

INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To the Board of Directors of Preecha Group Public Company Limited

I have reviewed the consolidated statement of financial position of Preecha Group Public Company Limited and its subsidiaries as at 30 September 2019, and the related consolidated statements of comprehensive income for the three-month and nine-month periods then ended, changes in shareholders' equity and cash flows for the nine-month period then ended, and the condensed notes to the financial statements and I have also reviewed the separate statement of financial position of Preecha Group Public Company Limited as at 30 September 2019, and the related separate statements of comprehensive income for the three-month and nine-month periods then ended, changes in shareholders' equity and cash flows for the nine-month period then ended, and the condensed notes to the financial statements. The management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of Review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting".

Chompoonuch Saetae

Certified Public Accountant

Registration Number 8382

PV Audit Co., Ltd.

Bangkok, 7 November 2019

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
INTERIM FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
 NOTES TO THE INTERIM FINANCIAL STATEMENTS
 FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2019 (UNAUDITED) (REVIEWED)

1. GENERAL INFORMATION

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

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

2. BASIS OF PREPARATION OF INTERIM FINANCIAL STATEMENTS

The interim financial statements are prepared in accordance with Thai Accounting Standard (“TAS”) No. 34, Interim Financial Reporting (revised 2018) to provide information additional to that included in the financial statements for the year ended 31 December 2018. They focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements for the year ended 31 December 2018.

The interim financial statements have been prepared in the Thai language and expressed in Thai Baht. Such interim 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 interim financial statements has been provided by translating from the Thai version of the interim financial statements.

The preparation of the interim financial statements in accordance with Thai Financial Reporting Standards (“TFRS”) requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

In preparing these interim financial statements, the significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the financial statements for the year ended 31 December 2018.

BASIS OF PREPARATION OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The consolidated interim financial statements are prepared using the same basis as were used for the consolidated financial statements for the year ended 31 December 2018 and consisted of the interim financial statements of Preecha Group Public Company Limited, and subsidiaries (together referred to as “the Group”) as follows:

Subsidiaries	Located in	Business type	Percentage of holding (%)		
			30 September		31 December
			2019	2018	2018
P.B. Estate Company Limited	Thailand	Real Estate	100%	100%	100%
Housing Complex Company Limited	Thailand	Real Estate	100%	100%	100%
Ruay Lan Lan Company Limited	Thailand	Real Estate	100%	100%	100%

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

The preparations of the consolidated interim financial statements have been based on the same accounting policies for the same or similar accounting transactions or accounting events.

Changes in application of new and revised TFRS

New and revised TFRS that became effective in the current period

During the period 2019, the Group has adopted revised TFRS (revised 2018) and new TFRS which are effective for the accounting period beginning on or after 1 January 2019. These TFRS were aimed at alignment with the corresponding International Financial Reporting Standards, with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards. The adoption of these TFRS does not have any significant impact on the Group's financial statements. However, the new standard involves changes to key principles, which is summarized below:

TFRS 15 Revenue from Contracts with Customers

TFRS 15 supersedes the following TAS together with related Thai Interpretations (TSIC) and Thai Financial Reporting Interpretations (TFRIC):

TAS/TSIC/TFRIC	Topic
TAS 11 (revised 2017)	Construction Contracts
TAS 18 (revised 2017)	Revenue
TSIC 31 (revised 2017)	Revenue - Barter Transactions Involving Advertising Services
TFRIC 13 (revised 2017)	Customer Loyalty Programmes
TFRIC 15 (revised 2017)	Agreements for the Construction of Real Estate
TFRIC 18 (revised 2017)	Transfers of Assets from Customers

The Group is to apply this standard to all contracts with customers unless those contracts fall within the scope of other standards. The standard establishes a five-step model to account for revenue arising from contracts with customers, with revenue being recognized at an amount that reflects the consideration to which the Group expects to be entitled in exchange for transferring goods or services to a customer. The standard requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model.

This TFRS does not have any material impact on the Group's financial statements.

New and revised TFRS not yet effective

The Federation of Accounting Professions has issued Notification, mandating the use of revised TFRS (revised 2019) and new TFRS which are effective for the financial statements for the period beginning on or after 1 January 2020. These TFRS were aimed at alignment with the corresponding International Financial Reporting Standards, with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards. However, the new TFRS involve changes to key principles which are summarized belows:

TFRS related to financial instruments

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

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

These TFRS related to financial instruments make stipulations relating to the classification of financial instruments and their measurement at fair value or amortised cost (taking into account the type of financial instruments, the characteristics of the contractual cash flows and the Group's business model), calculation of impairment of financial instruments using the expected credit loss method, and hedge accounting. These include stipulations regarding the presentation and disclosure of financial instruments. When the TFRS related to financial instruments are effective, some accounting standards, interpretations and guidance which are currently effective will be cancelled.

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

TFRS 16 Leases

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

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

The management of the Group is assessing the impacts of this TFRS on the financial statements for the period in which it is initially applied.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2018, except for the change in the accounting policies due to the adoption of TFRS 15, Revenue from Contracts with Customers (see Note 2).

4. RELATED PARTY TRANSACTIONS

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

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

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

The significant transactions with related parties for the nine-month periods ended 30 September 2019 and 2018 were as follows:

	Thousands Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Management fee income				
Subsidiaries	-	-	495	495
Rental expense				
Related company	3,211	3,211	3,211	3,211
Services expense				
Related company	1,882	1,919	1,882	1,919
Entertainment expense				
Related company	164	226	164	226

Key management personnel compensation

Key management personnel compensation for the nine-month periods ended 30 September 2019 and 2018 consisted of:

	Thousands Baht	
	Consolidated and separate financial statements	
	2019	2018
Short-term benefits	6,234	7,674
Post-employment benefits	68	68
Total	6,302	7,742

The balances with related parties as at 30 September 2019 and 31 December 2018 were as follows:

	Thousands Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Other receivables				
P.B. Estate Company Limited	-	-	305	257
Investments in subsidiaries (see Note 6)	-	-	128,423	128,423
Rental deposit				
P. Leasing Company Limited	806	806	806	806
Trade and other payables				
P. Leasing Company Limited	30	31	30	31
P&B Ratchada Hotel Company Limited	19	-	19	-
P.B. Estate Company Limited	-	-	-	22
Management fee received in advance				
Housing Complex Company Limited	-	-	1,510	1,735
Ruay Lan Lan Company Limited	-	-	82	307

Short-term loans to related party

Short-term loans to related party as at 30 September 2019 and 31 December 2018 consisted of:

	Thousands Baht	
	Separate financial statements	
	2019	2018
P.B. Estate Company Limited	31,139	31,089
Less Allowance for doubtful accounts	(31,089)	(31,089)
Short-term loans - net	50	-

Movements of short-term loans to related party for the nine-month periods ended 30 September 2019 and 2018 were as follows:

	Thousands Baht	
	Separate financial statements	
	2019	2018
Beginning balance	31,089	31,089
Increase	50	-
Ending balance	31,139	31,089

Accrued interest income to related party

Accrued interest income to related party as at 30 September 2019 and 31 December 2018 consisted of:

	Thousands Baht	
	Separate financial statements	
	2019	2018
P.B. Estate Company Limited	42,425	42,425
Less Allowance for doubtful accounts	(42,425)	(42,425)
Accrued interest income to related party - net	-	-

The Company has loans to related party by issuing promissory notes, due at call without collateral and no interest charged.

Short-term loans from related parties

Short-term loans from related parties as at 30 September 2019 and 31 December 2018 consisted of:

	Thousands Baht	
	Separate financial statements	
	2019	2018
Housing Complex Company Limited	102,967	102,967
Ruay Lan Lan Company Limited	23,250	24,450
Total	126,217	127,417

Movements of short-term loans from related parties for the nine-month periods ended 30 September 2019 and 2018 were as follows:

	Thousands Baht	
	Separate financial statements	
	2019	2018
Beginning balance	127,417	118,917
Decrease	(1,200)	(1,200)
Ending balance	126,217	117,717

Accrued interest payable from related parties

Accrued interest payable from related parties as at 30 September 2019 and 31 December 2018 consisted of:

	Thousands Baht	
	Separate financial statements	
	2019	2018
Housing Complex Company Limited	4,093	4,093
Ruay Lan Lan Company Limited	817	817
Total	4,910	4,910

The Company has loans from related parties by issuing promissory notes, due at call without collateral and no interest charged.

Company relationship

Company	Country	Type of relation
P.B. Estate Company Limited	Thailand	Subsidiary
Housing Complex Company Limited	Thailand	Subsidiary
Ruay Lan Lan Company Limited	Thailand	Subsidiary
P. Leasing Company Limited	Thailand	Common shareholders
P&B Ratchada Hotel Company Limited	Thailand	Common shareholders or management

Bases of measurement for intercompany revenues and expenses

	<u>Pricing policy</u>
Management fee income	Based on negotiation
Rental and services expenses	Stipulate in the agreement
Entertainment expenses	Market price

5. COST OF PROPERTY DEVELOPMENT

Cost of property development as at 30 September 2019 and 31 December 2018 consisted of:

	Thousands Baht			
	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	2019	2018	2019	2018
Land	117,282	119,908	111,472	114,098
Construction costs	84,907	89,356	81,036	85,484
Utility costs	22,623	23,058	22,616	23,051
Others	141	151	70	81
Capitalised interest and financial costs	16,739	16,859	16,696	16,816
Total	<u>241,692</u>	<u>249,332</u>	<u>231,890</u>	<u>239,530</u>
Less Allowance for devaluation of project	(30,483)	(30,483)	(28,745)	(28,745)
Ending balance	<u><u>211,209</u></u>	<u><u>218,849</u></u>	<u><u>203,145</u></u>	<u><u>210,785</u></u>

The Company mortgaged partial of land including existing construction as collateral for the credit facilities with financial institutions.

6. INVESTMENTS IN SUBSIDIARIES

Investments in subsidiaries stated by using the cost method as at 30 September 2019 and 31 December 2018 consisted of:

	Thousands Baht		Percentage of		Thousands Baht					
	Paid-up share capital		holding (%)		Cost		Allowance for		Net book value	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
P.B. Estate Company Limited	2,000	2,000	100	100	2,000	2,000	(2,000)	(2,000)	-	-
Housing Complex Company Limited	100,000	100,000	100	100	100,000	100,000	-	-	100,000	100,000
Ruay Lan Lan Company Limited	20,000	20,000	100	100	48,398	48,398	(19,975)	(19,975)	28,423	28,423
Total					150,398	150,398	(21,975)	(21,975)	128,423	128,423

7. INVESTMENT PROPERTIES

Movements of investment properties for the nine-month period ended 30 September 2019 were as follows:

	Thousands Baht	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2019	132,371	130,117
Purchases/transfer in - at cost	875	875
Depreciation	(7,792)	(7,638)
Net book value as at 30 September 2019	125,454	123,354

The Company mortgaged land including existing construction as collateral for the credit facilities with financial institutions (see Note 8).

8. LOANS FROM FINANCIAL INSTITUTIONS

Loans from financial institutions as at 30 September 2019 and 31 December 2018 consisted of:

	Thousands Baht	
	Consolidated and separate financial statements	
	2019	2018
Loans from financial institutions	24,957	32,426
Less Current portion	(9,972)	(9,961)
Long-term loans from financial institutions	14,985	22,465

Movements of loans from financial institutions for the nine-month periods ended 30 September 2019 and 2018 were as follows:

	Thousands Baht	
	Consolidated and separate financial statements	
	2019	2018
Beginning balance	32,426	42,373
Decrease	(7,469)	(7,458)
Ending balance	24,957	34,915

The Company mortgaged investment properties (see Note 7) as collateral for the credit facilities with financial institutions, including the director also guarantee in fully amount.

9. SEGMENT INFORMATION

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

The Group operates the business primarily property development and renting property. Their operations are in a single geographic area primarily in Thailand which consider, basing on the types of activities, the operating income and expenses for the nine-month periods ended 30 September 2019 and 2018 were as follows:

	Thousands Baht					
	Property development		Renting property		Total	
	2019	2018	2019	2018	2019	2018
Revenue from sales and services	9,940	46,990	24,478	20,196	34,418	67,186
Cost of sales and services	(8,229)	(31,482)	(14,366)	(13,339)	(22,595)	(44,821)
Gross profit	1,711	15,508	10,112	6,857	11,823	22,365

Significant assets and liabilities as at 30 September 2019 and 31 December 2018 were as follows:

	Thousands Baht					
	Property development		Renting property		Total	
	2019	2018	2019	2018	2019	2018
Assets						
Cost of property development	211,209	218,849	-	-	211,209	218,849
Land held for development	30,000	30,000	-	-	30,000	30,000
Investment properties	-	-	125,454	132,371	125,454	132,371
Liabilities						
Trade and other payables	8,589	11,185	692	726	9,281	11,911
Estimate project cost	1,959	1,895	-	-	1,959	1,895
Provision	17,338	20,223	-	-	17,338	20,223
Loans from financial institutions	-	-	24,957	32,426	24,957	32,426

10. COMMITMENTS AND CONTINGENT LIABILITIES

As at 30 September 2019 the Company had commitments as follows:

The Company

10.1 Letter of guarantee issued by bank for public utility in the amount of Baht 5.73 million.

10.2 Payment under agreements as follows:

10.2.1 Rental area and service with related party at the rate of Baht 0.53 million per month.

10.2.2 Services with other company in the remaining amount of Baht 0.24 million and at the rate of Baht 0.46 million per month.

Contingent liabilities

The Company

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

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

10.3.2 To maintain public utilities and services.

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

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

On 25 January 2018, the Civil Court ordered the Company to responsible for maintain public utilities and services, the other requirements of the plaintiff's claim are dismissal. On 8 August 2019, the Appeal Court judged according to the Civil Court. Currently, the Company has filed a petition for the judgment of the Appeal Court to the Supreme Court.

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

10.5 The Company and subsidiary were sued to transfer the ownership of the public utilities of a project (joint defendant). On 26 December 2018, the Civil Court ordered the Company and joint defendants to transfer a project's ownership to be common ownership, payment for the transferring and pay the plaintiffs Baht 0.50 million together with interest at a rate of 7.5% per annum. The Company filed an appeal against the judgment of the Civil Court. Currently, the case is under consideration by the Appeal Court.

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

11. APPROVAL OF THE INTERIM FINANCIAL STATEMENTS

These interim financial statements have been approved for issue by the Company's Board of Directors on 7 November 2019.

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2019

		Thousands Baht			
		Consolidated financial statements		Separate financial statements	
		30 September 2019	31 December 2018	30 September 2019	31 December 2018
		"Unaudited"	"Unaudited"	"Unaudited"	"Unaudited"
Note	"Reviewed"	"Audited"	"Reviewed"	"Audited"	
ASSETS					
Current assets					
		41,063	54,880	31,640	43,463
		96,426	95,636	96,426	95,636
	4	3,400	5,443	2,035	4,017
	4	-	-	50	-
	5	211,209	218,849	203,145	210,785
		712	1,422	503	1,222
		<u>352,810</u>	<u>376,230</u>	<u>333,799</u>	<u>355,123</u>
Non-current assets					
		955	955	955	955
	4, 6	-	-	128,423	128,423
		30,000	30,000	30,000	30,000
	7	125,454	132,371	123,354	130,117
		1,118	1,590	1,118	1,590
		70	53	70	53
		-	195	-	195
	4	5,541	7,355	5,530	7,339
		<u>163,138</u>	<u>172,519</u>	<u>289,450</u>	<u>298,672</u>
		<u>515,948</u>	<u>548,749</u>	<u>623,249</u>	<u>653,795</u>

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2019

		Thousands Baht			
		Consolidated financial statements		Separate financial statements	
		30 September 2019	31 December 2018	30 September 2019	31 December 2018
		"Unaudited"	"Unaudited"	"Unaudited"	"Unaudited"
		"Reviewed"	"Audited"	"Reviewed"	"Audited"
	Note	"Reviewed"	"Audited"	"Reviewed"	"Audited"
LIABILITIES AND SHAREHOLDERS' EQUITY					
Current liabilities					
Trade and other payables	4	9,281	11,911	12,166	14,165
Current portion of liabilities	8	9,972	9,961	9,972	9,961
Short-term loans from related parties	4	-	-	126,217	127,417
Income tax payable		-	698	-	-
Estimate project cost		1,959	1,895	1,852	1,767
Provision	10	17,338	20,223	16,575	19,460
Other current liabilities	4	7,027	5,563	8,619	7,484
Total current liabilities		<u>45,577</u>	<u>50,251</u>	<u>175,401</u>	<u>180,254</u>
Non-current liabilities					
Long-term loans from financial institutions	8	14,985	22,465	14,985	22,465
Employee benefit obligations		1,606	1,376	1,230	977
Other non-current liabilities		2,432	2,849	2,432	2,849
Total non-current liabilities		<u>19,023</u>	<u>26,690</u>	<u>18,647</u>	<u>26,291</u>
Total liabilities		<u>64,600</u>	<u>76,941</u>	<u>194,048</u>	<u>206,545</u>
SHAREHOLDERS' EQUITY					
Share capital					
Authorized share capital					
336,000,000 ordinary shares, Baht 1 par value		<u>336,000</u>	<u>336,000</u>	<u>336,000</u>	<u>336,000</u>
Issued and paid-up share capital					
336,000,000 ordinary shares, fully paid-up		336,000	336,000	336,000	336,000
Premium on share capital		88,751	88,751	88,751	88,751
Retained earnings (deficit)					
Appropriated - legal reserve		13,287	13,287	13,287	13,287
Unappropriated (deficit)		13,310	33,770	(8,837)	9,212
Total shareholders' equity		<u>451,348</u>	<u>471,808</u>	<u>429,201</u>	<u>447,250</u>
Total liabilities and shareholders' equity		<u>515,948</u>	<u>548,749</u>	<u>623,249</u>	<u>653,795</u>

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE THREE-MONTH PERIOD ENDED 30 SEPTEMBER 2019

"Unaudited"

"Reviewed"

	Thousands Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Revenue from sales and services	8,152	32,385	8,152	32,385
Cost of sales and services	(4,977)	(24,306)	(4,977)	(24,306)
Gross profit	3,175	8,079	3,175	8,079
Other income	604	279	760	440
Distribution costs	(128)	(1,968)	(128)	(1,968)
Administrative expenses	(10,282)	(9,513)	(9,464)	(8,796)
Finance costs	(352)	(488)	(352)	(488)
Loss before income tax	(6,983)	(3,611)	(6,009)	(2,733)
Tax income (expense)	(188)	25	(195)	-
Loss for the period	(7,171)	(3,586)	(6,204)	(2,733)
Other comprehensive income (loss)	-	-	-	-
Total comprehensive loss for the period	(7,171)	(3,586)	(6,204)	(2,733)
Loss per share				
Basic loss per share (Baht)	(0.02)	(0.01)	(0.02)	(0.01)
Weighted average number of ordinary shares (shares)	336,000,000	336,000,000	336,000,000	336,000,000

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2019

"Unaudited"

"Reviewed"

		Thousands Baht			
		Consolidated financial statements		Separate financial statements	
Note		2019	2018	2019	2018
	Revenue from sales and services	34,418	67,186	34,418	53,236
	Cost of sales and services	(22,595)	(44,821)	(22,595)	(39,500)
	Gross profit	11,823	22,365	11,823	13,736
4	Other income	2,520	947	2,501	1,345
	Distribution costs	(2,659)	(5,012)	(2,659)	(3,999)
4	Administrative expenses	(30,863)	(29,944)	(28,375)	(27,371)
	Finance costs	(1,144)	(1,553)	(1,144)	(1,553)
	Loss before income tax	(20,323)	(13,197)	(17,854)	(17,842)
	Tax expense	(183)	(1,394)	(195)	-
	Loss for the period	(20,506)	(14,591)	(18,049)	(17,842)
Other comprehensive income (loss):					
Components of other comprehensive income that will not be reclassified to profit or loss					
	Defined benefit plan actuarial gain	58	-	-	-
	Income tax relating to components of other comprehensive income that will not be reclassified to profit or loss	(12)	-	-	-
	Other comprehensive income for the period - net of tax	46	-	-	-
	Total comprehensive loss for the period	(20,460)	(14,591)	(18,049)	(17,842)
Loss per share					
	Basic loss per share (Baht)	(0.06)	(0.04)	(0.05)	(0.05)
	Weighted average number of ordinary shares (shares)	336,000,000	336,000,000	336,000,000	336,000,000

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
 STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
 FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2019

" Unaudited "

" Reviewed "

Thousands Baht					
Consolidated financial statements					
	Issued and paid-up share capital	Premium on share capital	Retained earnings		Total
			Appropriated	Unappropriated	
Beginning balance as at 1 January 2019	336,000	88,751	13,287	33,770	471,808
Changes in shareholders' equity:					
Loss for the period	-	-	-	(20,506)	(20,506)
Other comprehensive income for the period	-	-	-	46	46
Ending balance as at 30 September 2019	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>13,310</u>	<u>451,348</u>
Beginning balance as at 1 January 2018	336,000	88,751	13,287	63,148	501,186
Changes in shareholders' equity:					
Loss for the period	-	-	-	(14,591)	(14,591)
Ending balance as at 30 September 2018	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>48,557</u>	<u>486,595</u>

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
 STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
 FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2019

" Unaudited "

" Reviewed "

	Thousands Baht				
	Separate financial statements				
	Issued and paid-up share capital	Premium on share capital	Retained earnings (deficit)		Total
		Appropriated	Unappropriated		
Beginning balance as at 1 January 2019	336,000	88,751	13,287	9,212	447,250
Changes in shareholders' equity:					
Loss for the period	-	-	-	(18,049)	(18,049)
Ending balance as at 30 September 2019	336,000	88,751	13,287	(8,837)	429,201
Beginning balance as at 1 January 2018	336,000	88,751	13,287	41,460	479,498
Changes in shareholders' equity:					
Loss for the period	-	-	-	(17,842)	(17,842)
Ending balance as at 30 September 2018	336,000	88,751	13,287	23,618	461,656

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CASH FLOWS

FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2019

"Unaudited"

"Reviewed"

	Thousands Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Cash flows from operating activities:				
Loss before income tax	(20,323)	(13,197)	(17,854)	(17,842)
Adjustments to reconcile loss before income tax to net cash provided by				
(used in) operating activities				
Bad debt and doubtful debt	997	-	981	-
Depreciation and amortization	8,406	8,263	8,251	8,097
Loss on disposal and written-off assets	-	1	-	1
Interest income	(992)	(783)	(963)	(761)
Interest expenses	1,144	1,553	1,144	1,553
Income from written-off liabilities	(1,196)	-	(736)	-
Employee benefit obligations	289	131	253	119
Loss from operating activities before changes in operating assets				
and liabilities	(11,675)	(4,032)	(8,924)	(8,833)
Changes in operating assets (increase) decrease				
Other receivables	1,925	(2,136)	1,880	(731)
Short-term loans to related party	-	-	(50)	-
Cost of property development	7,640	28,802	7,640	23,547
Other current assets	(259)	(169)	(249)	(196)
Other non-current assets	32	(79)	28	(107)
Changes in operating liabilities increase (decrease)				
Trade and other payables	(1,284)	1,549	(1,113)	329
Estimate project cost	64	(254)	85	(266)
Provision	(2,885)	-	(2,885)	-
Other current liabilities	1,464	3,029	1,135	2,580
Other non-current liabilities	(317)	486	(317)	486
Cash generated from (used in) operations	(5,295)	27,196	(2,770)	16,809
Interest received	981	784	952	762
Income tax paid	(1,393)	(1,766)	(695)	(837)
Proceeds from income tax refund	2,476	1,940	2,476	1,940
Net cash provided by (used in) operating activities	(3,231)	28,154	(37)	18,674

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

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CASH FLOWS

FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2019

"Unaudited"

"Reviewed"

	Thousands Baht			
	Consolidated financial statements		Separate financial statements	
	2019	2018	2019	2018
Cash flows from investing activities:				
Increase in current investments	(790)	(456)	(790)	(456)
Purchases of investment properties	(875)	(218)	(875)	(218)
Purchases of equipment	(116)	(56)	(116)	(56)
Purchases of intangible assets	(42)	-	(42)	-
Net cash used in investing activities	(1,823)	(730)	(1,823)	(730)
Cash flows from financing activities:				
Repayments of short-term loans from related parties	-	-	(1,200)	(1,200)
Repayment of loans from financial institutions	(7,469)	(7,458)	(7,469)	(7,458)
Repayment of liability under finance lease	-	(296)	-	(296)
Interest paid	(1,294)	(1,594)	(1,294)	(1,594)
Net cash used in financing activities	(8,763)	(9,348)	(9,963)	(10,548)
Net increase (decrease) in cash and cash equivalents	(13,817)	18,076	(11,823)	7,396
Cash and cash equivalents at the beginning of period	54,880	78,431	43,463	67,503
Cash and cash equivalents at the end of period	41,063	96,507	31,640	74,899