

BANGKOK LAND PUBLIC COMPANY LIMITED
INTERIM FINANCIAL STATEMENTS
AND INDEPENDENT AUDITOR'S REPORT ON REVIEW
OF INTERIM FINANCIAL INFORMATION
JUNE 30, 2014

Independent Auditor's Report on Review of Interim Financial Information

To the Board of Directors of Bangkok Land Public Company Limited

I have reviewed the accompanying consolidated and separate statements of financial position of Bangkok Land Public Company Limited and its subsidiary and of Bangkok Land Public Company Limited, respectively, as at June 30, 2014, the consolidated and separate statements of comprehensive income, changes in shareholders' equity and cash flows for the three-month period ended June 30, 2014 and condensed notes (interim financial information). Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 34 (Revised 2012), "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 the 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 34 (Revised 2012), "Interim Financial Reporting".

(Ms. Kannika Wipanurat)

Certified Public Accountant

Registration No. 7305

Karin Audit Company Limited

Bangkok, Thailand

August 8, 2014

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF FINANCIAL POSITION
AS AT JUNE 30, 2014

		In Thousand Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		June 30,	March 31,	June 30,	March 31,
		2014	2014	2014	2014
		"Unaudited"	"Audited"	"Unaudited"	"Audited"
Notes		"Reviewed"		"Reviewed"	
ASSETS					
Current assets					
Cash and cash equivalents		1,796,142	1,161,829	327,454	73,126
Short-term investments	5	2,517,809	3,200,652	2,363,794	2,756,638
Trade receivable and other receivable, net	6	414,454	441,596	43,863	43,700
Real estate development cost, net	7	13,351,127	13,374,119	12,974,073	12,933,518
Advances and receivables from related parties, net	4.2	-	-	4,802,083	4,130,149
Short-term loans to related parties, net	4.3	-	-	811,741	721,741
Investment in loans	4.4	-	-	475,000	475,000
Other current assets, net of allowance for doubtful accounts of Baht 50 million		119,215	110,356	28,111	35,547
Total current assets		18,198,747	18,288,552	21,826,119	21,169,419
Non-current assets					
Real estate development cost, net	7	1,405,839	1,418,908	1,405,839	1,418,908
Investments in subsidiaries	8	-	-	10,026,887	10,026,887
Investment property	9	4,997,815	4,723,684	643,546	608,001
Property, plants and equipment, net	10	22,878,202	22,917,417	15,805	14,695
Land held for future use	11	7,285,036	7,285,036	7,285,036	7,285,036
Deferred tax assets		17,354	19,170	-	-
Other non-current assets, net		559,394	567,095	456,195	458,980
Total non-current assets		37,143,640	36,931,310	19,833,308	19,812,507
TOTAL ASSETS		55,342,387	55,219,862	41,659,427	40,981,926

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

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF FINANCIAL POSITION (CONT.)
AS AT JUNE 30, 2014

In Thousand Baht				
Notes	Consolidated		Separate	
	financial statements		financial statements	
	June 30,	March 31,	June 30,	March 31,
	2014	2014	2014	2014
	"Unaudited"	"Audited"	"Unaudited"	"Audited"
	"Reviewed"		"Reviewed"	
LIABILITIES AND SHAREHOLDERS' EQUITY				
Current liabilities				
Payables to contractors	346,988	365,922	157,828	158,188
Trade payable and other payable	222,212	299,632	95,128	121,768
Payable to related parties	4.5 -	-	9,438,764	9,402,535
Current portion of:				
- Long-term debt instruments	12 2,744,781	2,754,450	-	-
- Long-term loans from related parties	4.6 -	-	4,593,734	4,593,734
Accrued interest expense	452,203	453,702	659	659
Advances and deposits from customers	553,243	746,968	544,164	598,713
Other current liabilities	13 355,968	337,307	135,143	138,684
Total current liabilities	4,675,395	4,957,981	14,965,420	15,014,281
Non-current liabilities				
Deferred tax liabilities	2,433,225	2,409,371	28,340	28,238
Employee benefit obligations	22,911	22,911	-	-
Total non-current liabilities	2,456,136	2,432,282	28,340	28,238
Total liabilities	7,131,531	7,390,263	14,993,760	15,042,519

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

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF FINANCIAL POSITION (CONT.)
AS AT JUNE 30, 2014

		In Thousand Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		June 30,	March 31,	June 30,	March 31,
		2014	2014	2014	2014
		"Unaudited"	"Audited"	"Unaudited"	"Audited"
Notes		"Reviewed"		"Reviewed"	
Shareholders' equity					
Share capital					
Authorized share capital					
		29,584,073	29,584,073	29,584,073	29,584,073
Issued and fully paid - up share					
		-	20,643,892	-	20,643,892
		20,643,973	-	20,643,973	-
Share subscription	14	10	157	10	157
Premium on share capital		4,113,929	4,113,853	4,113,929	4,113,853
Discount on share capital		(2,137,151)	(2,137,151)	(2,137,151)	(2,137,151)
Retained earnings					
		214,683	214,683	214,683	214,683
		13,200,292	12,800,395	3,830,223	3,103,973
Other components of equity		12,175,120	12,193,770	-	-
Total shareholders' equity		48,210,856	47,829,599	26,665,667	25,939,407
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY					
		55,342,387	55,219,862	41,659,427	40,981,926

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

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2014

"UNAUDITED"
"REVIEWED"

In Thousand Baht					
	Notes	Consolidated financial statements		Separate financial statements	
		2014	2013	2014	2013
Sales		205,534	134,803	55,827	900
Rental and service revenues	4.1	584,491	632,830	792	486
Total revenues		790,025	767,633	56,619	1,386
Costs of sales		(173,796)	(98,534)	(41,720)	(900)
Costs of rental and services		(294,776)	(293,752)	-	-
Total costs		(468,572)	(392,286)	(41,720)	(900)
Gross profit margin		321,453	375,347	14,899	486
Gain on exchange rate, net		11,128	-	-	-
Dividend income	4.1	-	-	650,000	-
Other revenues	15	368,209	664,215	143,296	28,937
Profit before expenses		700,790	1,039,562	808,195	29,423
Selling expenses		(6,577)	(5,611)	(1,330)	(1,184)
Administrative expenses		(225,236)	(221,367)	(41,785)	(49,495)
Loss on exchange rate, net		-	(241,675)	(477)	(51,755)
Total expenses		(231,813)	(468,653)	(43,592)	(102,434)
Profit (loss) before finance costs and income tax expense		468,977	570,909	764,603	(73,011)
Finance costs	4.1	(2,388)	(30,348)	(38,252)	(57,153)
Profit (loss) before income tax expense		466,589	540,561	726,351	(130,164)
Income tax expense		(66,692)	(168,036)	(101)	(169)
Net profit (loss)		399,897	372,525	726,250	(130,333)

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

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF COMPREHENSIVE INCOME (CONT.)
FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2014

"UNAUDITED"
"REVIEWED"

		In Thousand Baht			
		Consolidated		Separate	
		financial statements		financial statements	
Notes		2014	2013	2014	2013
	Net profit (loss)	399,897	372,525	726,250	(130,333)
	Other comprehensive income				
	Depreciation on surplus on revaluation of assets	(18,650)	(18,650)	-	-
	Surplus on revaluation of assets	-	585,918	-	-
	Other comprehensive income - net of income tax	(18,650)	567,268	-	-
	Net profit (loss) and comprehensive income	381,247	939,793	726,250	(130,333)
	Net profit (loss) attributable to:				
	Owners of the Company	399,897	372,525	726,250	(130,333)
	Non-controlling interests	-	-	-	-
		399,897	372,525	726,250	(130,333)
	Net profit (loss) and comprehensive income attributable to:				
	Owners of the Company	381,247	939,793	726,250	(130,333)
	Non-controlling interests	-	-	-	-
		381,247	939,793	726,250	(130,333)
	Earnings per (loss) share				
	Basic earnings per (loss) share (Baht)	17	0.019	0.035	(0.006)
	(2014 : 20,644 million shares)				
	(2013 : 20,527 million shares)				

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

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2014

"UNAUDITED"
"REVIEWED"

In Thousand Baht												
Consolidated financial statements												

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

BANGKOK LAND PUBLIC COMPANY LIMITED

"UNAUDITED"

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

"REVIEWED"

FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2014

In Thousand Baht							
Separate financial statements							
					Retained earning		
Notes	Issued and paid-up share capital	Share subscription	Premium on share capital	Discount on share capital	Appropriated for legal reserve	Unappropriated	Total
For the three-monnth period ended June 30, 2014							
Beginning balance	20,643,892	157	4,113,853	(2,137,151)	214,683	3,103,973	25,939,407
Share capital increase	14 81	(157)	76	-	-	-	-
Share subscription	14 -	10	-	-	-	-	10
Net profit for the period	-	-	-	-	-	726,250	726,250
Ending balance	20,643,973	10	4,113,929	(2,137,151)	214,683	3,830,223	26,665,667
For the three-monnth period ended June 30, 2013							
Beginning balance	17,795,295	413,191	1,550,438	(2,137,151)	126,429	2,046,331	19,794,533
Share capital increase	2,847,052	(413,191)	2,561,958	-	-	-	4,995,819
Share subscription	-	169	-	-	-	-	169
Net loss for the period	-	-	-	-	-	(130,333)	(130,333)
Ending balance	20,642,347	169	4,112,396	(2,137,151)	126,429	1,915,998	24,660,188

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

BANGKOK LAND PUBLIC COMPANY LIMITED

"UNAUDITED"

STATEMENTS OF CASH FLOWS

"REVIEWED"

FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2014

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2014	2013	2014	2013
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) before income tax expense	466,589	540,561	726,351	(130,164)
Net adjustments to reconcile profit (loss) before income tax expense to cash provided by operating activities:				
Depreciation and amortization	173,351	135,960	19,575	19,376
Interest income	(14,838)	(17,172)	(29,563)	(27,723)
Dividend income	-	-	(650,000)	-
Interest expense	2,388	30,348	38,252	57,153
Unrealised (gain) loss on exchange rate	(11,168)	242,162	494	52,314
Gain on sale of fixed assets	(502)	-	-	-
Gain on revaluation of investment property	(142,110)	(633,860)	-	-
Gain on reversal of long outstanding account payable	(185,000)	-	-	-
Net profit (loss) provided by (used in) operating activities before changes in operating assets and liabilities	288,710	297,999	105,109	(29,044)
(Increase) decrease in operating assets:				
Trade receivable and other receivable	27,142	(11,283)	(163)	(118)
Real estate development cost	(76,625)	(96,141)	(43,697)	(96,617)
Other current assets	(6,145)	(17,051)	(85)	(1,051)
Other non-current assets	5,061	(11,253)	149	(1,799)
Increase (decrease) in operating liabilities:				
Payables to contractors	(18,934)	(34,959)	(27,000)	4,132
Trade payable and other payable	(77,419)	(9,857)	-	-
Other current liabilities	(12,156)	(62,592)	(60,454)	842
Other non-current liabilities	-	(362)	-	-
Cash received from refundable withholding tax	8,214	-	8,214	-
Income tax paid	(27,583)	(10,830)	(692)	(103)
Net cash provided by (used in) operating activities	110,265	43,671	(18,619)	(123,758)

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

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2014	2013	2014	2013
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest income received	14,838	17,172	8,846	14,218
(Increase) decrease in short-term investments	682,844	(3,298,702)	392,844	(3,208,297)
Increase in short-term loans to and				
receivable from related parties	-	-	(91,217)	(2,399)
Proceeds from sale of assets	850	-	-	-
Cash paid for purchase of investment property	(35,545)	-	(35,545)	-
Cash paid for purchase and construction of fixed assets	(138,949)	(54,109)	(1,837)	(33)
Net cash provided by (used in) investing activities	524,038	(3,335,639)	273,091	(3,196,511)
CASH FLOWS FROM FINANCING ACTIVITIES				
Interest expense paid	-	(15,366)	-	(15,333)
Decrease in short-term loans from and				
amount due to related parties	-	-	(154)	(2,048,467)
Repayment of long-term loan	-	(2,050,000)	-	-
Proceeds from share subscription	10	4,995,988	10	4,995,988
Net cash provided by (used in) financing activities	10	2,930,622	(144)	2,932,188
Net increase (decrease) in cash and cash equivalents	634,313	(361,346)	254,328	(388,081)
Cash and cash equivalents at beginning of the period	1,161,829	1,342,324	73,126	453,242
Cash and cash equivalents at end of the year period	1,796,142	980,978	327,454	65,161

Supplemental Disclosures of Cash Flows Information:

1. Cash and cash equivalents :

Cash on hand	56,644	47,261	5,969	9,978
Undeposited cheques	32,166	16,721	2,106	-
Saving accounts	1,228,575	722,082	310,445	30,333
Current accounts	32,734	49,616	8,934	24,850
Fixed deposits	446,023	145,298	-	-
Total	1,796,142	980,978	327,454	65,161

2. Non-cash transactions

2.1 Transfer real estate development cost

to investment property	96,476	-	-	-
------------------------	--------	---	---	---

2.2 Realize dividend income and accrued dividend income

	-	-	650,000	-
--	---	---	---------	---

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

1. General information

Bangkok Land Public Company Limited (“the Company”) is incorporated and domiciled in Thailand. The Company is listed on the Stock Exchange of Thailand.

The address of its registered office is 47/569-576 Moo 3, 10th Floor New Geneva Industry Condominium, Popular 3 Road, Tambol Bannmai, Amphur Pakkred, Nonthaburi.

The principal business of the Company and its subsidiaries comprise of real estate development, exhibition and convention, food and beverage and investment in hotel.

2. Basis of preparation of the consolidated and separate financial statements

2.1 Basis of preparation of the financial statements

The interim financial statements are prepared on a condensed basis in accordance with Thai Accounting Standard (TAS) No. 34 (revised 2012) Interim Financial Reporting; Regulations of the Stock Exchange of Thailand, prepared to provide an update on the financial statements for the year ended March 31, 2014 but 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 of the Company for the year ended March 31, 2014.

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

2.2 Adoption of new accounting standards

Effective from January 1, 2014 the interim financial statements are prepared on new and revised TFRS issued by FAP in year 2013 as follows :

TAS	Topic	Year effective
TAS 1 (revised 2012)	Presentation of financial statements	2014
TAS 7 (revised 2012)	Statement of Cash Flows	2014
TAS 12 (revised 2012)	Income Taxes	2014
TAS 17 (revised 2012)	Leases	2014
TAS 18 (revised 2012)	Revenue Recognition	2014
TAS 19 (revised 2012)	Employee Benefits	2014
TAS 21 (revised 2012)	The Effects of Changes in Foreign Exchange Rates	2014
TAS 24 (revised 2012)	Related Party Disclosures	2014
TAS 28 (revised 2012)	Investments in Associates	2014

JUNE 30, 2014

TAS	Topic	Year effective
TAS 31 (revised 2012)	Interests in Joint Ventures	2014
TAS 34 (revised 2012)	Interim Financial Reports	2014
TAS 36 (revised 2012)	Impairment of Assets	2014
TAS 38 (revised 2012)	Intangible Assets	2014
TFRS 2 (revised 2012)	Share-based Payment	2014
TFRS 3 (revised 2012)	Business Combinations	2014
TFRS 5 (revised 2012)	Non-current Assets held for Sale and Discontinued Operations	2014
TFRS 8 (revised 2012)	Operating Segments	2014
TFRIC 1	Changes in Existing Decommissioning, Restoration and Similar Liabilities	2014
TFRIC 4	Determining whether an Arrangement contains a Lease	2014
TFRIC 5	Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds	2014
TFRIC 7	Applying the Restatement Approach under TAS 29 Financial Reporting in Hyperinflationary Economies	2014
TFRIC 10	Interim Financial Reporting and Impairment	2014
TFRIC 12	Service Concession Arrangements	2014
TFRIC 13	Customer Loyalty Programmes	2014
TFRIC 17	Distributions of Non-cash Assets to Owners	2014
TFRIC 18	Transfers of Assets from Customers	2014
TIC 15	Operating Leases-Incentives	2014
TIC 27	Evaluating the Substance of Transactions Involving the Legal Form of a Lease	2014
TIC 29	Service Concession Arrangements – Disclosure	2014
TIC 32	Intangible Assets-Web Site Costs	2014

Thai Financial Reporting Standards (TFRS) not yet adopted

TAS	Topic	Year effective
TFRS 4	Insurance Contracts	2016

Management expects to adopt and apply these new interpretations in accordance with the FAP’s announcement and has made a preliminary assessment of the potential initial impact on the consolidated and separate financial statements of these new interpretations and expects that there will be no material impact on the financial statements in the period of initial application.

3. Significant accounting policies

The financial statements for the three-month period ended June 30, 2014 are prepared using the same accounting policies as were used in the preparation of the financial statements for the year ended March 31, 2014.

a) Consolidation

Subsidiary are companies in which significantly controlled by Bangkok Land public company limited.

The consolidated financial statements incorporate the financial statements of Bangkok Land Public Company Limited and its subsidiaries, by eliminating intercompany balances and unrealized gain and loss.

The Company’s subsidiaries included in consolidated financial statements comprise the following:

		Percentage of holding	
	Principal business	June 30, 2014	March 31, 2014
Direct investment :			
Sinpornchai Company Limited	Property development	100.00	100.00
Bangkok Land (Cayman Islands) Limited	Financing	100.00	100.00
Muang Thong Services and Management Limited	Project management service	97.00	97.00
Muang Thong Building Services Limited	Building maintenance service	97.00	97.00
Impact Exhibition Management Company Limited	Exhibition convention & hotel	100.00	100.00
Spooner Limited	Dormant	100.00	100.00
Direct and indirect investment :			
Bangkok Land Agency company Limited	Property renting	99.30	99.30
Bangkok Airport Industry Company Limited	Property development	100.00	100.00
RMI Company Limited	REIT manager	100.00	100.00

Except for the Bangkok Land (Cayman Islands) Limited, which is incorporated in Cayman Islands, and Spooner Limited, which is incorporated in Hong Kong, all subsidiaries are incorporated in Thailand.

4. Transactions with related parties

4.1 Significant transactions with related parties

Portion of revenues and expenses arose from transactions with related parties for the three-month period ended June 30, 2014 and 2013 are summarized as follows:

		In Million Baht			
		Consolidated		Separate	
		financial statements		financial statements	
Pricing		2014	2013	2014	2013
Policy					
Interest Income :	MLR rate				
Bangkok Airport Industry Company Limited		-	-	14	7
Sinpornchai Company Limited		-	-	7	7
		-	-	21	14
Dividend Income :	Right to receive				
Sinpornchai Company Limited	dividend	-	-	650	-
Interest expense :					
Bangkok Land (Cayman Islands) Limited	3.125%	-	-	36	37
Impact Exhibition Management Company Limited	6.5%	-	-	-	15
		-	-	36	52

4.2 Advances and other receivables from related parties, net

The balances of receivables from related parties as at June 30, 2014 and March 31, 2014 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2014	2013	2014	2013
Accrued income :				
Bangkok Airport Industry Company Limited	-	-	19	18
Bangkok Land Agency Company Limited	-	-	11	11
Total accrued income	-	-	30	29
Advances deposit and other receivables :				
Bangkok Land Agency Company Limited	-	-	43	43
Spooner Limited	-	-	10	10
Bangkok Airport Industry Company Limited	-	-	225	225
Bangkok Land (Cayman Islands) Limited	-	-	1	-
Total advances and other receivables	-	-	279	278
Accrued dividend income				
Impact Exhibition Management Company Limited	-	-	1,700	1,700
Sinpornchai Company Limited	-	-	650	-
Total accrued dividend income	-	-	2,350	1,700
Interest receivables :				
Bangkok Airport Industry Company Limited	-	-	1,988	1,974
Sinpornchai Company Limited	-	-	131	125
Bangkok Land Agency Company Limited	-	-	23	23
Muang Thong Building Services Company Limited	-	-	1	1
Total interest receivable	-	-	2,143	2,123
Total	-	-	4,802	4,130

4.3 Short-term loans to related parties, net

The balances of receivables from related parties as at June 30, 2014 and March 31, 2014 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	June 30, 2014	March 31, 2014	June 30, 2014	March 31, 2014
Bangkok Airport Industry Company Limited	-	-	412	322
Sinpornchai Company Limited	-	-	400	400
	-	-	812	722

Loans to subsidiaries and related parties carry interest at MLR rate. The loans are unsecured and have no fixed repayment dates.

4.4 Investment in loans

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	June 30, 2014	March 31, 2014	June 30, 2014	March 31, 2014
Bangkok Airport Industry Company Limited	-	-	475	475

Investment in loans comprised of :

	In Million Baht
Receivable per original agreement	965
Deferred income	(490)
Investment in loans	475

As at February 20, 2009, a subsidiary owed Baht 965 million (divided into principal of Baht 444 million and accrued interest of Baht 521 million) to a financial institution. On the same date, the Company acquired the rights of claim on this debt from the financial institution at a price of Baht 475 million. The Company expects to recover the total amount of Baht 965 million in full from the subsidiary.

4.5 Payables to related parties

The balances of payables to related parties as at June 30, 2014 and March 31, 2014 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	June 30, 2014	March 31, 2014	June 30, 2014	March 31, 2014
Interest payable :				
Bangkok Land (Cayman Islands) Company Limited	-	-	9,352	9,315
Accrued management fee :				
Bangkok Land Agency Company Limited	-	-	29	29
Bangkok Land (Cayman Islands) Company Limited	-	-	50	50
Total accrued management fee	-	-	79	79
Advances and other payables :				
Muang Thong Services and Management Company Limited	-	-	4	4
Muang Thong Building Services Company Limited	-	-	4	4
Impact Exhibition Management Company Limited	-	-	-	1
Total advances and other payables	-	-	8	9
Total payables to related parties	-	-	9,439	9,403

4.6 Long-term loans from related parties

Long-term loans from related companies as at June 30, 2014 and March 31, 2014 comprise of:

<u>Due date</u>	<u>Interest rate per annum</u>	<u>In Million Baht</u>	
		<u>Separate financial statements</u>	
		<u>June 30, 2014</u>	<u>March 31, 2014</u>
<u>Loans from Bangkok Land (Cayman Islands) Limited (BL Cayman)</u>			
March 2001	3.125%	<u>4,594</u>	<u>4,594</u>
Long-term loans from related companies presented under current liabilities		4,594	4,594

The Company established a wholly-owned subsidiary, BL Cayman, in October 1992 with a registered capital of USD 10,000. BL Cayman issued exchangeable notes in foreign capital markets, guaranteed by the Company and the entire proceeds of the notes were lent to the Company on equivalent financial terms (Note 12).

The Company entered into a loan agreement with BL Cayman on October 13, 1993, whereas in the event that the Company should have failed to meet its payment obligation which would have caused BL Cayman not able to make its payment to the note holders, the Company agreed to pay BL Cayman a penalty interest of 1% above the normal interest rate per annum on the amount due by the Company. However, no claim has been made against the Company. The Company therefore has not accounted for the penalty interest in its financial statements.

On October 1, 2011, the Company entered into agreement with Bland Cayman that both parties agreed to convert the Swiss Franc loan and accrued interest outstanding balance as of September 30, 2011 amounting to SFR 323.72 million and SFR 213.92 million, respectively, to the amount totaling Baht 18,788 million (principal of Baht 11,312 million and accrued interest of Baht 7,476 million).

5. Short-term investments

As at June 30, 2014 and March 31, 2014 short-term investments comprise of:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	June 30, 2014	March 31, 2014	June 30, 2014	March 31, 2014
Fixed deposit 6 -15 months	1,114	1,414	1,114	1,114
Investment in short-term debt instruments	1,404	1,787	1,250	1,643
Total	2,518	3,201	2,364	2,757

6. Trade receivable and other receivable, net

Trade receivable and other receivable as at June 30, 2014 and March 31, 2014 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	June 30, 2014	March 31, 2014	June 30, 2014	March 31, 2014
Accounts receivable	335	371	-	-
Less Allowance for doubtful account	(78)	(78)	-	-
Trade account receivable	257	293	-	-
Other receivable	157	149	44	44
Total trade and other receivables - net	414	442	44	44
The aging of trade receivable are as follows :				
Up to 3 months	171	213	-	-
3 - 6 months	42	39	-	-
6 - 12 months	43	59	-	-
Over 12 months	79	60	-	-
Total	335	371	-	-

7. Real estate development cost, net

Part of the land and condominium units have been mortgaged with banks as collateral for letter of guarantee for the Group and have been pledged as collateral with the Courts (Note 18). The mortgaged land and condominium units, as a percentage of the total land areas/total units, is as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	June 30, 2014	March 31, 2014	June 30, 2014	March 31, 2014
Percentage of land mortgaged	1	1	1	1
Percentage of condominium units mortgaged	27	30	27	30

On August 21, 2013, the Company entered into an agreement with a non-related company to sell 321 rai of land at a total price of Baht 3,216.93 million. Land ownership shall be transferred to the buyer in 3 tranches with the 1st 100 rai on October

BANGKOK LAND PUBLIC COMPANY LIMITED
NOTES TO INTERIM FINANCIAL STATEMENTS
JUNE 30, 2014

“UNAUDITED”
“REVIEWED”

10, 2013, the 2nd 100 rai on or before October 10, 2015 and the balance of 121 rai on or before October 10, 2016 at the option of the buyer.

8. Investment in subsidiaries

As at June 30, 2014 and March 31, 2014, investment in subsidiaries comprise of :

	Separate financial statements							
	In Million Baht		Percentage of holding(%)		In Million Baht		In Million Baht	
	Paid-up share capital				At Cost		Dividend for three months	
	June 30,	March 31,	June 30,	March 31,	June 30,	March 31,	June 30,	June 30,
	2014	2014	2014	2014	2014	2014	2014	2013
<u>Investment in subsidiaries</u>								
Impact Exhibition Management								
Company Limited	12,953	12,953	100	100	9,848	9,848	-	-
Sinpornchai Company Limited	30	30	100	100	30	30	650	-
Muang Thong Building								
Services Company Limited	12	12	97	97	15	15	-	-
Muang Thong Services and								
Management Company Limited	25	25	97	97	10	10	-	-
Bangkok Land Agency Limited	200	200	99	99	120	120	-	-
Bangkok Airport Industry								
Company Limited	5,320	5,320	60	60	3	3	-	-
Bangkok Land								
(Cayman Islands) Limited	USD 0.01	USD 0.01	100	100	-	-	-	-
Spooner Limited	-	-	100	100	-	-	-	-
Total					10,026	10,026	650	-

9. Investment property

During the three-month period ended June 30, 2014, the movements of investment property are as follows :

	In Million Baht	
	Consolidated financial statements	Separate financial statements
Appraised Value		
Beginning balance	4,724	608
Increase	36	36
Transfer from real estate development cost	96	-
Gain on revaluation	142	-
Ending balance	4,998	644

Investment property is stated at fair value based on the latest appraised value (market approach) of independent valuers.

10. Property, plants and equipment, net

During the three-month period ended June 30, 2014, the Company and subsidiaries have following movements in property, plants and equipment.

	In Million Baht	
	Consolidated financial statements	Separate financial statements
Net book value as at April 1, 2014	22,917	15
Additions	116	2
Disposal	-	-
Depreciation for the period	(155)	(1)
Net book value as at June 30, 2014	22,878	16

As at June 30, 2014 and March 31, 2014, a portion of property with historical costs of Baht 627 million and Baht 626 million, respectively, are in use but fully depreciated. (Separate : Baht 43 million)

11. Land held for future use

Previously, the Company invested in an overseas property fund, The New Land Fund (NALF), incorporated in Bermuda. Pursuant to the agreement of the fund holders, NALF had commenced to distribute all its assets in 2002 to each of NALF's unit holders, including the Company, in exchange for the unit holders returning their units to NALF. The asset distribution is based on the percentage of holding of each unit holder.

As a result of the liquidation of NALF, the fund transferred plots of land totaling Baht 7,285 million to the Company which was presented under “Land held for future use”.

Presently, the Company is considering to launch a new project on such land.

12. Long-term debt instruments

		Consolidated financial statements				
		June 30, 2014		March 31, 2014		
		Amount		Amount		
	Maturity date	Interest rate per annum	Original Currency	Million Baht	Original Currency	Million Baht
1. Exchangeable	October	4.50 %	13.38 million		13.38 million	
Bonds	2003		U.S. Dollars	436	U.S. Dollars	436
2. Exchangeable	March	3.125%	61.60 million		61.60 million	
Notes	2001		Swiss Francs	2,262	Swiss Francs	2,272
				2,698		2,708
Provision for premium on bond redemption				47		46
Total long-term debt instruments presented as current portion				2,745		2,754

The notes have been classified to current liabilities due to the fact that Bangkok Land (Cayman Islands) Limited (BL Cayman) has defaulted on interest and principal repayments. Accrued interest on the notes has been calculated at the coupon rates under the contract.

Exchangeable Bonds under item 1

In 1993, BL Cayman issued guaranteed exchangeable bonds of USD 150 million due 2003 that were guaranteed by the Company. The bonds bear interest at the rate of 4.5% per annum and the bondholders had the option to redeem the bonds in October 1998 at 110.73 percent of the principal amount and to exchange to common shares of Bangkok Land Public Company Limited during the period of February 21, 1994 to June 16, 2000.

BL Cayman has been in default on interest payment and principal redemption of the exchangeable bonds from October 13, 1998 to date.

Exchangeable Notes under item 2

In 1994, BL Cayman issued guaranteed exchangeable notes of Swiss Francs 400 million that were guaranteed by the Company. The notes bear interest at the rate of 3.125% per annum and due on March 31, 2001. The noteholders had the option to redeem the notes in March 1999 at the principal amount and to exchange to common shares of Bangkok Land Public Company Limited during the period of November 15, 1993 to August 13, 2003.

BL Cayman has been in default on interest payment on exchangeable notes from March 31, 1998 to date. Under the terms of the note, in the event of default for more than 14 days on payment of interest, the bondholders can give notice to the issuer and the guarantor, and the bonds shall be immediately due and repayable. In May 1998, the noteholders called BL Cayman and the Company (as guarantor of the exchangeable note) to repay the principal amount of the notes outstanding together with accrued interest.

The Group has not hedged any long-term liabilities denominated in foreign currencies.

13. Other current liabilities

The balances of other current liabilities as at June 30, 2014 and March 31, 2014, are as follows :

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	June 30, 2014	March 31, 2014	June 30, 2014	March 31, 2014
Provision for loss on pending lawsuits (Note 18)	123	129	122	126
Accrued income tax	50	46	-	-
Others	183	162	13	13
Total	356	337	135	139

14. Warrants

1. At the extraordinary meeting of the shareholders held on October 19, 2010, the shareholders resolved to issue and offer the warrants (BLAND-W3) to the shareholders as detailed belows :

Type of Warrants:	Named certificate and transferable
Number of Warrants:	1,999,038,869 units
Underlying Shares:	1,999,038,869 shares
Offering:	Offered to existing shareholders whose name appeared on the registration book
Rights of Warrants:	The holder of warrant certificate has the right to purchase ordinary share of the Company of 1 warrant for 1 new share.
Exercise Price:	1st year : Baht 1.10 per share; 2nd year : Baht 1.30 per share; 3rd year : Baht 1.50 per share; 4th year : Baht 1.70 per share; 5th year : Baht 1.90 per share;
Term of Warrants:	5 years from the issuance date of November 8, 2010 with the last exercise date being November 8, 2015.

On March 31, 2014, the warrant holder of BLAND-W3 exercised 16,122 units and the Company received Baht 27,407 share proceeds from the issuance of 16,122 common shares to the warrant. This proceeds was recorded as “Share subscription” in the statement of financial position as at March 31, 2014. The change of paid-up share capital was officially registered with Ministry of Commerce on April 4, 2014.

On June 30, 2014, the warrant holder of BLAND-W3 exercised 6,163 units and the Company received Baht 10,477.10 share proceeds from the issuance of 6,163 common shares to the warrant. This proceeds was recorded as “Share subscription” in the statement of financial position as at June 30, 2014. The change of paid-up share capital was officially registered with Ministry of Commerce on July 3, 2014.

As at June 30, 2014, the outstanding of unexercised warrants (BLAND-W3) was 1,991,527,447 units.

2. At the extraordinary meeting of the shareholders held on June 11, 2013, the shareholders resolved to issue and offer the warrants (BLAND-W4) to the shareholders as detailed belows :

Type of Warrants:	Named certificate and transferable
Number of Warrants:	6,949,753,569 units
Underlying Shares:	6,949,753,569 shares
Offering:	Offered to existing shareholders whose name appeared on the record date on May 20, 2013. The Company will allocate and offer to the existing shareholders pro-rata to their shareholding at the rate of 2.97 existing shares to 1 unit of warrants.
Rights of Warrants:	The holder of warrant certificate has the right to purchase ordinary share of the Company of 1 warrant for 1 new share.
Exercise Price:	Baht 2 per share save for the adjustment of the exercise price
Term of Warrants:	5 years from the issuance date of July 3, 2013. The first exercise date is September 30, 2013, and the last exercise date is July 2, 2018.

On March 31, 2014, the warrant holder of BLAND-W4 exercised 64,956 units and the Company received Baht 129,912 share proceeds from the issuance of 64,956 common shares to the warrant. This proceeds was recorded as “Share subscription” in the statement of financial position as at March 31, 2014. The change of paid-up share capital was officially registered with Ministry of Commerce on April 4, 2014.

As at June 30, 2014, the outstanding of unexercised warrants (BLAND-W4) was 6,948,320,600 units.

15. Other revenues

Other revenues for the three-month periods ended June 30, 2014 and 2013 comprise :

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2014	2013	2014	2013
Interest income	15	17	30	27
Gain on reversal of long outstanding account payable	185	1	100	-
Gain on revaluation of investment property	142	634	-	-
Others	26	12	13	2
Total	368	664	143	29

16. Segment information

	Consolidated financial statements (In Million Baht)						
	For the three-month periods ended June 30, 2014						
	Real estate Business	Retail business	Exhibition center business	Other service	Total	Elimination	Total
Segment revenue	90	71	607	32	800	(10)	790
Segment profit	47	32	75	(3)	151	-	151
Corporate expenses					(35)	-	(35)
Interest income					74	(59)	15
Dividend income					650	(650)	-
Gain on reversal of long outstanding account payable					185	-	185
Gain on revaluation of investment property					142	-	142
Gain on sale of assets					1	-	1
Loss on exchange rate, net					11	-	11
Finance costs					(62)	59	(3)
Income tax expense					(65)	(2)	(67)
Net profit of period					1,052	(652)	400

BANGKOK LAND PUBLIC COMPANY LIMITED
NOTES TO INTERIM FINANCIAL STATEMENTS
JUNE 30, 2014

“UNAUDITED”
“REVIEWED”

	Consolidated financial statements (In Million Baht)						
	For the three-month periods ended June 30, 2013						
	Real estate	Retail	Exhibition	Other			
	Business	business	center business	service	Total	Elimination	Total
Segment revenue	27	64	654	33	778	(10)	768
Segment profit	15	23	181	(2)	217	-	217
Corporate expenses					(55)	-	(55)
Interest income					86	(69)	17
Gain on revaluation of investment property					634	-	634
Loss on exchange rate, net					(242)	-	(242)
Finance costs					(99)	69	(30)
Income tax expense					(168)	-	(168)
Net profit of period					373	-	373
Property, plants and equipment							
As at June 30, 2014	1,322	130	21,256	6	22,714	164	22,878
As at June 30, 2013	955	129	21,540	4	22,628	359	22,987

17. Earnings (loss) per share

Basic earnings (loss) per share

Basic earnings (loss) per share is calculated by dividing the net profit (loss) attributable to shareholders by the weighted average number of ordinary shares in issue during the periods.

Diluted earnings (loss) per share

Diluted earnings (loss) per share is calculated by dividing the net profit (loss) attributable to shareholders by the weighted average number of ordinary shares in issue during the period adjusted for the effect of conversion of warrant to ordinary share.

Earning (loss) per share for the three-month periods ended June 30, 2014 and 2013 comprise :

	Consolidated		Separate	
	financial statements		financial statements	
	2014	2013	2014	2013
Net profit (loss) attributable to shareholders (million Baht)	400	373	726	(130)
Weighted average number of ordinary shares in issue during the periods (million shares)	20,644	20,895	20,644	20,895
Diluted earnings (loss) per share (Baht per share)	0.019	0.018	0.035	(0.006)

18. Pending lawsuits

As at June 30, 2014, the Company has pending lawsuits as summarized below:

- i) A number of the Group's customers have filed civil lawsuits demanding that the Company and Bangkok Airport Industry Company Limited, its subsidiary, to return deposits and installments funds, in the aggregate amount of approximately Baht 7 million alleging that the Company and Bangkok Airport Industry Company Limited had breached the purchase and sales agreements (March 31, 2014 : Baht 130 million). As at June 30, 2014, Baht 6 million is recorded in the financial statements (March 31, 2014: Baht 9 million).
- ii) A major contractors have filed civil lawsuits demanding the Group to repay a total debt of Baht 194 million together with interest of 15% per annum to be calculated from the date of filing of lawsuits until the date of settlement. The contractor has alleged that the Company had defaulted on payment of debt under certain construction contracts. As at June 30, 2014, the outstanding principal, excluding interest, payables to this contractor recorded in the financial statements amounted to Baht 122 million (March 31, 2014: Baht 122 million).

For case i) and ii), the ultimate outcomes are still pending. However, the Company has provided accrued interest for these cases up to June 30, 2014 of Baht 123 million in the consolidated financial statements and the separate financial statements of Baht 122 million.

- iii) A government agency has filed a civil lawsuit against Bangkok Airport Industry Company Limited (“BAIC”), a subsidiary of the Company, alleging BAIC had breached a property sale and purchase agreement and demanding a total compensation of Baht 1,241 million (damages of Baht 816 million and interest of Baht 425 million). The plaintiff also demanded additional interest on Baht 816 million, which has to be calculated from the filing date of the lawsuit to the date of settlement at an interest rate of 7.5% per annum. On January 27, 2012 the Court has a judgement to order BAIC to pay Baht 255.92 million together with interest of 7.5% per annum to be calculated from July 13, 2000 until date of settlement. The subsidiary already recorded provision of claims including interest totaling Baht 500 million in the financial statements. Subsequently on December 20, 2013 the Appeal Court has judgement to dismiss the plaintiff’s claim. The subsidiary therefore reversed the total amount of provision claims in the financial statements for the year ended March 31, 2014. Presently, the plaintiff is in process to file a petition to the Supreme Court.
- iv) An exchangeable note holder has filed a civil lawsuit against the Company, who is the guarantor of exchangeable notes issued by a subsidiary, requesting for the payment of USD 1 million exchangeable notes (Note 13). The plaintiff has demanded the Company to repay a total amount of Baht 59 million (principal of Baht 35 million and interest plus put premium of Baht 24 million) together with additional interest of 4.5% per annum on the principal of USD 1 million for the period from the date of filing the lawsuit until the date of settlement. On October 1, 2012, the Court dismissed the plaintiff’s claim citing that the 10 year status of limitations has expired. The bond holders has also filed a petition of this judgement to the Supreme Court.

Furthermore, the Company’s legal advisor has the opinion that the status of limitations of this debt has expired and the Company should have no case to answer. Therefore it is not necessary to made further provision in the financial statements.

19. Commitments and contingent liabilities

- a) As at June 30, 2014, the Company’s and its subsidiaries had capital commitments to the principal building contractor for the construction of real estate and rental and service agreements amounting to approximately Baht 656 million (Separate : Baht 282 million).
- b) As at June 30, 2014, the Company and its subsidiaries had contingent liabilities in respect of bank guarantees issued by the banks on behalf of the Company and its subsidiaries in the normal course of business amounting to approximately Baht 170 million (Separate : Baht 36 million).

20. Other

The Group’s financial advisor submitted to the SEC an application to request for approval of setting up a Real Estate Investment Trust (REIT) to invest in Impact Arena, Impact exhibition, Impact Challenger, Impact Forum and Car park P2. This properties are owned by the Company’s subsidiary, Impact Exhibition Management Company Limited.

21. Event after the reporting period

At the shareholders’ meeting held on July 30, 2014, the shareholders passed the resolution to approve the dividend payment at the rate of Baht 0.04 per share, totaling Baht 826 million.

22. Approval of financial statements

These financial statements have been approved by the Company’s management on August 8, 2014.