

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
INTERIM FINANCIAL STATEMENTS AND  
INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION  
FOR THE SECOND QUARTER ENDED 30 JUNE 2024

## **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 June 2024, and the related consolidated statements of comprehensive income for the three-month and six-month periods then ended, changes in shareholders' equity and cash flows for the six-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 June 2024, and the related separate statements of comprehensive income for the three-month and six-month periods then ended, changes in shareholders' equity and cash flows for the six-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".

Chutima Wongsaraphanchai

Certified Public Accountant

Registration Number 9622

PV Audit Co., Ltd.

Bangkok, 8 August 2024

**PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**NOTES TO THE INTERIM FINANCIAL STATEMENTS**  
**FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2024 (UNAUDITED) (REVIEWED)**

**1. GENERAL INFORMATION**

Preecha Group Public Company Limited (“the Company”) was 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 No. 34, Interim Financial Reporting to provide information additional to that included in the financial statements for the year ended 31 December 2023. 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 2023.

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 2023.

**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 2023 and consisted of the interim financial statements of Preecha Group Public Company Limited, and subsidiaries (together referred to as “the Group”) and there are no significant changes in the composition of the subsidiaries during the period.

## Changes in application of revised TFRS

### Revised TFRS that became effective in the current period

During the period, the Group has adopted revised TFRS which are effective for the accounting period beginning on or after 1 January 2024. 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.

### 3. 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 2023.

### 4. RELATED PARTY TRANSACTIONS

During the period, the Group had significant business transactions with related parties. Such transactions, which are summarized 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 six-month periods ended 30 June 2024 and 2023 were as follows:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Cost of services				
Related company	60	56	60	56
Services expenses				
Related company	1,299	1,263	1,299	1,263
Interest expenses				
Related company	1,121	1,151	1,121	1,151

### Key management personnel compensation

Key management personnel compensation for the six-month periods ended 30 June 2024 and 2023 consisted of:

	Thousand Baht	
	Consolidated and separate financial statements	
	2024	2023
Short-term benefits	5,054	4,500
Post-employment benefits	30	-
Total	5,084	4,500

The balances with related parties as at 30 June 2024 and 31 December 2023 were as follows:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Other current receivables				
Housing Complex Company Limited	-	-	2	1
Ruay Lan Lan Company Limited	-	-	2	1
Investments in subsidiaries (see Note 6)	-	-	6,052	4,671
Rental deposit				
P. Leasing Company Limited	806	806	806	806
Trade and other payables				
P. Leasing Company Limited	39	32	39	32
Pattanakarn Apartment Company Limited	-	10	-	10
Lease liabilities				
P. Leasing Company Limited	44,479	45,094	44,479	45,094

**Short-term loans to related party**

Short-term loans to related party as at 30 June 2024 and 31 December 2023 consisted of:

	Thousand Baht	
	Separate financial statements	
	2024	2023
P.B. Estate Company Limited	31,089	31,089
<b>Less</b> Allowance for expected credit losses	<b>(31,089)</b>	<b>(31,089)</b>
Short-term loans - net	-	-

### Accrued interest income to related party

Accrued interest income to related party as at 30 June 2024 and 31 December 2023 consisted of:

	Thousand Baht	
	Separate financial statements	
	2024	2023
P.B. Estate Company Limited	42,425	42,425
Less Allowance for expected credit losses	(42,425)	(42,425)
Accrued interest income to related party - net	-	-

The Company entered into loans agreement with related party without collateral and no interest charged.

### Significant contracts

The Company entered into the building lease agreements for use in its operations with P. Leasing Company Limited with rental and service charge at the rate of Baht 0.46 million per month.

### 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
Pattanakarn Apartment Company Limited	Thailand	Common shareholders

### Bases of measurement for intercompany expenses

	Pricing policy
Services expenses	Stipulate in the agreement
Interest expenses	Interest rate based on negotiation and interest rate of the commercial bank
Lease and service agreements	Stipulate in the agreement

## 5. COST OF PROPERTY DEVELOPMENT

Cost of property development as at 30 June 2024 and 31 December 2023 consisted of:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Land and construction developed	80,309	86,147	72,516	76,290
Land and construction under development	150,294	164,398	150,294	164,398
Total	230,603	250,545	222,810	240,688
<b>Less</b> Allowance for diminution in value				
of project	(30,483)	(30,483)	(28,745)	(28,745)
Ending balance	200,120	220,062	194,065	211,943

During 2024, the Company included borrowing costs in the cost of property development in the amount of Baht 1.61 million.

The Company mortgaged partial of land including construction as collateral for the credit facilities with financial institutions (see Note 9).

## 6. INVESTMENTS IN SUBSIDIARIES

Investments in subsidiaries in the separate financial statements stated by using the cost method as at 30 June 2024 and 31 December 2023 consisted of:

	Thousand Baht									
	Thousand Baht		Percentage of		Thousand Baht					
	Paid-up share capital		holding (%)		Cost		Allowance for impairment		Net book value	
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
P.B. Estate Company Limited	2,000	2,000	100	100	2,000	2,000	(2,000)	(2,000)	-	-
Housing Complex Company Limited	1,750	1,750	100	100	1,750	1,750	-	-	1,750	1,750
Ruay Lan Lan Company Limited	550	550	100	100	28,948	28,948	(24,646)	(26,027)	4,302	2,921
Total					32,698	32,698	(26,646)	(28,027)	6,052	4,671



## 7. INVESTMENT PROPERTIES

Movements of investment properties for the six-month period ended 30 June 2024 were as follows:

	Thousand Baht	
	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2024	85,476	84,227
Depreciation	(1,150)	(1,130)
Net book value as at 30 June 2024	84,326	83,097

### The Company

During the period, the Company provided an independent appraiser to appraise the fair values of the investment properties, which have the appraisal value in the amount of Baht 450.00 million, the method used to appraise the properties was Market Method (Cost Approach) and the amount of Baht 3.79 million, the method used to appraise the properties was Market Approach.

## 8. RIGHT-OF-USE ASSETS

Movements of right-of-use assets for the six-month period ended 30 June 2024 were as follows:

	Thousand Baht
	Consolidated and separate financial statements
Net book value as at 1 January 2024	41,809
Depreciation	(996)
Net book value as at 30 June 2024	40,813

## 9. BORROWINGS FROM FINANCIAL INSTITUTIONS

Movements of the borrowings from financial institutions for the six-month periods ended 30 June 2024 were as follows:

	Thousand Baht
	Consolidated and separate financial statements
Beginning balance as at 1 January 2024	41,033
Amortised financial fees	41
Ending balance as at 30 June 2024	41,074

The Company mortgaged partial of land including construction as collateral for the credit facilities with financial institutions (see Note 5).

## 10. LEASE LIABILITIES

Movements of lease liabilities for the six-month period ended 30 June 2024 were as follows:

	Thousand Baht
	Consolidated and separate financial statements
Begininig balance as at 1 January 2024	45,094
Payments	(615)
Ending balance as at 30 June 2024	44,479
Less Current portion	(1,278)
Lease liabilities	43,201

## 11. 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. Its 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 six-month periods ended 30 June 2024 and 2023 were as follows:

	Thousand Baht					
	Property development		Renting property		Total	
	2024	2023	2024	2023	2024	2023
Revenue from sales and services	9,121	79,123	10,152	11,089	19,273	90,212
Cost of sales and services	(6,414)	(55,065)	(4,563)	(8,135)	(10,977)	(63,200)
Gross profit	2,707	24,058	5,589	2,954	8,296	27,012

Significant assets and liabilities as at 30 June 2024 and 31 December 2023 were as follows:

	Thousand Baht					
	Property development		Renting property		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Cost of property development	200,120	220,062	-	-	200,120	220,062
Land held for development	79,770	30,000	-	-	79,770	30,000
Investment properties	-	-	84,326	85,476	84,326	85,476
Liabilities						
Trade and other payables	7,783	8,667	511	477	8,294	9,144
Estimated project cost	2,742	2,716	-	-	2,742	2,716
Provisions	27,531	31,660	-	-	27,531	31,660
Long-term borrowings from financial institutions	41,074	41,033	-	-	41,074	41,033

## 12. COMMITMENTS AND CONTINGENT LIABILITIES

As at 30 June 2024, the Group had commitments as follows:

### The Company

12.1 Letter of guarantee issued by bank for public utility in the amount of Baht 6.58 million.

12.2 Payments under agreements as follows:

12.2.1 Contract of property development in the amount of Baht 62.16 million

12.2.2 Services with related party at the rate of Baht 0.17 million per month.

12.2.3 Services with other company in the remaining amount of Baht 0.80 million and at the rate of Baht 0.78 million per month.

### The Subsidiaries

12.3 Payments under service agreements with other company in the remaining amount of Baht 0.07 million.

### Contingent liabilities

#### The Company

12.4 The Company was sued against breaking the contract of a project about decommissioning public utilities which were not according to the project plan and pay the plaintiff Baht 1.83 million with fine at the rate of Baht 1,000 per day from the date that the Company was sued. On 29 December 2021, the Civil Court ordered the Company to demolish public utilities which were not according to the project plan, the other requirements of plaintiff's claim are dismissal. On 10 May 2023, the Appeal Court judged according to the Civil Court.

At present, this case is under consideration by the Supreme Court.

However, the management has assessed the effects to estimate the provisions for litigation and claims and recorded under the account “Provisions”.

12.5 The Company and project juristic person (defendants) and subsidiary (joint defendant) were sued to demolish the fence of a project from the servitude to allow the plaintiff to have a public entrance. If not, the defendants and the joint defendant have to pay for the demolition of the fence. On 21 November 2022, the Civil Court ordered the defendants and the joint defendant to demolish the fence of this project from the servitude. If not, the plaintiff is the demolition of the fence, the defendants and the joint defendant have to pay all expenses and to pay the plaintiffs of Baht 0.10 per month with interest at the rate of 5% per annum from the date of filing until jointly demolishing the fence of this project from the servitude.

At present, this case is under consideration by the Appeal Court.

12.6 The Company and subsidiary (joint defendant) were sued against breaking the contracts of a project, which were summarized as follows:

12.6.1 To pay the plaintiffs from breaking the sale and purchase contracts in the amount of Baht 73.12 million.

12.6.2 To transfer a servitude land’s ownership to project juristic person and pay for the transferring.

12.6.3 To pay for maintenance public utilities of the project in the amount of Baht 3.95 million.

On 12 May 2023, the Civil Court ordered this case was dismissal.

At present, this case is under consideration by the Appeal Court.

However, the management believes that the Group will not incur losses as a result of these cases.

### **13. FAIR VALUE OF FINANCIAL INSTRUMENTS**

Most of the financial assets are cash and cash equivalents, fixed deposits, other receivables and restricted bank deposits and most of the financial liabilities are trade and other payables which are short-term in nature, lease liabilities and borrowings are carrying interest approximate to the market rate. Their fair values are not expected to be materially different from the carrying amounts presented in the statements of financial position.

### **14. APPROVAL OF THE INTERIM FINANCIAL STATEMENTS**

These interim financial statements have been approved for issue by the Company’s Board of Directors on 8 August 2024.

**PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**STATEMENTS OF FINANCIAL POSITION**

**AS AT 30 JUNE 2024**

		Thousand Baht			
		Consolidated financial statements		Separate financial statements	
		30 June 2024	31 December 2023	30 June 2024	31 December 2023
		"Unaudited"	"Unaudited"	"Unaudited"	"Unaudited"
Note		"Reviewed"	"Audited"	"Reviewed"	"Audited"
<b>ASSETS</b>					
Current assets					
	Cash and cash equivalents	43,038	77,284	30,088	67,244
4	Other current receivables	8,858	7,317	8,855	7,266
5	Cost of property development	200,120	220,062	194,065	211,943
	Other financial assets	3,733	21,662	3,733	21,662
	Other current assets	40	-	40	-
	Total current assets	<u>255,789</u>	<u>326,325</u>	<u>236,781</u>	<u>308,115</u>
Non-current assets					
	Restricted bank deposits	4,852	4,834	4,852	4,834
4, 6	Investments in subsidiaries	-	-	6,052	4,671
	Other non-current receivables	6,244	4,647	6,207	4,647
	Land held for development	79,770	30,000	79,770	30,000
7	Investment properties	84,326	85,476	83,097	84,227
	Building and equipment	830	681	899	761
8	Right-of-use assets	40,813	41,809	40,813	41,809
	Intangible assets	67	54	67	54
4	Other non-current assets	1,018	1,095	1,018	1,095
	Total non-current assets	<u>217,920</u>	<u>168,596</u>	<u>222,775</u>	<u>172,098</u>
	<b>Total assets</b>	<u><b>473,709</b></u>	<u><b>494,921</b></u>	<u><b>459,556</b></u>	<u><b>480,213</b></u>

**PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**

**STATEMENTS OF FINANCIAL POSITION**

**AS AT 30 JUNE 2024**

		Thousand Baht			
		Consolidated financial statements		Separate financial statements	
		30 June 2024	31 December 2023	30 June 2024	31 December 2023
		"Unaudited"	"Unaudited"	"Unaudited"	"Unaudited"
Note		"Reviewed"	"Audited"	"Reviewed"	"Audited"
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>					
Current liabilities					
	Trade and other payables	4	8,294	9,144	7,906
	Current portion of lease liabilities	4, 10	1,278	1,246	1,278
	Estimated project cost		2,742	2,716	2,742
	Provisions	12	27,531	31,660	27,531
	Other current liabilities		32	34	32
	<b>Total current liabilities</b>		<b>39,877</b>	<b>44,800</b>	<b>39,489</b>
Non-current liabilities					
	Long-term borrowings from financial institutions	9	41,074	41,033	41,074
	Lease liabilities	4, 10	43,201	43,848	43,201
	Provisions for employee benefits		2,872	2,701	2,872
	Other non-current liabilities		1,286	1,314	1,286
	<b>Total non-current liabilities</b>		<b>88,433</b>	<b>88,896</b>	<b>88,433</b>
	<b>Total liabilities</b>		<b>128,310</b>	<b>133,696</b>	<b>127,922</b>
<b>SHAREHOLDERS' EQUITY</b>					
Share capital					
Authorized share capital					
	336,000,000 ordinary shares, Baht 1 par value		336,000	336,000	336,000
Issued and paid-up share capital					
	336,000,000 ordinary shares, fully paid-up		336,000	336,000	336,000
	Share premium		88,751	88,751	88,751
Retained earnings (deficit)					
	Appropriated - legal reserve		13,287	13,287	13,287
	Unappropriated		(92,639)	(76,813)	(106,404)
	<b>Total shareholders' equity</b>		<b>345,399</b>	<b>361,225</b>	<b>331,634</b>
	<b>Total liabilities and shareholders' equity</b>		<b>473,709</b>	<b>494,921</b>	<b>480,213</b>

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 JUNE 2024**

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
<b>Revenue from sales and services</b>	<b>8,721</b>	<b>25,598</b>	<b>5,112</b>	<b>25,598</b>
Cost of sales and services	(4,655)	(17,045)	(2,391)	(17,045)
<b>Gross profit</b>	<b>4,066</b>	<b>8,553</b>	<b>2,721</b>	<b>8,553</b>
Other income	47	236	35	162
Distribution costs	(877)	(1,450)	(663)	(1,450)
Administrative expenses	(10,867)	(10,129)	(9,160)	(10,012)
<b>Loss from operating activities</b>	<b>(7,631)</b>	<b>(2,790)</b>	<b>(7,067)</b>	<b>(2,747)</b>
Finance costs	(559)	(574)	(559)	(574)
<b>Loss for the period</b>	<b>(8,190)</b>	<b>(3,364)</b>	<b>(7,626)</b>	<b>(3,321)</b>
<b>Other comprehensive income (loss)</b>	-	-	-	-
<b>Total comprehensive loss for the period</b>	<b>(8,190)</b>	<b>(3,364)</b>	<b>(7,626)</b>	<b>(3,321)</b>
<b>Loss per share</b>				
Basic loss per share (Baht)	<b>(0.03)</b>	<b>(0.01)</b>	<b>(0.03)</b>	<b>(0.01)</b>
Weighted average number of ordinary shares (shares)	336,000,000	336,000,000	336,000,000	336,000,000

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 SIX-MONTH PERIOD ENDED 30 JUNE 2024**

"Unaudited"

"Reviewed"

		Thousand Baht			
		Consolidated financial statements		Separate financial statements	
Note		2024	2023	2024	2023
	<b>Revenue from sales and services</b>	<b>19,273</b>	<b>90,212</b>	<b>15,664</b>	<b>90,212</b>
	Cost of sales and services	(10,977)	(63,200)	(8,713)	(63,200)
	<b>Gross profit</b>	<b>8,296</b>	<b>27,012</b>	<b>6,951</b>	<b>27,012</b>
	Other income	309	544	294	469
	Distribution costs	(1,951)	(3,053)	(1,737)	(3,053)
	Administrative expenses	(21,359)	(20,842)	(19,718)	(20,589)
	<b>Profit (loss) from operating activities</b>	<b>(14,705)</b>	<b>3,661</b>	<b>(14,210)</b>	<b>3,839</b>
	Finance costs	(1,121)	(1,151)	(1,121)	(1,151)
	<b>Profit (loss) for the period</b>	<b>(15,826)</b>	<b>2,510</b>	<b>(15,331)</b>	<b>2,688</b>
	<b>Other comprehensive income (loss)</b>	-	-	-	-
	<b>Total comprehensive income (loss) for the period</b>	<b>(15,826)</b>	<b>2,510</b>	<b>(15,331)</b>	<b>2,688</b>
	<b>Earnings (loss) per share</b>				
	Basic earnings (loss) per share (Baht)	<b>(0.05)</b>	<b>0.01</b>	<b>(0.05)</b>	<b>0.01</b>
	Weighted average number of ordinary shares (shares)	336,000,000	336,000,000	336,000,000	336,000,000

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 SIX-MONTH PERIOD ENDED 30 JUNE 2024**

" Unaudited "

" Reviewed "

	Thousand Baht				
	Consolidated financial statements				
	Issued and paid-up		Retained earnings (deficit)		
	share capital	Share premium	Appropriated	Unappropriated	Total
Beginning balance as at 1 January 2024	336,000	88,751	13,287	(76,813)	361,225
Changes in shareholders' equity					
Loss for the period	-	-	-	(15,826)	(15,826)
Ending balance as at 30 June 2024	336,000	88,751	13,287	(92,639)	345,399
Beginning balance as at 1 January 2023	336,000	88,751	13,287	(76,433)	361,605
Changes in shareholders' equity					
Profit for the period	-	-	-	2,510	2,510
Ending balance as at 30 June 2023	336,000	88,751	13,287	(73,923)	364,115

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 SIX-MONTH PERIOD ENDED 30 JUNE 2024**

" Unaudited "

" Reviewed "

	Thousand Baht				
	Separate financial statements				
	Issued and paid-up		Retained earnings (deficit)		Total
share capital	Share premium	Appropriated	Unappropriated		
Beginning balance as at 1 January 2024	336,000	88,751	13,287	(91,073)	346,965
Changes in shareholders' equity					
Loss for the period	-	-	-	(15,331)	(15,331)
Ending balance as at 30 June 2024	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(106,404)</u>	<u>331,634</u>
Beginning balance as at 1 January 2023	336,000	88,751	13,287	(91,130)	346,908
Changes in shareholders' equity					
Profit for the period	-	-	-	2,688	2,688
Ending balance as at 30 June 2023	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(88,442)</u>	<u>349,596</u>

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 SIX-MONTH PERIOD ENDED 30 JUNE 2024**

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
<b>Cash flows from operating activities:</b>				
Profit (loss) before income tax	(15,826)	2,510	(15,331)	2,688
Adjustments to reconcile profit (loss) before income tax to net cash provided by (used in) operating activities				
Reversal of loss on impairment	-	-	(1,381)	-
Depreciation and amortisation	2,285	6,162	2,276	6,069
Interest income	(128)	(215)	(115)	(206)
Finance costs	1,121	1,151	1,121	1,151
Gain on disposal of assets	-	(10)	-	(10)
Provisions for employee benefits	171	70	171	70
Profit (loss) from operating activities before changes in operating assets and liabilities	(12,377)	9,668	(13,259)	9,762
Changes in operating assets (increase) decrease				
Restricted bank deposits	(18)	(2,129)	(18)	(2,129)
Other receivables	(2,842)	1,092	(2,889)	1,058
Cost of property development	(27,719)	30,116	(29,783)	30,116
Other current assets	(40)	-	(40)	-
Land held for development	(501)	-	(501)	-
Other non-current assets	77	-	77	-
Changes in operating liabilities increase (decrease)				
Trade and other payables	(850)	(39,888)	(790)	(39,829)
Estimated project cost	26	292	26	358
Provisions	(4,129)	-	(4,129)	-
Other current liabilities	(2)	34	(2)	34
Other non-current liabilities	(28)	303	(28)	303
Cash used in operations	(48,403)	(512)	(51,336)	(327)
Interest received	125	129	112	121
Income tax paid	(291)	(628)	(255)	(627)
<b>Net cash used in operating activities</b>	<b>(48,569)</b>	<b>(1,011)</b>	<b>(51,479)</b>	<b>(833)</b>

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 SIX-MONTH PERIOD ENDED 30 JUNE 2024**

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
<b>Cash flows from investing activities:</b>				
(Increase) decrease in other financial assets	17,929	(55,118)	17,929	(55,118)
Purchases of equipment	(277)	(240)	(277)	(240)
Proceeds from sales of equipment	-	11	-	11
Purchases of intangible assets	(24)	(26)	(24)	(26)
<b>Net cash provided by (used in) investing activities</b>	<b>17,628</b>	<b>(55,373)</b>	<b>17,628</b>	<b>(55,373)</b>
<b>Cash flows from financing activities:</b>				
Payments of lease liabilities	(615)	(585)	(615)	(585)
Interest paid	(2,690)	(1,151)	(2,690)	(1,151)
<b>Net cash used in financing activities</b>	<b>(3,305)</b>	<b>(1,736)</b>	<b>(3,305)</b>	<b>(1,736)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(34,246)</b>	<b>(58,120)</b>	<b>(37,156)</b>	<b>(57,942)</b>
<b>Cash and cash equivalents at the beginning of period</b>	<b>77,284</b>	<b>106,100</b>	<b>67,244</b>	<b>95,758</b>
<b>Cash and cash equivalents at the end of period</b>	<b>43,038</b>	<b>47,980</b>	<b>30,088</b>	<b>37,816</b>

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