382.98	49,818,367.16	35,920,382.98
Retention payable				
Related company				
Ruamchokchai Engineering Company Limited	13,804,374.84	16,084,570.43	8,856,283.76	8,856,283.76
Total retention payable	13,804,374.84	16,084,570.43	8,856,283.76	8,856,283.76
Liability for guarantee refund to lessee - current				
Related persons (Note 6.3.3)	-	22,024,000.00	-	22,024,000.00
Total liability for guarantee refund to lessee - current	-	22,024,000.00	-	22,024,000.00

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Non-current liability for guarantee refund to lessee - net				
Related persons (Note 6.3.1 and 6.3.2)	25,000,000.00	-	15,000,000.00	-
<u>Less</u> Deferred interest expenses	(1,203,071.59)	-	(1,203,071.59)	-
Total non-current liability for guarantee refund to lessee - net	23,796,928.41	-	13,796,928.41	-

6.3.1 During the first quarter of the year 2021, the Company has a long-term apartment lease with a relative of a director and a third party (“Leasehold Purchaser”). The lease term is 30 years with payment fixed at Baht 10 million. The Company determined such agreement as a financial lease in the separate financial statements. Therefore, the Company recognized the lease payment as “Revenue from sales of goods” in the separate comprehensive income statement.

Subsequently, a subsidiary company entered into an operating lease agreement to lease such apartment back from the Leasehold Purchaser for a maximum period of 6 years, paying a return rate of 5% per annum on the lease payment, according to the long-term lease agreement. Such lease-back apartment is used as a serviced apartment. The subsidiary also entered into a transfer of leasehold right agreement with the Leasehold Purchaser to transfer lease rights in event the Leasehold Purchaser would like to terminate the lease agreement or where the lease expires. The subsidiary would then refund the lease payment of Baht 10 million to the Leasehold Purchaser. The Group determined this lease agreement as an operating lease in the consolidated financial statements and recognized such lease payments of Baht 10 million as “Non-current liability for guarantee refund to lessee - net” in the consolidated statement of financial position and recognized the return for the operating leaseback apartment as financial cost in the consolidated statement of comprehensive income.

6.3.2 As at December 31, 2021, the Company, who is a close relative of the director, entered into one lease agreements - guaranteed refund for one residential villa is stated under “Non-current liability for guarantee refund to lessee - net” in the statement of financial position in the amount of Baht 15.00 million.

6.3.3 As at December 31, 2020, the Company, who is a close relative of the director, entered into one lease agreements - guaranteed refund for one residential villa is stated under “Current liability for guarantee refund to lessee” in the statement of financial position in the amount of Baht 22.02 million. Subsequently, during the year 2021, the close relative of the director requested to vacate the property and to cancel such lease agreement. The remaining long-term lease payment was fully paid to the lessor.

6.4 During the year ended December 31, 2021, movements of short-term loans to and interest receivables from related parties - net to were as follows:

	Unit: Million Baht				As at December 31, 2021
	Separate financial statements				
	As at January, 1 2021	Movements during the year			
		Increase	Decrease	Reclassify	
Short-term loans to and interest receivables from related parties - net					
Teak Development Limited	24.50	10.35	(13.35)	70.00	91.50
Sansara Lifestyle Service Company Limited	1.05	3.80	(3.65)	-	1.20
Alloy Solutions Asia Limited (Formerly as "D&W (Asia) Limited")	5.00	-	(5.00)	-	-
Interest receivables	0.22	1.38	(1.60)	-	-
Total	30.77	15.53	(23.60)	70.00	92.70

6.4.1 As at December 31, 2021, loans to its subsidiary company, Teak Development Limited, in term of loan agreement for the purpose to support operations of such subsidiary, bears interest at the rate of 5% per annum and is due within December 2021. The certain loans are due at call. During the year 2021, the loan of Baht 70 million has been classified from current portion of long-term loans due to the Company's management considering an extended repayment plan of the subsidiary by the way of a new loan agreement with an interest rate of 5.00% per annum and due within December 2022.

6.4.2 As at December 31, 2021, loans to its subsidiary company, Sansara Lifestyle Service Company Limited, in term of the loan agreement for the purpose to support operations of such subsidiary, do not bear interest. The loans are due at call.

6.4.3 As at December 31, 2020, loan to its subsidiary company, Alloy Solutions Asia Limited (Formerly as "D&W (Asia) Limited"), in term of loan agreement for the purpose to support operations of such subsidiary, bears interest at the rate of 5% per annum and is due at call. During the year ended of 2021, the subsidiary paid such loan in the entire amount.

The Company considered that the above loans are repayable on demand within one year, subject to the liquidity of the subsidiaries, therefore expected credit losses are considered to be immaterial.

6.5 During the year ended December 31, 2021, movements of long-term loans to and interest receivables from related parties - net were as follows:

	Unit: Million Baht				As at December 31, 2021
	Separate financial statements				
	As at January, 1 2021	Movements during the year			
		Increase	Decrease	Reclassify	
Long-term loans to and interest receivables from related parties - net					
Building Bling Company Limited	0.06	-	(0.06)	-	-
Teak Development Limited	116.00	-	-	(70.00)	46.00

Unit: Million Baht					
Separate financial statements					
	As at	Movements during the year			As at
	January 1, 2021	Increase	Decrease	Reclassify	December 31, 2021
Interest receivables	17.51	6.07	(0.01)	-	23.57
<u>Less</u> Deferred interest income	(1.46)	-	(0.02)	-	(1.48)
<u>Less</u> Allowance for impairment loss	(0.06)	-	0.06	-	-
Total	132.05	6.07	(0.03)	(70.00)	68.09
<u>Less</u> Current portion	(70.00)				(68.09)
Net	62.05				-

6.5.1 As at December 31, 2021, a loan to its subsidiary company, Building Bling Company Limited, in term of loan agreement for the purpose for development of louvre system with Louvre Systems Ltd, bears interest at the rate of 6.25% per annum and is due at call.

On June 9, 2021, the Company issued a notice of debt forgiveness of such short-term loans and accrued interest in the entire amount.

6.5.2 As at December 31, 2021, a loan to its subsidiary company, Teak Development Limited, in term of loan agreement for the purpose for support operations of such subsidiary, bears interest at the rate of 5% per annum and is due at call. During the year ended December 31, 2021, the current portion of long-term loans was classified to short-term loans to and interest receivables from related parties, as discussed in Note 6.4.1

The Management of the Company considered that the above loans agreement repayment plans provided by the subsidiaries with terms of more than one year. Therefore, was reclassified as long-term loans and interest receivables from related parties.

6.6 During the year ended December 31, 2021, movements of short-term loan from related parties - net were as follows:

Unit: Million Baht								
Consolidated financial statements				Separate financial statements				
	As at	Movements during		As at	As at	Movements during		As at
	January 1, 2021	the year		December 31, 2021	January 1, 2021	the year		December 31, 2021
		Increase	Decrease			Increase	Decrease	
<u>Short-term loans from related parties - net</u>								
Install Direct Company Limited	-	-	-	-	2.00	-	-	2.00
Teak Development Limited	-	-	-	-	-	11.00	-	11.00
Related person - Director	35.00	9.50	(5.00)	39.50	35.00	7.00	(5.00)	37.00
Total	35.00	9.50	(5.00)	39.50	37.00	18.00	(5.00)	50.00
<u>Less</u> Deferred interest expenses	(1.07)			(0.18)	(1.07)			(0.18)
Net	33.93			39.32	35.93			49.82

6.6.1 As at December 31, 2021, a short-term loan from Install Direct Company Limited, in term of loan agreement for the purpose for its working capital bears interest at the rate of 2.8% per annum and is due at call.

6.6.2 As at December 31, 2021, a short-term loan from Teak Development Limited, in term of loan agreement for the purpose for its working capital bears interest at the rate of 5% per annum and is due at call.

6.6.3 As at December 31, 2021, a short-term loan from directors, in the Bills of Exchange in the amount of Baht 37.00 million with a maturity period of 269 days, bears interest at the rate of 6.4% per annum and is due on March 18, 2022 and a short-term loan from directors, in term of loan agreement in the amount of Baht 2.50 million for the purpose for its working capital bears interest at the rate of 4% per annum from January 1, 2022, onwards and is due at call.

6.7 Key management personnel compensation

Key management personnel compensation for the year ended December 31, 2021 and 2020 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Short-term benefits	26,870,191.38	31,182,764.98	18,232,535.38	20,551,876.98
Post-employment benefits	1,375,199.04	1,560,355.06	1,121,796.66	1,210,385.16
Total key management personnel compensation	28,245,390.42	32,743,120.04	19,354,332.04	21,762,262.14

7. CASH AND CASH EQUIVALENTS

The cash and cash equivalents as at December 31, 2021 and 2020 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Cash on hand	627,421.46	626,678.79	62,053.46	69,024.54
Cash at banks - saving accounts	26,050,451.90	45,203,295.06	13,547,824.75	41,484,326.55
Cash at banks - current accounts	9,935,260.28	13,482,032.40	9,652,375.33	10,388,222.00
High liquidity short-term investments	4,679,500.00	5,000,000.00	3,179,500.00	3,500,000.00
Total	41,292,633.64	64,312,006.25	26,441,753.54	55,441,573.09

8. TRADE AND OTHER CURRENT RECEIVABLES - NET

Trade and other current receivables - net as at December 31, 2021 and 2020 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Trade receivables				
Trade receivables - other parties	61,287,746.23	74,760,626.57	30,091,692.09	65,937,216.80
Trade receivables - related parties	11,802,718.03	11,792,651.28	32,007,413.38	13,370,593.78
Less Allowance for impairment loss	(11,825,406.89)	(14,676,583.74)	(10,044,968.14)	(10,044,968.14)
Total trade receivables - net	61,265,057.37	71,876,694.11	52,054,137.33	69,262,842.44

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Other receivables				
Other receivables - related parties	11,733,883.81	13,148,299.41	11,941,699.76	11,748,787.76
Advances to related parties	152,077.30	-	7,712,174.83	6,126,708.43
Contract assets	-	355,549.16	-	-
Prepaid commission expenses	4,342,483.64	7,690,271.20	-	467,520.00
Prepaid expenses	1,067,938.31	1,467,458.93	826,108.02	1,089,895.44
Revenue Department receivable	6,177,631.92	4,897,881.36	72,687.47	63,914.47
Others	403,153.54	228,454.53	127,579.60	204,079.64
<u>Less Allowance for impairment loss</u>	<u>-</u>	<u>-</u>	<u>(3,420,674.93)</u>	<u>(3,442,258.93)</u>
Total other receivables - net	<u>23,877,168.52</u>	<u>27,787,914.59</u>	<u>17,259,574.75</u>	<u>16,258,646.81</u>
Total trade and other receivables - net	<u>85,142,225.89</u>	<u>99,664,608.70</u>	<u>69,313,712.08</u>	<u>85,521,489.25</u>

As at December 31, 2021 and 2020, the Group has aging of trade receivables were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Trade receivables - other parties				
Within credit term	35,226,101.60	43,934,236.96	13,997,540.27	43,517,691.93
Over credit term				
Up to 3 months	11,423,072.74	12,593,967.14	5,892,095.30	11,882,775.44
3 - 6 months	59,583.40	868,242.78	2,931.19	850,346.12
6 - 12 months	504,471.20	2,527,730.70	1,535.95	158,521.59
Over 12 months	14,074,517.29	14,836,448.99	10,197,589.38	9,527,881.72
Total trade receivables - other parties	<u>61,287,746.23</u>	<u>74,760,626.57</u>	<u>30,091,692.09</u>	<u>65,937,216.80</u>
<u>Less Allowance for impairment loss</u>	<u>(11,825,406.89)</u>	<u>(14,676,583.74)</u>	<u>(10,044,968.14)</u>	<u>(10,044,968.14)</u>
Total trade receivables - other parties - net	<u>49,462,339.34</u>	<u>60,084,042.83</u>	<u>20,046,723.95</u>	<u>55,892,248.66</u>
Trade receivables - related parties				
Within credit term	10,066.75	-	2,912,775.30	177,942.50
Over credit term				
Up to 3 months	-	-	11,653,696.68	350,000.00
3 - 6 months	-	-	3,023,290.12	525,000.00
6 - 12 months	-	10,919,581.86	1,575,000.00	11,444,581.94
Over 12 months	11,792,651.28	873,069.42	12,842,651.28	873,069.34
Total trade receivables - related parties	<u>11,802,718.03</u>	<u>11,792,651.28</u>	<u>32,007,413.38</u>	<u>13,370,593.78</u>
Total trade receivables - net	<u>61,265,057.37</u>	<u>71,876,694.11</u>	<u>52,054,137.33</u>	<u>69,262,842.44</u>

9. INVENTORIES - NET

Inventories - net as at December 31, 2021 and 2020 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Finished goods	51,789,218.33	46,390,537.72	9,047,365.52	46,390,537.72
Raw materials	24,313,101.35	24,547,319.78	-	-
Supplies	511,741.18	456,460.39	-	-
Work-in-progress	4,105,481.78	10,957,601.86	551,918.19	480,923.98
Goods in transit	276,637.53	-	-	-
<u>Less</u> Allowance for obsolete inventory	(6,183,528.52)	(5,517,137.69)	(2,864,249.33)	(3,393,676.37)
Net	74,812,651.65	76,834,782.06	6,735,034.38	43,477,785.33

10. COST OF REAL ESTATE DEVELOPMENT PROJECT

Cost of real estate development project as at December 31, 2021 and 2020 are as follows:

	Unit: Baht	
	Consolidated financial statements	
	2021	2020
Land	231,940,000.00	418,003,934.83
Project consultant fee	7,217,685.00	12,240,800.00
Construction cost	132,182,370.84	84,551,913.23
Capitalization of interest	28,557,142.19	31,719,849.03
Condominium held for sales	140,083,703.86	175,960,616.25
<u>Less:</u> Allowance for loss on diminution in project value	(3,675,245.65)	-
Total	536,305,656.24	722,477,113.34

As at December 31, 2021, 2 projects, "The Teak Ratchada" project, "The Teak Ari" project are in the process of construction.

For the year ended December 31, 2021, interest expenses of loans for the construction of the Projects, in the amount of Baht 6.57 million, have been capitalised as part of the cost of real estate development project.

As at December 31, 2021, the subsidiary mortgaged the land and any structures thereon of the 3 projects at their book value of Baht 534.99 million with two bank as collateral for financial support credit facilities, for the operation of the projects (Note 24 and 36.2). and are pledged as collateral of long-term loan from other persons in the amount of Bath 18 million.

11. DEPOSITS AT BANK PLEDGED AS COLLATERAL

As at December 31, 2021, the Group held time deposits and saving with two commercial banks in the total amount of Baht 50.32 million (December 31, 2020: Baht 50.75 million). The deposits were pledged as collateral short-term trade financing facilities (Note 36.2).

12. INVESTMENT IN DEBT SECURITIES HELD TO MATURITY - NET

Movements of the investment in debt securities held to maturity - net account during the year ended December 31, 2021 are summarized below:

	Unit: Baht
	Consolidated and separate financial statement
Net book value as at January 1, 2021	10,767,753.35
Amortization of premium on investment	(146,926.04)
Net book value as at December 31, 2021	10,620,827.31

Such investment is investment in government bond with par value of Baht 10.00 million. The maturity date is on December 12, 2025 and interest will be received by twice per year at an interest rate of 3.85%.

As at December 31, 2021, the government bond were pledged as collateral short-term trade financing facilities (Note 36.2).

13. INVESTMENTS IN SUBSIDIARIES COMPANY - NET

The details of investments in subsidiaries company - net presented in the separate financial statements as at December 31, 2021 and 2020 consisted of:

Company	Issued and paid-up capital				Shareholding		Unit: Million Baht	
	Unit: Million Baht		Unit: Thousands Rupee		proportion (%)		At cost	
	2021	2020	2021	2020	2021	2020	2021	2020
Install Direct Company Limited	10.00	10.00	-	-	100.00	100.00	10.00	10.00
BuilderSmart Construction Systems Private Limited	-	-	1.00	1.00	99.70	99.70	0.68	0.68
Alloy Solutions Asia Limited (Formerly as "D&W (Asia) Limited")	60.00	60.00	-	-	100.00	100.00	60.00	60.00
Building Bling Limited	-	0.50	-	-	-	50.99	-	0.25
Sansara Development Company Limited	150.00	150.00	-	-	100.00	100.00	150.00	150.00
Sansara Lifestyle Service Company Limited	2.00	0.50	-	-	100.00	100.00	2.00	0.50
Teak Development Limited	150.00	150.00	-	-	100.00	100.00	150.84	150.84
Total							373.52	372.28
<u>Less</u> Allowance for impairment loss of investments							(109.83)	(110.09)
Net							263.69	262.19

Building Bling Limited registered the business dissolution with the Ministry of Commerce on December 25, 2020, and registered the completion of liquidation on June 16, 2021.

As at November 30, 2020, the Group performed a business restructure by way of an entire business transfer of the subsidiary, Sansara Development Company Limited to the Company, which qualifies as a business combination under common control as discussed in Note 4. The subsidiary registered its liquidation with the Department of Business Development, Ministry of Commerce on November 30, 2020, and is currently under liquidation.

During the third quarter of the year 2021, the Extraordinary General Shareholders' Meeting No.1/2021 of Sansara Lifestyle Service Company Limited, held on September 21, 2021, passed the resolutions to increase the share capital of 300,000 shares at a par value of Baht 5 per share totaling Baht 1.5 million. The Company invested in all increased shares. The subsidiary registered the change with the Ministry of Commerce on September 23, 2021.

As at December 31, 2021 and 2020, investments in subsidiary, Teak Development Limited, included the portion above fair value of Baht 0.84 million based on the present value of cash inflows under the repayment plan of loans to subsidiaries.

As at December 31, 2021 and 2020, the Company determined the recoverable amount of its investment in Sansara Development Company Limited by considering its proportionate ownership interest in shareholders' equity as at December 31, 2020, which is equivalent to Baht 43.58 million. This amount is lower than the cost of investment in such subsidiary, which is presented in the amount of Baht 150 million. The Company, therefore, deducted the value of such investment to be its recoverable amount by recognising an allowance for impairment loss of investment in the amount of Baht 106.42 million. This amount is presented as "Loss on impairment of investment in subsidiary" in profit or loss of separate financial statements for the year ended December 31, 2020.

14. INVESTMENTS IN JOINT VENTURES

Investment in joint ventures as at December 31, 2021 and 2020 are as follows:

Company	Unit: Million Baht							
	Consolidated financial statement							
	Issued and paid-up capital		Shareholding proportion (%)		Carrying amounts based on equity method			
	2021	2020	2021	2020	on equity method		At cost	
				2021	2020	2021	2020	
Time and Space Asset Company Limited	50.00	-	20.00	-	8.65	-	10.00	-
Total					8.65	-	10.00	-

Reconciliation of the summarized financial statements presented to the carrying amount of its interests in joint ventures.

	Unit: Baht
	Consolidated financial statement
Net assets as at venture date	20,000,000.00
Share capital increase	30,000,000.00
Loss for the year	(1,443,248.89)
Net assets as at December 31, 2021	48,556,751.11
Elimination entries	1,100,000.00
Total	49,656,751.11
Shareholding percentage (%)	20
The Company's shareholding percentage in net assets	9,931,350.22
Deferred gain of transactions between the subsidiary and joint venture	(1,282,416.90)
Carrying amounts based on equity method in joint venture	8,648,933.32

During the third quarter of the year 2021, a subsidiary, Teak Development Company Limited, entered into a joint venture and shareholder agreement, dated July 20, 2021, with Time and Space Asset Company Limited to establish "Time and Teak Company Limited," a joint property development venture on the subsidiary's plot of land. Detail of the joint venture are:

- Initial registered share capital of Baht 20 million has been paid up by Time and Space Asset Company Limited at establishment of the joint venture, within 15 days from the signing date of the agreement.
- The first share capital increase of Baht 5 million will be paid up by the subsidiary within 1 month from the signing date of the agreement.
- The second share capital increase of Baht 25 million will be paid up by the subsidiary and Time and Space Asset Company Limited in the amount of Baht 5 million and Baht 20 million, respectively, within 3 months from the signing date of the agreement.
- The third share capital increase of Baht 25 million will be paid up by the subsidiary and Time and Space Asset Company Limited in the amount of Baht 5 million and Baht 20 million, respectively, within 6 months from the signing date of the agreement.

When the establishment and capital increase are complete, Time and Teak Company Limited will have a total registered share capital of Baht 75 million, divided into 750,000 ordinary shares with a par value of Baht 100. The subsidiary will have invested Baht 15 million in Time and Teak Company Limited, a 20% stake.

Time and Teak Company Limited is structured as a separate tax entity and the subsidiary has a residual interest in its net assets. Accordingly, the subsidiary has classified its interest in such a company as a joint venture.

15. SENIOR LIVING PROJECT UNDER DEVELOPMENT

Movements of the senior living project under development account during the year ended December 31, 2021, are summarized below:

	Unit: Baht	
	Consolidated financial statement	Separate financial statements
Costs of project as at January 1, 2021	182,514,220.85	182,514,220.85
Increase during the year	4,400,000.00	4,400,000.00
Transfer to right-of-use assets arising from the lease back	(5,052,674.46)	-
Transfer to cost of sales of real estate	(21,016,524.02)	(33,047,622.11)
Costs of project as at December 31, 2021	160,845,022.37	153,866,598.74

16. INVESTMENT PROPERTIES - NET

Movements of the Investment Properties - net account during the year ended December 31, 2021, are summarized below:

	Unit: Baht
	Villa
	Consolidated financial statement and Separate financial statements
Fair value as at January 1, 2021	205,100,000.00
Loss on fair value adjustment (Level 2)	-
Fair value as at December 31, 2021	205,100,000.00
Cost	148,692,993.07
Accumulated gain on fair value adjustment	56,407,006.93
Fair value - net	205,100,000.00

The fair values of investment properties - net of the subsidiary, were assessed by the independent appraiser, Ktac Appraisal And Service Co., Ltd., according to the appraisal report dated as at September 11, 2020. The appraisal values, determined according to the Market Comparison Approach, are categorized as Fair Value - Level 2 based on the inputs to the valuation technique used. The Company's management considers that the appraisal values have been taken the impact of the COVID-19 situation. Therefore the fair value of the investment properties is not significantly different from the previous appraisal values.

As at December 31, 2021, the Company mortgaged land upon which six villas and all their associated structures are situated, within the Senior Living Project, with a bank as collateral for credit facilities in the amount of Baht 110.00 million used for project operations (Note 24).

17. PROPERTY, PLANT AND EQUIPMENT - NET

Movements of the property, plant and equipment - net account during the year ended December 31, 2021, are summarized below:

	Unit: Baht			
	Consolidated financial statements			
	As at	Movements during the year		As at
	December 31, 2020	Increase	Decrease	December 31, 2021
Cost:				
Land	39,271,633.15	-	-	39,271,633.15
Land improvements	66,375,554.85	-	-	66,375,554.85
Sales gallery building	8,843,806.91	-	-	8,843,806.91
Building and building improvements	69,035,356.20	-	-	71,221,426.98
Utilities	88,332,120.64	-	-	88,332,120.64
Machinery and factory equipment	28,333,937.61	24,374.45	-	28,358,312.06
Warehouse equipment	5,555,845.02	26,574.77	-	5,582,419.79
Furniture and office equipment	34,321,129.71	3,763,866.38	(89,929.93)	37,995,066.16
Furniture and office equipment for show-unit and sales gallery	5,190,867.25	-	-	5,190,867.25
Operating equipment	2,081,347.10	96,065.32	(31,328.52)	2,146,083.90
Motor vehicles	19,259,098.34	492,200.00	(2,196,980.00)	17,554,318.34
Construction in progress	2,518,913.20	68,541.58	-	401,384.00
Total cost	369,119,609.98	4,471,622.50	(2,318,238.45)	371,272,994.03
Accumulated depreciation:				
Land improvements	2,129,769.56	4,553,888.54	-	6,683,658.10
Sales gallery building	6,227,009.25	1,768,761.38	-	7,995,770.63
Building and building improvements	21,579,193.77	3,204,766.31	-	24,783,960.08
Utilities	2,676,150.79	5,643,616.42	-	8,319,767.21
Machinery and factory equipment	15,530,387.01	3,236,885.47	-	18,767,272.48
Warehouse equipment	4,973,159.78	243,416.02	-	5,216,575.80
Furniture and office equipment	16,844,789.06	5,477,791.37	(53,191.63)	22,269,388.80

Unit: Baht

Consolidated financial statements					
	As at	Movements during the year			As at
	December 31, 2020	Increase	Decrease	Transfer in (transfer out)	December 31, 2021
Furniture and office equipment for show-unit and sales gallery	3,575,894.25	1,091,601.98	-	-	4,667,496.23
Operating equipment	252,268.13	420,273.46	(5,001.18)	-	667,540.41
Motor vehicles	18,300,811.86	931,847.70	(2,196,975.00)	-	17,035,684.56
Total accumulated depreciation	92,089,433.46	26,572,848.65	(2,255,167.81)	-	116,407,114.30
<u>Less</u> Allowance for impairment	(401,384.00)				(401,384.00)
Net	276,628,792.52				254,464,495.73

Separate financial statements					
	As at	Movements during the year			As at
	December 31, 2020	Increase	Decrease		December 31, 2021
Cost:					
Land	39,271,633.15		-	-	39,271,633.15
Land improvements	66,375,554.85		-	-	66,375,554.85
Sales gallery building	8,843,806.91		-	-	8,843,806.91
Building and building improvements	68,598,306.20		-	-	68,598,306.20
Utilities	88,332,120.64		-	-	88,332,120.64
Machinery and factory equipment	5,354,500.00		-	-	5,354,500.00
Warehouse equipment	5,358,573.79	26,574.77		-	5,385,148.56
Furniture and office equipment	28,709,101.12	3,641,866.38		(25,252.33)	32,325,715.17
Furniture and office equipment for show-unit and sales gallery	5,190,867.25		-	-	5,190,867.25
Motor vehicles	17,998,836.28		-	(2,196,980.00)	15,801,856.28
Construction in progress	401,384.00		-	-	401,384.00
Total cost	334,434,684.19	3,668,441.15		(2,222,232.33)	335,880,893.01
Accumulated depreciation:					
Land improvements	2,129,769.56	4,553,888.54		-	6,683,658.10
Sales gallery building	6,227,009.25	1,768,761.38		-	7,995,770.63
Building and building improvements	21,529,929.65	3,107,670.29		-	24,637,599.94
Utilities	2,676,150.79	5,643,616.42		-	8,319,767.21
Machinery and factory equipment	5,354,253.00		-	-	5,354,253.00
Warehouse equipment	4,794,174.48	243,416.02		-	5,037,590.50
Furniture and office equipment	13,528,471.89	4,608,741.62		(25,250.33)	18,111,963.18

	Separate financial statements			As at December 31, 2021
	As at	Movements during the year		
	December 31, 2020	Increase	Decrease	
	2020	Increase	Decrease	
Furniture and office equipment for show-unit and sales gallery	3,575,894.25	1,091,601.98	-	4,667,496.23
Motor vehicles	17,110,912.63	828,781.99	(2,196,975.00)	15,742,719.62
Total accumulated depreciation	76,926,565.50	21,846,478.24	(2,222,225.33)	96,550,818.41
<u>Less</u> Allowance for impairment	(401,384.00)			(401,384.00)
Net	257,106,734.69			238,928,690.60

Depreciations for the years ended December 31, 2021 and 2020, have been charged to profit or loss of consolidated financial statements amounting to Baht 26.57 million and Baht 20.80 million, respectively, and have been charged to profit or loss of separate financial statements amounting to Baht 21.85 million and Baht 5.69 million, respectively.

The gross carrying amount of fully depreciated assets of the Group that were still in use as at December 31, 2021 amounted to Baht 62.93 million (December 31, 2020: Baht 54.51 million).

The subsidiary, Alloy Solution Asia Limited, use its machinery with book value as at December 31, 2021 of Baht 7.95 million as collateral for lease for purchasing machinery with a bank (Note 24).

18. RIGHT-OF-USE ASSETS - NET

Movements of the right-of-use assets - net account during the year ended December 31, 2021, are summarized below:

	Unit: Baht				
	Consolidated financial statements				
	As at December 31, 2020	Movements during the year			As at December 31, 2021
		Increase	Decrease	Transfer from senior living project under development	
Cost:					
Building	73,873,619.83	6,369,962.50	(5,400,435.31)	5,052,674.46	79,895,821.48
Motor vehicles	8,274,872.89	-	-	-	8,274,872.89
Total cost	82,148,492.72	6,369,962.50	(5,400,435.31)	5,052,674.46	88,170,694.37
Accumulated depreciation:					
Building	8,914,890.91	12,241,115.89	(675,054.41)	-	20,480,952.39
Motor vehicles	2,767,822.03	1,654,971.32	-	-	4,422,793.35
Total accumulated depreciation	11,682,712.94	13,896,087.21	(675,054.41)	-	24,903,745.74
Net	70,465,779.78				63,266,948.63

	Unit: Baht			
	Separate financial statements			
	As at December 31, 2020	Movements during the year		As at December 31, 2021
		Increase	Decrease	
Cost:				
Building	45,225,832.18	-	(5,400,435.31)	39,825,396.87
Motor vehicles	5,198,662.61	-	-	5,198,662.61
Total cost	50,424,494.79	-	(5,400,435.31)	45,024,059.48
Accumulated depreciation:				
Building	4,175,939.56	5,537,965.20	(675,054.41)	9,038,850.34
Motor vehicles	1,628,374.68	1,039,731.73	-	2,668,106.41
Total accumulated depreciation	5,804,314.24	6,577,696.93	(675,054.41)	11,706,956.75
Net	44,620,180.55			33,317,102.73

Depreciations for the year ended December 31, 2021 and 2020, has been charged to profit or loss of consolidated financial statements amounting to Baht 13.90 million and Baht 11.15 million, respectively, and has been charged to profit or loss of separate financial statements amounting to Baht 6.58 million and Baht 5.62 million, respectively.

19. INTANGIBLE ASSETS - NET

Movements of the intangible assets - net account during the year ended December 31, 2021 are summarized below:

	Unit: Baht				
	Consolidated financial statements				
	As at December 31, 2020	Movements during the year			As at December 31, 2021
		Increase	Decrease	Transfer in (transfer out)	
Cost:					
Computer software	21,810,876.84	28,000.00	-	2,441,329.56	24,280,206.40
Patent and trademark	1,500,000.00	-	-	-	1,500,000.00
Development expenditure for design of new products	3,122,784.89	362,000.00	(987,134.91)	-	2,497,649.98
Work-in-progress computer software	1,971,255.26	470,074.30	-	(2,441,329.56)	-
Golf membership fee	2,750,000.00	-	-	-	2,750,000.00
Total cost	31,154,916.99	860,074.30	(987,134.91)	-	31,027,856.38
Accumulated amortization:					
Computer software	7,351,775.15	2,224,079.16	-	-	9,575,854.31
Patent and trademark	1,499,995.00	-	-	-	1,499,995.00
Development expenditure for design of new products	920,836.83	293,253.31	(442,302.76)	-	771,787.38
Total accumulated amortization	9,772,606.98	2,517,332.47	(442,302.76)	-	11,847,636.69
Net	21,382,310.01				19,180,219.69

Unit: Baht				
Separate financial statements				
	As at	Movements during the year		As at
	December 31, 2020	Increase	Decrease	December 31, 2021
Cost:				
Computer software	18,472,350.62	28,000.00	-	18,500,350.62
Patent and trademark	1,500,000.00	-	-	1,500,000.00
Development expenditure for design of new products	1,632,000.00	362,000.00	-	1,994,000.00
Golf membership fee	2,750,000.00	-	-	2,750,000.00
Total cost	24,354,350.62	390,000.00	-	24,744,350.62
Accumulated amortization:				
Computer software	6,067,472.11	1,765,521.18	-	7,832,993.29
Patent and trademark	1,499,995.00	-	-	1,499,995.00
Development expenditure for design of new products	338,586.13	186,942.93	-	525,529.06
Total accumulated amortization	7,906,053.24	1,952,464.11	-	9,858,517.35
Net	16,448,297.38			14,885,833.27

Amortization for the years ended December 31, 2021 and 2020, have been charged to profit or loss of consolidated financial statements amounting to Baht 2.52 million and Baht 2.50 million, respectively, and have been charged to profit or loss of separate financial statements amounting to Baht 1.95 million and Baht 1.91 million, respectively.

The gross carrying amount of fully amortization intangible assets of the Group that were still in use as at December 31, 2021 amounted to Baht 6.15 million (December 31, 2020: Baht 4.91 million).

20. BANK OVERDRAFTS AND SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

Bank overdrafts and short-term loans from financial institutions as at December 31, 2021 and 2020 comprised:

	Consolidated financial statements			
	Interest rate (%)		Unit: Baht	
	2021	2020	2021	2020
Bank overdrafts	MOR, MOR-3.18, MMR-1.25, MRR-1.50, F/D Rate+2	MOR, MOR-3.18, MMR-1.25, MRR-1.50, F/D Rate+2	16,039,083.01	26,110,754.91
Trust receipt	2.23 - 4.47	3.48 - 4.25	49,031,688.40	66,773,052.96
Promissory notes	MLR, MLR1.5, MLR-2 3.47 - 4.35	MLR, MLR-2, 3.47 - 4.35	171,797,342.75	174,433,844.66
Total			236,868,114.16	267,317,652.53

	Separate financial statements			
	Interest rate (%)		Unit: Baht	
	2021	2020	2021	2020
Bank overdrafts	MOR-3.18, MMR-1.50	MOR-3.18, MMR-1.25	9,697,085.73	14,994,635.25
Trust receipt	3.47 - 4.25	3.48 - 4.25	35,175,737.78	66,773,052.96
Promissory notes	MLR, MLR-2, 3.47 - 4.35	MLR, MLR-2, 3.47 - 4.35	171,797,342.75	174,433,844.66
Total			216,670,166.26	256,201,532.87

21. TRADE AND OTHER CURRENT PAYABLES

Trade and other current payables as at December 31, 2021 and 2020 consisted of:

	Unit: Baht			
	Consolidated financial		Separate financial statements	
	2021	2020	2021	2020
Trade payables				
Trade payables - other parties	57,409,743.21	69,560,896.63	19,920,595.26	63,793,243.45
Trade payables - related parties	268,964.95	853,568.62	9,116,972.32	697,844.68
Total trade payables	57,678,708.16	70,414,465.25	29,037,567.58	64,491,088.13
Other payables				
Advances from related parties	1,059,768.73	118,387.71	100,013.64	19,937.42
Other payables	8,982,633.59	12,050,405.69	3,167,753.64	4,052,672.00
Payables for business transfer - subsidiary	-	-	43,578,849.92	43,578,849.92
Commission payables	6,658,613.77	5,598,301.06	4,646,730.49	4,876,946.21
Accrued expenses	9,244,857.89	13,180,735.90	5,032,545.45	9,949,980.72
Accrued cost of senior living project under development	32,973,272.08	42,339,213.45	32,973,272.08	42,339,213.45
Accrued cost of real estate development project	2,669,247.60	2,822,902.40	-	-
Accrued bonus expenses	6,268,499.99	6,268,499.99	6,268,499.99	6,268,499.99
Interest payables	3,041,925.48	3,215,234.02	3,041,925.48	3,215,234.02
Interest payables - related parties	-	-	147,894.92	4,744.27
Revenue Department payable	334,558.87	310,907.13	159,536.71	19,285.85
Withholding tax	735,566.29	904,606.57	397,459.48	634,430.13
Other	266,298.95	310,053.38	-	-
Total other payables	72,235,243.24	87,119,247.30	99,514,481.80	114,959,793.98
Total trade and other current payables	129,913,951.40	157,533,712.55	128,552,049.38	179,450,882.11

22. CURRENT CONTRACT LIABILITIES

Current contract liabilities as at December 31, 2021 and 2020 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Contract liabilities				
Reservation fee and deposits for purchase of condominium	23,299,575.23	30,799,342.27	-	-
Customer deposit for purchases of inventory	10,241,706.91	17,246,676.20	2,460,423.38	4,986,952.99
Guest deposits	613,826.76	291,028.04	-	-
Total	34,155,108.90	48,337,046.51	2,460,423.38	4,986,952.99

23. LIABILITY FOR GUARANTEE REFUND TO LESSEE

Liability for guarantee refund to lessee as at December 31, 2021 and 2020 consisted of:

	Unit: Baht			
	Consolidated financial statements			
	Current		Non-current	
	2021	2020	2021	2020
Liability for guarantee refund to lessee	-	22,024,000.00	151,569,425.00	73,776,625.00
<u>Less</u> Deferred interest expenses	-	-	(80,217,815.07)	(47,267,690.31)
Net	-	22,024,000.00	71,351,609.93	26,508,934.69

	Unit: Baht			
	Separate financial statements			
	Current		Non-current	
	2021	2020	2021	2020
Liability for guarantee refund to lessee	-	22,024,000.00	141,569,425.00	73,776,625.00
<u>Less</u> Deferred interest expenses	-	-	(80,217,815.07)	(47,267,690.31)
Net	-	22,024,000.00	61,351,609.93	26,508,934.69

24. LONG-TERM LOANS FROM FINANCIAL INSTITUTIONS

Movements of long-term loans from financial institutions during the year ended December 31, 2021 are summarized below:

	Unit: Baht				
	Consolidated financial statements				
	As at January 1, 2021	Movements during the year		Transfer from Short-term loans	
	Increase	Decrease			
Long-term loans from financial institutions					
Credit limit of Baht 475.72 million -					
Real estate development project	367,451,115.29	23,360,000.00	(151,184,422.85)	-	239,626,692.44
Credit limit of Baht 60 million -					
Senior living project under development	44,236,395.11	-	(14,371,727.48)	-	29,864,667.63
Credit limit of Baht 46.63 million -					
Alleviation of the impact of COVID-19	42,398,619.56	4,233,000.00	(2,898,000.00)	-	43,733,619.56
Credit limit of Baht 20.00 million -					
Promissory note payment relief*	-	-	(7,455,401.03)	20,000,000.00	12,544,598.97
Total	454,086,129.96	27,593,000.00	(175,909,551.36)	20,000,000.00	325,769,578.60
<u>Less</u> Current portion of long-term loans					
from financial institutions	(217,176,356.91)				(273,351,560.37)
Net	236,909,773.05				52,418,018.23

	Unit: Baht				
	Separate financial statements				
	As at January 1, 2021	Movements during the year		Transfer from Short-term loans	
	Increase	Decrease			
Long-term loans from financial institutions					
Credit limit of Baht 60 million -					
Senior living project under development	44,236,395.11	-	(14,371,727.48)	-	29,864,667.63
Credit limit of Baht 36.63 million -					
Alleviation of the impact of COVID-19	32,398,619.56	4,233,000.00	(2,898,000.00)	-	33,733,619.56
Credit limit of Baht 20.00 million -					
Promissory note payment relief*	-	-	(7,455,401.03)	20,000,000.00	12,544,598.97
Total	76,635,014.67	4,233,000.00	(24,725,128.51)	20,000,000.00	76,142,886.16
<u>Less</u> Current portion of long-term loans					
from financial institutions	(44,236,395.11)				(33,724,867.93)
Net	32,398,619.56				42,418,018.23

As at December 31, 2021, the Group entered into the financial support credit facility agreements with four local financial institutions to receive financial support. The significant conditions under such agreements are as follows:

No.	Credit limit		Repayment periods	Interest rate (%)
	Unit: Million Baht			
<i>Credit limit - Real estate development project</i>				
1	154.47		48 months as from May 16, 2018	MLR-1.65 per annum
2	161.25		72 months as from October 29, 2018	MLR-1.65 per annum
3	160.00		39 months as from October 5, 2018	MLR-0.75 per annum
Total	475.72			
<i>Credit limit - Senior living project under development</i>				
4	60.00		48 months as from November 19, 2019	MLR per annum
Total	60.00			
<i>Credit limit - Alleviation of the impact of COVID -19</i>				
5	10.00		60 months as from May 5, 2020	Each month 1-24 at MLR-1.6 per annum Each month 25-60 at MLR per annum
6	24.63		60 months as from October 10, 2020	MLR-2.65 per annum
7	12.00		24 months as from November 18, 2020	2 per annum
Total	46.63			
<i>Credit limit of Baht 20.00 million - Promissory note payment relief</i>				
8	20.00		24 months as from April 1, 2021	MLR per annum
Total	20.00			
Total	602.35			

Fixed deposits of the Company and land and buildings of the projects and machinery of the subsidiary and the Company (Note 10, 11 and 17), were pledged as collateral for above long-term loans credit facilities.

The borrower must comply with the following significant financial conditions for Loan No. 3 (total credit limit of Baht 160.00 million):

1. The subsidiary must not reduce the registered capital or merge with other juristic person.
2. The subsidiary must not change the form of legal entity, subsidiary's Board of Directors or modify/change Memorandum of Association, regulations and/or objectives.
3. The subsidiary must not change the shareholders' holding percentage from the date of the agreement.

The borrower must comply with the following significant financial conditions for Loan No. 4 and 7 (total credit limit of Baht 72.00 million):

1. The subsidiary must maintain the status of the Company based on the financial statements submitted to the Revenue Department, must not have a capital deficit, and/or procure other funding sources to maintain positive financial standing.
2. The subsidiary must not grant loans to directors/shareholders/related parties, except where having obtaining written consent from the lender.

*In the first quarter of 2021, the Company entered into a debt repayment memorandum with a financial institution to obtain consent of debt repayment relief for the promissory note outstanding of Baht 20 million, previously presented as short-term loan from financial institutions (Note 20). The company will repay loan with interest in monthly installments of Baht 0.9 million from April 2021 onward. The loan bearing interest at the rate of MLR per annum and pledged by the company's fixed deposits (Note 11).

25. LEASE LIABILITIES

Lease liabilities as at December 31, 2021 and 2020 consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Lease liabilities				
- Within 1 year	19,697,168.82	17,880,490.10	7,169,016.52	7,917,110.44
- Over 1 year but not over 5 years	59,080,428.88	68,881,997.07	32,482,632.93	45,076,009.03
<u>Less</u> Deferred interest expenses	(10,330,175.69)	(12,726,040.26)	(6,080,672.16)	(8,989,302.84)
Present value of leases liabilities	68,447,422.01	74,036,446.91	33,570,977.29	44,003,816.63
<u>Less</u> Current portion of leases liabilities	(16,595,662.89)	(14,352,798.38)	(5,677,114.98)	(5,934,022.57)
Net	51,851,759.12	59,683,648.53	27,893,862.31	38,069,794.06

26. OTHER FINANCIAL LIABILITIES - NET

Other financial liabilities - net as at December 31, 2021 and 2020 consisted of:

	Unit: Baht	
	Consolidated financial statements	
	2021	2020
Other financial liabilities		
- Within 1 year	3,334,692.00	1,059,082.00
- Over 1 year but not over 5 years	4,446,256.00	7,780,948.00
<u>Less</u> Deferred interest expenses	(680,718.47)	(1,262,902.44)
Present value of other financial liabilities	7,100,229.53	7,577,127.56
<u>Less</u> Current portion of other financial liabilities	(2,887,773.53)	(476,897.56)
Net	4,212,456.00	7,100,230.00

Other financial liabilities recognises contract from sale and leaseback transactions is satisfied of asset which is not a sale in accordance with TFRS 15 "Revenue from Contracts with Customers". The Group therefore continue recognises such transfer assets as fixed assets in the financial statement and recognises liabilities from sale and leaseback as other financial liabilities equal to the transfer proceeds of assets.

27. SHORT-TERM LOANS FROM OTHER PARTIES - NET

Short-term loans from other parties - net as at December 31, 2021 and 2020 comprised:

	Interest rate (%)		Unit: Baht	
	Consolidated and separate financial statements		Consolidated and separate financial statements	
	2021	2020	2021	2020
Bills of Exchange	-	6.2	-	30,000,000.00
Less Deferred interest expenses - Bills of exchange			-	(885,263.98)
Net			-	29,114,736.02

As at December 31, 2020, the Company issue the Bills of Exchange with a maturity period of 270 days and due within September 30, 2021, to the investors for support the operation of a subsidiary and/or for the Company's working capital. The company has redeemed such Bills of Exchange on the maturity date.

28. NON-CURRENT PROVISIONS FOR EMPLOYEE BENEFIT

Movements of the present value of non-current provisions for employee benefit for the years ended December 31, 2021 and 2020 were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Non-current provisions for employee benefit as at January 1,	7,399,905.90	8,108,004.98	6,902,060.96	6,373,655.00
Increase from entire business transfer	-	-	-	1,435,074.50
Included in profit or loss:				
Current service cost	1,116,955.10	1,047,009.96	941,202.04	891,728.21
Interest cost	267,615.00	245,090.96	246,385.00	201,803.25
Past service cost	442,450.00	-	442,450.00	-
Included in other comprehensive income:				
Actuarial gains arising from				
Demographic assumptions	601,718.00	-	487,509.00	-
Financial assumptions changes	(1,367,760.00)	-	(995,051.00)	-
Experience adjustments	1,607,070.00	-	750,305.00	-
Benefit paid during the year	(1,506,310.00)	(2,000,200.00)	(1,506,310.00)	(2,000,200.00)
Non-current provisions for employee benefit as at December 31,	8,561,644.00	7,399,905.90	7,268,551.00	6,902,060.96

Non-current provisions for employee benefit for the years ended December 31, 2021 and 2020, have been charged to profit or loss of consolidated financial statements amounting to Baht 1.83 million and Baht 1.29 million, respectively, and have been charged to profit or loss of separate financial statements amounting to Baht 1.63 million and Baht 1.09 million, respectively.

The actuarial assumption of discount rate is estimated from weighted average of yield rate of government bonds as at the end of reporting date that reflects the estimated timing of benefit payments.

The actuarial assumption of mortality rate for reasonable estimation of probability of retirement in the future is estimated from mortality table.

Principal actuarial assumptions as at December 31, 2021 and 2020 (represented by the weighted-average) consisted of:

	(Percentage (%)/annum)			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Discount rate	1.20 - 2.82	2.55 - 3.29	1.20, 1.92	2.66
Future monthly salary increase rate	3.86	6.34	3.86	6.34
Mortality rate	100% of Thai Mortality Ordinary Tables of 2017	100% of Thai Mortality Ordinary Tables of 2017	100% of Thai Mortality Ordinary Tables of 2017	100% of Thai Mortality Ordinary Tables of 2017
Gold price (Per Baht Gold)	Baht 27,144.00	-	Baht 27,144.00	-

The result of sensitivity analysis for significant assumptions that affect the present value of the long-term employee benefit obligations as at December 31, 2021 are summarised below:

	Unit: Million Baht			
	Change of the present value of the employee benefit obligations			
	Consolidated financial statement		Separate financial statement	
	Increase 0.5%	Decrease 0.5%	Increase 0.5%	Decrease 0.5%
Discount rate	(0.33)	0.35	(0.26)	0.27
Salary increase rate	0.32	(0.31)	0.25	(0.24)
Turnover rate	(0.38)	0.41	(0.29)	0.31

As at December 31, 2021, the maturity analysis of undiscounted cash flows of benefit payments was as follows:

	Unit: Baht	
	Consolidated financial statement	Separate financial statement
Within 1 year	1,195,707.00	1,195,707.00
Over 1 year but not over 5 years	1,713,384.00	1,281,007.00
Over 5 years	10,750,350.00	9,195,701.00

29. DEFERRED INCOME TAX

Deferred income tax as at December 31, 2021 and 2020 were consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Deferred tax assets - net	4,990,323.96	2,120,770.30	16,013,852.32	16,461,954.90
Deferred tax liabilities - net	(5,270,374.86)	(4,822,272.33)	-	-

Movements in deferred tax assets during years ended December 31, 2021 and 2020 were as follows:

	Unit: Baht							
	Consolidated financial statements			Separate financial statements				
	As at January 1, 2021	Profit (loss)	Other comprehensive income	As at December 31, 2021	As at January 1, 2021	Profit (loss)	Other comprehensive income	As at December 31, 2021
Deferred tax assets								
Allowance for doubtful accounts	2,365,081.40	-	-	2,365,081.40	2,008,993.64	-	-	2,008,993.64
Allowance for obsolete of inventories	1,080,503.99	156,201.70	-	1,236,705.69	678,735.28	(105,885.43)	-	572,849.85
Non-current provisions for employee benefit	-	-	-	-	21,284,227.18	-	-	21,284,227.18
Difference of depreciation	1,479,981.18	64,142.02	168,205.60	1,712,328.80	1,380,412.18	24,745.41	48,552.60	1,453,710.19
Liability for guarantee refund to lessee	496,370.55	425,792.78	-	922,163.33	496,370.55	425,792.78	-	922,163.33
Tax losses	-	2,539,962.63	-	2,539,962.63	-	-	-	-
Effect from business combination under common control	-	-	-	-	3,127,770.94	(336,813.88)	-	2,790,957.06
Effect from eliminate transactions	4,391,115.72	(428,359.54)	-	3,962,756.18	-	-	-	-
Total deferred tax assets	9,813,052.84	2,757,739.59	168,205.60	12,738,998.03	28,976,509.77	7,838.88	48,552.60	29,032,901.25
Deferred tax liabilities								
Tax depreciation - investment properties	(1,233,153.42)	(504,494.06)	-	(1,737,647.48)	(1,233,153.42)	(504,494.06)	-	(1,737,647.48)
Gain on fair value adjustment of investment properties	(11,281,401.45)	-	-	(11,281,401.45)	(11,281,401.45)	-	-	(11,281,401.45)
Total deferred tax liabilities	(12,514,554.87)	(504,494.06)	-	(13,019,048.93)	(12,514,554.87)	(504,494.06)	-	(13,019,048.93)
Net	(2,701,502.03)	2,253,245.53	168,205.60	(280,050.90)	16,461,954.90	(496,655.18)	48,552.60	16,013,852.32
As presented in the statement of financial position were as follows:								
Deferred tax assets - net	2,120,770.30			4,990,323.96	16,461,954.90			16,013,852.32
Deferred tax liabilities - net	(4,822,272.33)			(5,270,374.86)	-			-
	(2,701,502.03)			(280,050.90)	16,461,954.90			16,013,852.32

	Unit: Baht						
	Consolidated financial statements			Separate financial statements			
	As at January 1, 2020	Profit (loss)	As at December 31, 2020	As at January 1, 2020	Entire business transfer	Profit (loss)	As at December 31, 2020
Deferred tax assets							
Allowance for doubtful accounts	2,320,060.53	45,020.87	2,365,081.40	2,008,993.64	-	-	2,008,993.64
Allowance for obsolete of inventories	1,080,503.99	-	1,080,503.99	678,735.28	-	-	678,735.28
Non-current provisions for employee benefit	-	-	-	-	-	21,284,227.18	21,284,227.18
Difference of depreciation	1,621,600.99	(141,619.81)	1,479,981.18	1,274,731.00	287,014.90	(181,333.72)	1,380,412.18
Liability for guarantee refund to lessee	983,757.85	(487,387.30)	496,370.55	-	474,059.35	22,311.20	496,370.55
Tax losses	18,174,067.43	(18,174,067.43)	-	-	-	-	-
Effect from business combination under common control	-	-	-	-	3,127,770.94	-	3,127,770.94
Effect from eliminate transactions	5,304,157.97	(913,042.25)	4,391,115.72	-	-	-	-
Total deferred tax assets	29,484,148.76	(19,671,095.92)	9,813,052.84	3,962,459.92	3,888,845.19	21,125,204.66	28,976,509.77

	Unit: Baht					
	Consolidated financial statements			Separate financial statements		
	As at January 1, 2020	As at December 31, 2020	As at January 1, 2020	Entire business transfer	As at December 31, 2020	Profit (loss)
		Profit (loss)				
Deferred tax liabilities						
Tax depreciation - investment properties	(728,659.33)	(504,494.09)	(1,233,153.42)	-	(1,184,272.37)	(48,881.05)
Gain on fair value adjustment of investment properties	(17,439,856.60)	6,158,455.15	(11,281,401.45)	-	(11,281,401.45)	-
Total deferred tax liabilities	(18,168,515.93)	5,653,961.06	(12,514,554.87)	-	(12,465,673.82)	(48,881.05)
Net	11,315,632.83	(14,017,134.86)	(2,701,502.03)	3,962,459.92	(8,576,828.63)	21,076,323.61
As presented in the statement of financial position were as follows:						
Deferred tax assets - net	11,315,632.83	2,120,770.30	3,962,459.92			16,461,954.90
Deferred tax liabilities - net	-	(4,822,272.33)	-			-
	11,315,632.83	(2,701,502.03)	3,962,459.92			16,461,954.90

All subsidiaries have unutilised tax loss carried forward as at December 31, 2021 and 2020. As such subsidiaries will not have sufficient taxable profit to utilize unused tax loss as a tax credit, Management, therefore, will not account for the deferred tax on these unutilised tax losses carried forward in the financial statements.

The deferred tax asset is not recognised in the statement of financial position consisted of:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Unused tax losses				
Expire in next 1 year	359,475.46	769,993.91	-	-
Expire in 2 - 5 years	21,568,877.85	7,534,049.25	8,549,041.18	-
Temporary differences	(241,343.39)	1,052,199.07	(279,512.06)	259,370.84
Total	21,687,009.92	9,356,242.23	8,269,529.12	259,370.84

30. INCOME TAX

Income tax for the years ended December 31, 2021 and 2020 were as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Current tax expense				
Current period	-	8,634,807.17	-	8,634,807.13
Deferred tax expense				
Relating to origination and reversal of temporary differences	2,253,245.53	14,017,134.86	496,655.18	(21,076,323.61)
Tax income (expenses)	2,253,245.53	22,651,942.03	496,655.18	(12,441,516.48)

Reconciliation of effective tax rate for the years ended December 31, 2021 and 2020 as follows:

	Unit: Baht			
	Consolidated financial statements			
	2021		2020	
	Tax rate		Tax rate	
(%)	Unit: Baht	(%)	Unit: Baht	
Profit (loss) before income tax expenses		(85,974,842.47)		(65,423,173.20)
Income tax using the corporate tax rate	20.00	(17,194,968.49)	20.00	(13,084,634.64)
Tax effect of expenses that are not deductible and income that are not required in determining tax profit	(0.35)	302,442.09	(0.62)	403,306.96
Current year losses for which no deferred tax assets was recognised	(23.25)	19,993,400.82	(28.84)	18,870,029.30
Write-off deferred tax assets on tax losses	-	-	(27.78)	18,174,067.43
Prior year losses which no deferred tax assets was recognised but used to reduce current tax expenses	7.06	(6,074,124.30)	0.02	(14,476.55)
Current year temporary differences which no deferred tax assets was recognised	0.28	(241,343.39)	(0.55)	361,996.55
Effect from eliminate transactions	(1.12)	961,347.74	3.15	(2,058,347.02)
Tax expense	(2.62)	2,253,245.53	(34.62)	22,651,942.03

	Unit: Baht			
	Separate financial statements			
	2021		2020	
	Tax rate		Tax rate	
(%)	Unit: Baht	(%)	Unit: Baht	
Profit (loss) before income tax expenses		(37,862,528.21)		(64,224,404.46)
Income tax using the corporate tax rate	20.00	(7,572,505.63)	20.00	(12,844,880.89)
Expenses not deductible for tax purposes	0.53	(200,368.31)	(0.34)	217,981.06
Current year losses for which no deferred tax assets was recognised	(22.58)	8,549,041.18	0.12	(73,987.49)
Current year temporary differences which no deferred tax assets was recognised	0.74	(279,512.06)	(0.40)	259,370.84
Tax expenses (income)	1.31	496,655.18	19.38	(12,441,516.48)

31. LEGAL RESERVE

Pursuant to the Public Limited Companies Act B.E. 2535, the Company must appropriate annual net profit as a reserve fund of not less than 5% of the annual net profit deducted by the total deficit brought forward (if any) until reserve reaches an amount no less than 10% of the registered capital. This legal reserve is not available for dividend distribution.

32. PROVIDENT FUND

The Company established a contributory registered provident fund, in accordance with the Provident Fund Act B.E. 2530. The registered provident fund was approved by the Ministry of Finance. Under the plan, employees must contribute 3 percent of their basic salary, with 3 percent to be matched by the Company.

The Company appointed an authorised fund manager to manage the fund in accordance with the terms and conditions prescribed in the Ministerial Regulation No. 2 (B.E. 2532) issued under the Provident Fund Act B.E. 2530.

During the year ended December 31, 2021, the Group's contributions to the provident fund are Baht 2.98 million. (2020: Baht 3.38 million)

33. EXPENSES BY NATURE

Significant expenses by nature for the years ended December 31, 2021 and 2020 are as follows:

	Unit: Baht			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Changes in inventories of finished goods and work-in-process	1,453,439.47	13,991,844.47	37,272,177.99	18,316,052.53
Changes in cost of real estate development project	182,496,211.45	35,608,989.67	-	-
Purchases of finished goods	230,089,641.25	200,187,974.46	148,736,111.85	201,078,232.15
Land, project consultant and construction	59,795,540.80	130,964,072.14	-	-
Raw materials and supplies used	34,156,876.81	31,899,238.51	5,416,529.32	10,269,509.29
Depreciation and amortisation	42,986,268.33	34,456,751.70	30,376,639.28	13,220,900.60
Staff costs	89,097,960.80	102,237,442.09	54,129,552.62	65,105,571.95
Commission, advertising and sale promotion	26,092,934.77	25,503,548.27	9,456,483.70	11,403,465.40
Transport and distribution expenses	3,747,065.25	5,160,785.17	3,139,423.66	4,265,184.43
Operating rental expenses	4,014,255.14	7,991,875.87	1,042,801.95	1,180,896.31
Consultant and professional service fee	6,079,488.73	7,227,093.99	3,346,039.00	2,870,439.00

34. FINANCIAL INFORMATION BY SEGMENT

Segment information is presented with respect to the Group's business segment which based on the Group's Management and internal reporting structure.

Segment results and assets include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise corporate assets, other income, selling expenses, administrative expenses and finance costs.

The Group's business segment information and reconciliation of reportable segment profit or loss for the years ended December 31, 2021 and 2020 were as follows:

	Unit: Thousand Baht													
	Sales of construction materials		Selling and installing		Senior Living Project		Real estate development project		Central		Elimination of inter-segment revenue		Consolidated financial statements	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Revenue from sales and services	288,423.11	349,972.73	46,112.54	58,875.83	42,287.59	113,180.90	228,246.37	210,169.02	-	-	-	-	605,069.61	732,198.48
Inter-segment revenue	19.62	2,461.70	950.39	948.28	-	-	-	-	-	-	(970.01)	(3,409.98)	-	-
Cost of sales and services	(195,720.50)	(237,269.65)	(49,772.34)	(64,244.61)	(45,529.54)	(100,055.42)	(223,776.17)	(166,573.06)	-	-	1,264.64	11,727.00	(513,533.91)	(556,415.74)
Segment gross profit (loss)	92,722.23	115,164.78	(2,709.41)	(4,420.50)	(3,241.95)	13,125.48	4,470.20	43,595.96	-	-	294.63	8,317.02	91,535.70	175,782.74
Interest revenue					559.62	136.40	145.29	7.59	7,757.79	27,013.00	(7,509.03)	(26,451.93)	953.67	705.06
Other income					863.36	1,417.38	1,616.09	1,100.07	3,571.56	2,394.98	(82.32)	(1,730.07)	5,968.69	3,182.36
Gain (loss) on foreign exchange - net					-	(0.84)	-	-	1,792.47	(321.36)	-	-	1,792.47	(322.20)
Distribution costs					(10,295.04)	(20,205.86)	(21,167.60)	(25,209.38)	(34,739.56)	(39,748.70)	-	-	(66,202.20)	(85,163.94)
Administrative expenses					(12,958.88)	(24,002.36)	(17,965.31)	(12,098.27)	(53,548.54)	(62,891.91)	-	876.34	(84,472.73)	(98,116.20)
loss on fair value adjustment of investment properties					-	(30,792.27)	-	-	-	-	-	-	-	(30,792.27)
Profit (loss) from operating activities					(25,072.89)	(60,322.07)	(32,901.33)	7,395.97	(75,166.28)	(73,553.99)	(7,296.72)	(18,988.64)	(50,424.40)	(34,724.45)
Finance costs					(6,948.49)	(22,801.14)	(18,550.31)	(8,498.40)	(17,517.02)	(21,405.51)	7,534.03	22,006.32	(35,481.79)	(30,698.73)
Share of loss of joint ventures					-	-	(68.65)	-	-	-	-	-	(68.65)	-
Loss before income tax expenses					(32,021.38)	(83,123.21)	(51,520.29)	(1,102.43)	(92,683.30)	(94,959.50)	237.31	3,017.68	(85,974.84)	(65,423.18)
Tax income (expenses)					(376.09)	(12,983.16)	4.26	4.13	2,716.62	12,524.36	(91.55)	(22,197.27)	2,253.24	(22,651.94)
Loss for the year					(32,397.47)	(96,106.37)	(51,516.03)	(1,098.30)	(89,966.68)	(82,435.14)	145.76	(19,179.59)	(83,721.60)	(88,075.12)

The reconciliations of each segment total assets to the Group's assets and other material items as at December 31, 2021 and 2020 were as follows:

	Unit: Thousand Baht									
	Sale of construction materials		Selling and installing		Senior Living Project		Real estate development project		Consolidated financial statements	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Non-current assets										
Deposits at bank pledged as collateral	47,319.58	47,749.09	3,000.00	3,000.00	-	-	-	-	50,319.58	50,749.09
Senior living project under development	-	-	-	-	160,845.02	182,514.22	-	-	160,845.02	182,514.22
Investment properties - net	-	-	-	-	205,100.00	205,100.00	-	-	205,100.00	205,100.00
Property, plant and equipment - net	6,012.67	9,374.19	12,760.32	16,312.04	234,581.17	249,792.31	1,110.34	1,150.28	254,464.50	276,628.82
Right-of-use assets - net	29,520.88	38,794.79	13,302.17	9,685.68	20,443.90	21,985.31	-	-	63,266.95	70,465.78
Intangible assets - net	11,053.57	12,480.86	2,899.11	3,369.14	4,059.43	4,221.88	1,168.11	1,310.42	19,180.22	21,382.30
Other	19,779.47	11,046.83	4,981.60	2,259.42	7,471.59	1,486.17	10,172.32	3,560.35	42,404.98	18,352.77
Total non-current assets	113,686.17	119,445.76	36,943.20	34,626.28	632,501.11	665,099.89	12,450.77	6,021.05	795,581.25	825,192.98

For the year 2021, the subsidiaries has revenues from sales of land from two major customers more than 10 percent of revenue in consolidated financial statements amounted to Baht 199.49 million.

Geographical segments information

In presenting information on the basis of geographical segment, segment revenue is based on the geographical location of customers. In addition, the Group has insignificant assets located in foreign countries.

The Group's geographical segments information for the years ended December 31, 2021 and 2020 was as follows:

	Unit: Thousand Baht					
	Thailand		Foreign countries		Consolidated financial statements	
	2021	2020	2021	2020	2021	2020
For the year ended December 31,						
Revenue from sales and services	564,120.57	685,697.07	40,949.04	46,501.41	605,069.61	732,198.48

35. FINANCIAL INSTRUMENTS

(A) FINANCIAL RISK MANAGEMENT POLICIES

The principal financial risks faced by the Group are interest rate risk, foreign currency risks and credit risks. The Group borrows at floating rates of interest to finance its operations. Some sales and purchases of goods are entered into in foreign currencies. Credit risk arises when sales are made on deferred credit terms.

The Group uses derivative instruments, when it considers appropriate, to manage such risks.

The Group did not intend to engage in trading derivative instruments for speculative purposes.

(B) INTEREST RATE RISK

The Group was exposed to interest risks because it held deposits in financial institutions, highly liquid short-term investment, borrowings from financial institutions and debentures. However, as such financial assets and liabilities are short-term, the Group believes that future market interest rate fluctuations would not significantly affect their operation and cash flows. Therefore, no financial derivative was adopted to manage such risks.

(C) FOREIGN CURRENCY RISK

The Group exposed to foreign currency related primarily to its accounts payables and anticipated purchases denominated in foreign currencies. During the years ended December 31, 2021, the Group has hedged the foreign currency on accounts payable and part of its anticipated purchases.

As of December 31, 2021, the Group has unhedged balances of financial assets and liabilities denominated in foreign currencies, are as follows:

Foreign currency	Unit: Baht				Exchange rate as at	
	As at December 31, 2021				December 31, 2021	
	Consolidated financial statements		Separate financial statements		(Baht per foreign currency unit)	
	Financial assets	Financial liabilities	Financial assets	Financial liabilities	Buying rate	Selling rate
US Dollars	18,944,696.07	5,589,641.21	7,246,547.55	5,278,570.96	33.25	33.59
New Zealand Dollars	-	1,438,396.93	-	-	22.53	23.18
Australian Dollars	-	1,190,058.97	-	-	23.85	24.68

(D) Derivatives

Forward exchange agreements

Receivables and payables arising from forward exchange agreements are initially recognised and measured at fair value on the date on which the derivative contract is entered into and are subsequently remeasured at fair value, which has been calculated using the quoted market rates, at the end of reporting period. Gains or losses resulting from changes in its fair value are recognised in profit or loss. However, where transactions qualify for hedge accounting, recognition of any resultant gain or loss from changes in the fair value depends on the nature of the item being hedged.

As at December 31, 2021, the Group have forward contracts and foreign exchange options. Those outstanding were as follows:

	As at December 31, 2021		
	Maturity date	Foreign currency	Applicable exchange rates
Purchase contracts	December 29,2021 to January 4, 2022	13,282.15 USD	33.54 THB

(E) CREDIT RISK

The Group has no significant concentrations of credit risks. The Group has policies in place to ensure that sales of products are made to customers with an appropriate credit history.

(F) FAIR VALUES OF FINANCIAL INSTRUMENTS

The Group uses the market approach to measure their assets and liabilities that are required to be measured at fair value by relevant financial reporting standards, except that the cost approach or income approach is used when there is no active market or when a quoted market price is not available.

As of December 31, 2021, the Company has financial assets not measured at fair value. Due to the Company's intend and hold to maturity. Therefore, which has been classified as investment in debt securities held to maturity state at amortized cost deduct impairment losses (if any). The difference between the acquisition cost and the redemption value of the debt securities is amortized using the effective interest rate method over the life of the debt securities. The fair value as follows:

	Unit: Million Baht			
	Consolidated and separate financial statements			
	As at December 31, 2021			
	Book value	Fair value		
	Level 1	Level 2	Level 3	
Financial assets not measured at fair value				
Investment in debt securities held to maturity - net	10.62	-	11.09	-

During the current year, there were no transfers within the fair value hierarchy.

36. COMMITMENTS AND CONTINGENT LIABILITIES

36.1 The Group entered into rental agreements for land and building for which the lease term ends within one year, the underlying asset is low value and service agreements.

As at December 31, 2021, the Group has above outstanding commitments with third parties to repay, are as follows:

Year	Unit: Baht
Within 1 year	2,008,732.64
Over 1 year but not over 5 years	552,980.00

36.2 Bank guarantee issued by financial institutions

As at December 31, 2021 the Group has outstanding commitments and contingent liabilities with financial institutions as follows:

	Consolidated financial statement		
	Unit: Million Baht		
	Credit limit	Used	Unused
1) Bank overdrafts	22.42	(16.04)	6.38
2) Short-term loan - trust receipts, letters of credit and promissory notes	300.87	(220.83)	80.04
3) Letter of guarantee	120.82	(23.22)	97.60
4) Long-term loan	321.25	(218.50)	102.75
	765.36	(478.59)	286.77

The Company has currency forward contracts facility in the local currency amounting to Baht 68.04 million.

As at December 31, 2021, the Group had letters of guarantee issued by financial institutions for electricity usage and payment of goods to certain suppliers amounting to Baht 23.22 million. Fixed deposits of the Company and subsidiary and the investment in government bond of the Company were pledged as collateral for above trade financing facilities (Note 11 and 12).

37. CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to ensure that it has an appropriate financial structure and to maintain the ability of the Group to continue its business as a going concern.

According to the statement of financial position as at December 31, 2021, the Group and the Company's debt-to-equity ratio were 2.28: 1 and 1.18: 1 respectively (as at December 31, 2020: 2.25: 1 and 1.24: 1).

38. RECLASSIFICATION

The Group has reclassified certain consolidated financial statement accounts in the statement of financial position as at December 31, 2020, and the statement of comprehensive income for year ended December 31, 2020, to conform to the current period's classification but with no effect to previously reported net income or shareholders' equity. The reclassifications are as follows:

Accounts	Unit: Baht		
	Consolidated financial statements		
	As previously reported	Reclassified amount	As reclassified
<u>Statement of financial position</u>			
Deferred tax assets - net	-	2,120,770.30	2,120,770.30
Current portion of other financial liabilities	-	(476,897.56)	(476,897.56)
Long-term loans from financial institutions - net	(244,486,900.61)	7,577,127.56	(236,909,773.05)

Accounts	Unit: Baht		
	Consolidated financial statements		
	As previously reported	Reclassified amount	As reclassified
Other financial liabilities - net	-	(7,100,230.00)	(7,100,230.00)
Deferred tax liabilities - net	(2,701,502.03)	(2,120,770.30)	(4,822,272.33)
Statement of comprehensive income			
<u>For the year ended December 31, 2020</u>			
Distribution costs	553,462,258.56	2,953,481.84	556,415,740.40
Administrative expenses	101,069,680.99	(2,953,481.84)	98,116,199.15

39. APPROVAL OF FINANCIAL STATEMENTS

These financial statements were authorized for issue by the Company's Board of Directors on February 24, 2022.