

BANGKOK LAND PUBLIC COMPANY LIMITED
CONSOLIDATED FINANCIAL STATEMENTS
AND FINANCIAL STATEMENTS
FOR THE YEARS ENDED MARCH 31, 2008 AND 2007
AND AUDITOR'S REPORT

AUDITOR'S REPORT

To the Shareholders and the Board of Directors of Bangkok Land Public Company Limited

I have audited the accompanying consolidated balance sheets of Bangkok Land Public Company Limited and its subsidiaries as at March 31, 2008 and 2007, and the consolidated statements of income, changes in shareholders' equity and cash flows for years then ended, and the balance sheets of Bangkok Land Public Company Limited as at March 31, 2008 and 2007, and the statements of income, changes in shareholders' equity and cash flows for years then ended. These financial statements are the responsibility of the Company's management. My responsibility is to express an opinion on these financial statements based on my audits.

I conducted my audits in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statements presentation. I believe that my audits provide a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the consolidated financial positions of Bangkok Land Public Company Limited and subsidiaries as at March 31, 2008 and 2007, the results of their operations and their cash flows for the years then ended, and the financial positions of Bangkok Land Public Company Limited as at March 31, 2008 and 2007, the results of its operations and its cash flows for the years then ended in conformity with generally accepted accounting principles.

Without qualifying opinion, I draw your attentions to a) Note 4.6 to financial statements, on December 30, 2005, the Company and certain related parties signed the debt set off agreement and the Company had liability under its contractual obligation of certain property sales agreements. The management estimated that the maximum amount of construction cost to complete the properties would not be higher than Baht 804 million. In August 2007, the company paid a related party Baht 800 million as final settlement of the uncompleted construction work and b) Note 3 to financial statements, the change in accounting policy for recording investments in subsidiaries from equity method to cost method in the separate financial statements.

(Jadesada Hungsapruet)

Certified Public Accountant

Registration No. 3759

Karin Audit Company Limited

Bangkok

May 29, 2008

BANGKOK LAND PUBLIC COMPANY LIMITED
BALANCE SHEETS
AS AT MARCH 31, 2008 AND 2007

	Notes	In Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		2008	2007	2008	2007
					"Restated"
ASSETS					
Current assets					
Cash and cash equivalents		2,688,394,525	691,365,165	4,008,635	331,377,392
Current investments - fixed deposits 12 months		45,500,000	-	-	-
Accounts receivable, net	5	252,613,138	231,004,699	-	-
Real estate development cost, net	7	668,272,569	-	-	-
Advance and receivables from related parties, net	4.2	-	-	3,365,785,480	676,433,266
Short-term loans to related parties, net	4.3	-	-	93,445,505	93,777,583
Other current assets, net of allowance for doubtful accounts of Baht 226 million in 2008 and Baht 321 million in 2007		263,160,841	426,253,374	7,222,761	110,491,787
Total current assets		3,917,941,073	1,348,623,238	3,470,462,381	1,212,080,028
Non-current assets					
Accounts receivable, net	5	11,722,067	45,244,803	11,722,067	45,224,218
Unbilled completed works, net	6	676,630,948	8,833,794	-	-
Real estate development cost, net	7	16,226,731,284	17,853,799,672	15,607,478,434	15,662,224,613
Investments in subsidiaries, at cost method	8	-	-	7,217,841,554	13,022,737,554
Investment property	9	791,216,000	791,216,000	160,280,000	160,280,000
Property, plants and equipment, net	10	11,581,804,445	11,768,904,308	507,154,992	516,891,261
Idle land	11	7,285,035,600	7,285,035,600	7,285,035,600	7,285,035,600
Other non-current assets		70,456,961	37,589,575	2,390,831	2,347,872
Total non-current assets		36,643,597,305	37,790,623,752	30,791,903,478	36,694,741,118
TOTAL ASSETS		40,561,538,378	39,139,246,990	34,262,365,859	37,906,821,146

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

BANGKOK LAND PUBLIC COMPANY LIMITED
BALANCE SHEETS
AS AT MARCH 31, 2008 AND 2007

		In Baht			
		Consolidated financial statements		Separate financial statements	
		2008	2007	2008	2007
	Notes				"Restated"
LIABILITIES AND SHAREHOLDERS' EQUITY					
Current liabilities					
Bank overdrafts and short-term loans					
from financial institutions	12	26,872,906	26,872,906	-	-
Payables to contractors		287,441,812	789,059,739	211,761,143	690,886,243
Accounts payable - others		78,989,000	133,858,822	-	-
Payable from related parties	4.4	198,924,453	663,107,054	7,320,150,529	7,218,580,626
Short-term loans and					
advances from directors	4.8	71,371,370	702,435,402	71,371,370	647,328,467
Current portion of:					
- Long-term loans from financial institutions	13	114,312,329	114,312,329	114,312,329	114,312,329
- Loans under debt restructuring agreements	14	1,399,430,282	1,338,320,429	400,000,000	472,000,000
- Long-term debt instruments	15	3,155,206,172	7,691,948,120	-	-
- Long-term loans from related parties	4.5	-	-	10,337,530,988	11,957,053,974
Accrued interest expenses		1,151,378,259	2,509,258,440	57,957,752	44,726,725
Advances and deposits from customers		415,003,906	1,539,883,317	411,728,751	1,161,557,318
Unearned income		312,150,297	380,956,520	312,150,297	380,956,520
Other current liabilities	4.6	1,313,965,747	2,868,581,183	551,475,969	1,649,373,865
Total current liabilities		<u>8,525,046,533</u>	<u>18,758,594,261</u>	<u>19,788,439,128</u>	<u>24,336,776,067</u>
Non-current liabilities					
Loans under debt restructuring agreements, net					
of current-portion	14	3,160,223,242	4,285,566,442	2,974,799,790	3,795,321,492
Deferred income tax	16	377,873,301	317,581,323	68,400,564	46,131,195
Other non-current liabilities	17	470,371,252	705,941,747	468,342,622	705,941,747
Total non-current liabilities		<u>4,008,467,795</u>	<u>5,309,089,512</u>	<u>3,511,542,976</u>	<u>4,547,394,434</u>
Total liabilities		<u>12,533,514,328</u>	<u>24,067,683,773</u>	<u>23,299,982,104</u>	<u>28,884,170,501</u>

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

BANGKOK LAND PUBLIC COMPANY LIMITED
BALANCE SHEETS
AS AT MARCH 31, 2008 AND 2007

		In Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		2008	2007	2008	2007
Notes					"Restated"
Shareholders' equity					
Share capital					
Share capital - common shares Baht 1 par value					
Authorized share capital					
27,829,788,992 shares as at March 31, 2008 and					
20,584,720,864 shares as at March 31, 2007					
		<u>27,829,788,992</u>	<u>20,584,720,864</u>	<u>27,829,788,992</u>	<u>20,584,720,864</u>
Issued and fully paid - up share					
17,791,158,351 shares as at March 31, 2008 and					
15,698,028,723 shares as at March 31, 2007					
18		17,791,158,351	15,698,028,723	17,791,158,351	15,698,028,723
Premium on share capital					
		1,548,916,101	1,548,916,101	1,548,916,101	1,548,916,101
Discount on share capital					
		(2,137,150,617)	(2,137,150,617)	(2,137,150,617)	(2,137,150,617)
Net book value of subsidiaries exceed investment					
as of purchasing date					
		28,184,195	28,184,195	-	-
Currency translation differences					
		1,122,673	1,192,100	-	-
Retained earnings (deficit)					
		<u>5,955,115,962</u>	<u>(67,607,285)</u>	<u>(6,240,540,080)</u>	<u>(6,087,143,562)</u>
Total shareholders' equity of the Company					
		<u>23,187,346,665</u>	<u>15,071,563,217</u>	<u>10,962,383,755</u>	<u>9,022,650,645</u>
Minority interest					
		<u>4,840,677,385</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total shareholders' equity					
		<u>28,028,024,050</u>	<u>15,071,563,217</u>	<u>10,962,383,755</u>	<u>9,022,650,645</u>
TOTAL LIABILITIES AND					
SHAREHOLDERS' EQUITY					
		<u>40,561,538,378</u>	<u>39,139,246,990</u>	<u>34,262,365,859</u>	<u>37,906,821,146</u>

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

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF INCOME
FOR THE YEARS ENDED MARCH 31, 2008 AND 2007

	Notes	In Baht			
		Consolidated		Separate	
		financial statements		financial statement	
		2008	2007	2008	2007 "Restated"
REVENUES	4.1				
Sales		1,636,576,872	409,080,895	2,219,000	11,611,575
Rental and service revenues		1,538,430,039	1,378,590,934	6,513,806	264,317,054
Gains on repurchase of exchangeable notes	15	3,691,621,504	-	-	-
Gain on exchange rate, net		-	646,941,815	-	857,064,700
Gain on sale of assets	4.7	15,214,894	15,987,438	-	1,832,667,833
Gain on sale of investment	8	2,738,522,730	-	1,625,104,000	-
Reversal of provision for loss	22	264,418,744	-	264,418,744	-
Interest income		51,395,485	12,001,512	51,762,569	277,543,799
Other revenues		96,160,462	126,550,004	12,140,846	55,768,382
Total revenues		10,032,340,730	2,589,152,598	1,962,158,965	3,298,973,343
EXPENSES	4.1				
Costs of sales		1,301,221,544	295,334,187	2,219,000	9,737,183
Cost of rental and services		723,782,633	624,602,935	-	-
Selling and administrative expenses		1,091,539,120	1,311,733,602	442,459,907	748,881,245
Loss on exchange rate, net		324,850,490	-	1,366,462,397	-
Loss on sale of fixed assets		-	-	237,400	-
Loss on revaluation of investment property	9	-	19,415,000	-	102,085,500
Total expenses		3,441,393,787	2,251,085,724	1,811,378,704	860,703,928
Profit before interest expense and income tax		6,590,946,943	338,066,874	150,780,261	2,438,269,415
Interest expense	4.1	(525,960,484)	(759,787,933)	(617,762,947)	(768,434,961)
Income tax	16	(228,918,633)	713,500,317	(22,269,369)	774,205,263
Net profit (loss) before profit of minority interest		5,836,067,826	291,779,258	(489,252,055)	2,444,039,717
Profit of minority interest		(149,200,116)	-	-	-
Net profit (loss) from ordinary activities		5,686,867,710	291,779,258	(489,252,055)	2,444,039,717
Extraordinary item - gain on debt restructuring (net of applicable income tax of Baht nil)	14	335,855,537	-	335,855,537	-
Net profit (loss)		6,022,723,247	291,779,258	(153,396,518)	2,444,039,717
Basic earnings (loss) per share (Baht)	20				
Profit (loss) before extraordinary item		0.35	0.02	(0.03)	0.17
Extraordinary item - gain on debt restructuring		0.02	-	0.02	-
Net profit (loss)		0.37	0.02	(0.01)	0.17
2008 : 16,745 million shares					
2007 : 14,386 million shares					

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

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE YEARS ENDED MARCH 31, 2008 AND 2007

		In Baht								
		Consolidated								
					Net book value of		Total			
		Issued and	Premium	Discount	subsidiaries exceed	Currency	Retained	shareholders'	Minority	
Notes		paid-up	on share	on share	investment as of	translation	earnings	equity of	interest	
		share capital	capital	capital	purchasing date	differences	(Deficit)	the Company		
									Total	
Balance as at March 31, 2006		13,948,028,723	1,548,916,101	(1,618,650,617)	28,184,195	(153,922)	(359,386,543)	13,546,937,937	-	13,546,937,937
Increase in share capital		1,750,000,000	-	(518,500,000)	-	-	-	1,231,500,000	-	1,231,500,000
Currency translation differences		-	-	-	-	1,346,022	-	1,346,022	-	1,346,022
Net profit		-	-	-	-	-	291,779,258	291,779,258	-	291,779,258
Balance as at March 31, 2007		15,698,028,723	1,548,916,101	(2,137,150,617)	28,184,195	1,192,100	(67,607,285)	15,071,563,217	-	15,071,563,217
Increase in share capital	18	2,093,129,628	-	-	-	-	-	2,093,129,628	-	2,093,129,628
Currency translation differences		-	-	-	-	(69,427)	-	(69,427)	-	(69,427)
Minority interest		-	-	-	-	-	-	-	4,691,477,269	4,691,477,269
Net profit		-	-	-	-	-	6,022,723,247	6,022,723,247	149,200,116	6,171,923,363
Balance as at March 31, 2008		17,791,158,351	1,548,916,101	(2,137,150,617)	28,184,195	1,122,673	5,955,115,962	23,187,346,665	4,840,677,385	28,028,024,050

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

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE YEARS ENDED MARCH 31, 2008 AND 2007

		In Baht						
		Separate financial statements						
					Net book value of	Currency		
	Notes	Issued and paid-up share capital	Premium on share capital	Discount on share capital	subsidiaries exceed investment as of purchasing date	translation differences	Deficit	Total
Balance as at March 31, 2006								
Beginning balance								
Previously reported		13,948,028,723	1,548,916,101	(1,618,650,617)	28,184,195	(153,922)	(229,162,996)	13,677,161,484
Adjustment of accounting change	3	-	-	-	(28,184,195)	153,922	(8,302,020,283)	(8,330,050,556)
As adjustd		13,948,028,723	1,548,916,101	(1,618,650,617)	-	-	(8,531,183,279)	5,347,110,928
Increase in share capital		1,750,000,000	-	(518,500,000)	-	-	-	1,231,500,000
Net profit		-	-	-	-	-	2,444,039,717	2,444,039,717
Balance as at March 31, 2007		15,698,028,723	1,548,916,101	(2,137,150,617)	-	-	(6,087,143,562)	9,022,650,645
Increase in share capital	18	2,093,129,628	-	-	-	-	-	2,093,129,628
Net loss		-	-	-	-	-	(153,396,518)	(153,396,518)
Balance as at March 31, 2008		17,791,158,351	1,548,916,101	(2,137,150,617)	-	-	(6,240,540,080)	10,962,383,755

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

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED MARCH 31, 2008 AND 2007

	In Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007 "Restated"
CASH FLOWS FROM OPERATING ACTIVITIES				
Net profit (loss)	6,022,723,247	291,779,258	(153,396,518)	2,444,039,717
Net adjustments to reconcile net profit (loss) to cash provided by operating activities:				
Depreciation				
- property and equipment	397,046,118	367,405,619	15,800,035	111,185,002
- infrastructure	64,844,646	64,844,646	64,844,646	64,844,646
Amortisation on interest expense by effective rate	122,833,834	136,526,875	122,833,834	136,526,875
Allowance for doubtful accounts	-	64,663,671	-	63,647,829
Deferred income tax	60,291,978	(718,395,172)	22,269,369	(774,205,263)
Interest expense under debt restructuring agreements	80,109,853	81,329,375	-	-
Unrealised (gain) Loss on exchange rate	212,339,029	(647,300,631)	1,293,910,825	(856,232,969)
Gain on sale of investment	(2,738,522,730)	-	(1,625,104,000)	-
(Gain) Loss on sale of fixed assets	(15,214,894)	(15,897,438)	237,400	(1,832,667,833)
Gain repurchase bond	(3,691,621,504)	-	-	-
Loss on devaluation of investment property	-	19,415,000	-	102,085,500
Reversal of income on uncompleted works	(4,422,415)	-	(4,422,415)	-
Gain on reversal of long outstanding account payable	(3,210,000)	(27,946,468)	(3,210,000)	(27,946,468)
Gain on debt restructuring	(335,855,537)	-	(335,855,537)	-
Provision for unclaimed tax	12,532,704	-	-	-
Reversal of provision for loss	(264,418,744)	-	(264,418,744)	-
Profit of minority interest	149,200,116	-	-	-
Net profit provided by (used in) operating activities before changes in operating assets and liabilities	68,655,701	(383,575,265)	(866,511,105)	(568,722,964)
(Increase) decrease in operating assets :				
Account receivable	11,914,297	6,415,375	33,502,151	-
Unbilled completed works	(667,797,154)	(6,151,888)	-	-
Real estate development cost	893,951,173	25,781,141	(10,098,467)	14,063,038
Loans to and amounts due from related parties	-	-	(2,447,455,061)	740,885,229
Other current assets	150,559,830	(159,428,653)	103,269,027	(94,586,937)
Other assets	(32,867,383)	(13,131,209)	(42,959)	34,130,660
Increase (decrease) in operating liabilities :				
Payables to contractors	(39,813,012)	(214,536,770)	(14,110,186)	460,451,079
Account payable - trade	(51,659,822)	31,414,145	-	-
Short-term loans and advances from directors	(631,064,032)	9,257,974	(575,957,097)	12,517,170
Short-term loans from and amount due to related parties	(464,182,601)	(16,602,600)	(312,161,437)	788,151,876
Reverve for on uncompleted works	(800,000,000)	-	(800,000,000)	-
Other current liabilities	(1,106,888,304)	776,511,438	(616,265,413)	(77,419,841)
Other non-current liabilities	(235,570,495)	(15,000,000)	(237,599,125)	(15,000,000)
Net cash provided by (used in) operating activities	(2,904,761,802)	40,953,688	(5,743,429,672)	1,294,469,310

BANGKOK LAND PUBLIC COMPANY LIMITED
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED MARCH 31, 2008 AND 2007

	In Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007 "Restated"
CASH FLOWS FROM INVESTING ACTIVITIES				
Decrease in short-term loans to related parties	-	-	-	2,557,087,182
Increase in current investment	(45,500,000)	-	-	-
Increase in investment in subsidiaries	-	-	-	(7,288,680,132)
Proceeds from sale of investment	4,008,732,453	17,505,478	4,008,732,453	2,892,505,477
Proceeds from sale of fixed assets	45,777,523	-	1,750,000	-
Cash paid for purchase and construction of fixed assets	(240,508,886)	(363,695,463)	(8,051,166)	(2,680,084)
Net cash provided by (used in) investing activities	<u>3,768,501,090</u>	<u>(346,189,985)</u>	<u>4,002,431,287</u>	<u>(1,841,767,557)</u>
CASH FLOWS FROM FINANCING ACTIVITIES				
Decrease in bank overdrafts and short-term loans from financial institutions	-	(3,009)	-	(3,009)
Decrease in debt restructuring	(931,321,498)	(446,633,406)	(679,500,000)	(435,467,751)
Cash paid for repurchase of exchangeable notes	(28,518,058)	-	-	-
Proceeds from issue of ordinary shares	2,093,129,628	1,231,500,000	2,093,129,628	1,231,500,000
Net cash provided by financing activities	<u>1,133,290,072</u>	<u>784,863,585</u>	<u>1,413,629,628</u>	<u>796,029,240</u>
Net increase(decrease) in cash and cash equivalents	1,997,029,360	479,627,288	(327,368,757)	248,730,993
Cash and cash equivalents at beginning of the period	691,365,165	211,737,877	331,377,392	82,646,399
Cash and cash equivalents at end of the period	<u>2,688,394,525</u>	<u>691,365,165</u>	<u>4,008,635</u>	<u>331,377,392</u>

Supplemental Disclosures of Cash Flows Information:

1. Cash and cash equivalents :

Cash on hand	19,905,386	36,109,768	162,638	13,960,794
Saving accounts	2,505,219,209	548,806,053	830,383	315,736,080
Current accounts	100,837,920	49,766,412	2,425,369	1,095,527
Fixed deposit	62,432,010	56,682,932	590,245	584,991
Total	<u>2,688,394,525</u>	<u>691,365,165</u>	<u>4,008,635</u>	<u>331,377,392</u>

2. Cash paid during the periods:

Interest expense	527,174,452	188,583,445	495,772,338	156,343,750
Income tax	29,863,828	53,136,680	55,582	-

3. Non-cash Transactions:

3.1 As disclosed in Note 8, the Company sold part of its investments at the price totalling Baht 7,430 million. Under share sale and purchase agreements, a portion of settlement were made to set off with the followings:

- Repurchase exchangeable notes	2,501,968	-	-	-
- Advance and receivables from related parties	-	-	2,501,968	-
- Payables to contractors	430,000	-	430,000	-
- Other current liabilities	489,300	-	489,300	-

3.2 In 2007, the Company invested in the increased share capital of its subsidiary by transferring its assets of Baht 5,624 million.

3.3 In 2007, the Company classified short-term loans from financial institutions of Baht 300 million and related accrued interest of Baht 348 million to loans under debt restructuring agreements (Note 14 e).

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

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

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 operations of the Company and its subsidiaries (“The Group”) are the development of real estate for sale. Other business activities include retail business, building maintenance, management services, property rental as well as exhibition and convention facilities and services.

The Group mainly operates its business in Thailand and employed 1,487 people as at March 31, 2008 (2007: 1,506 people)

2. Basis of preparation of the consolidated and company financial statements and accounting policies

a) Basis of preparation of financial statements

These consolidated and separate financial statements are prepared in accordance with Thai generally accepted accounting principles under the Accounting Act B.E. 2543, being those Thai Accounting Standards issued under the Accounting Profession Act B.E. 2547, and the financial reporting requirements of the Securities and Exchange Commission. In addition, International Accounting Standards (IAS) has being applied in certain areas.

The consolidated and separate financial statements have been prepared under the historical cost convention except as disclosed in the accounting policies.

An English version of the consolidated and separate financial statements have been prepared from the statutory financial statements that are in the Thai language. In the event of a conflict or a difference in interpretation between the two languages, the Thai language statutory financial statements shall prevail.

BANGKOK LAND PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2008 AND 2007****b) Consolidation**

Subsidiaries are companies 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, related party transactions, investment in subsidiaries and the share capital of subsidiaries.

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

	Principal business	Percentage of holding	
		2008	2007
Direct investment :			
Bangkok Airport Industry Company Limited	Property development	100.00	100.00
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	International exhibition hall	55.17	99.99
Spooner Limited	Dormant	100.00	100.00
Direct and indirect investment :			
Bangkok Land Agency Limited	Retail and space rental business	99.30	99.30

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.

In April 2007 the Company sold part of its investment in Impact Exhibition Management Company Limited (Note 8).

c) Use of estimates

The preparation of financial statements in conformity with Thai generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the amounts of revenues and expenses in the reported periods. Although these estimates are based on management's best knowledge of current events and actions, actual results may differ from those estimates.

d) Revenue recognitionProperty development business

Revenues from sales of condominium under development and sales of land and land with houses to third parties are recognised on signed legally binding contracts of sale and purchase using the percentage of completion method, based on the percentage of project costs incurred to total estimated project costs, excluding land cost.

BANGKOK LAND PUBLIC COMPANY LIMITED

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For contracts signed from 1 April 1994 onwards, revenues from sales are recognised when down payments and installments received are not less than 20% of the contract value, and revenue recognition is discontinued when more than three consecutive installments are overdue for payment. For contracts signed prior to 1 April 1994 such revenues were recognised when down payments received were not less than 10% of the contract value, and revenue recognition discontinued when more than six consecutive installments are overdue for payment.

Installments due under contracts but not yet received is shown as "Accounts receivable". The excess of revenue recognised under the percentage of completion method over the amount of installment payment due under contracts is shown as "Unbilled completed works".

Retail business

Sales of goods are principally on cash terms and are recognised as revenues upon delivery of products and customer acceptance.

Property rental business

Rental income is recognised as revenue over the period of the lease term.

Service business

Service revenues are recognised when the amount of revenue reference to the stage of completion of the transaction at the balance date can be measured reliably.

Interest income is recognised on the accrual basis unless collectibility is in doubt.

e) Real estate development cost

Real estate development cost is stated at cost less allowance for loss on projects and impairment loss. Costs include costs of land, development and construction of real estate project, infrastructure, project management fee and related borrowing costs.

The Group recognises real estate development cost as cost of sales using the percentage of completion method except infrastructure for public use which is depreciated on a straight line method over 20 years, and such depreciation is charged to cost of sales.

f) Cash and cash equivalents

Cash and cash equivalents are carried in the balance sheet at cost. For the purpose of the statement of cash flows, cash and cash equivalents comprise cash on hand and at banks and deposits at financial institutions with original maturity of three months or less.

Cash restricted in use is shown as other non-current assets.

g) Trade receivables

Trade receivables are carried at anticipated realisable value after allowance for doubtful receivables. An allowance is estimated on the basis of management's assessment of long overdue debts which may not be collectible. Bad debts are written off during the year in which they are identified.

h) Investments in subsidiaries

Investments in subsidiaries are recorded under the cost net of allowance for impairment loss.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

i) Long-term investments

Investments in non-marketable equity securities which are classified as general investments are carried at cost less allowance for impairment, if any.

A test for impairment is carried out when there is a factor indicating that such investments might be impaired. If the carrying value of the investments is higher than its recoverable amount, impairment loss is charged to the statement of income.

On disposal of an investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the statement of income.

When disposing of part of the Group's holding of a particular investment or equity securities, the carrying amount of the disposed part is determined from the weighted average carrying amount of the total holding of investments.

j) Capitalisation of borrowing costs

Borrowing costs are capitalised to the extent that the Company has incurred borrowing costs on assets that require a period of time to get them ready for sale or for intended use. Capitalisation ceases when the assets are ready for sale or for intended use.

k) Investment property

Investment property comprises land held for capital appreciation rather than for sale in the ordinary course of business. Investment property is stated at fair value, representing open market value determined by independent valuation and the Group's directors. Changes in the fair value of investment property, net of deferred income tax, is included in the statement of income for the period in which it arises.

Fair value is determined using open market value determined by independent valuers who are approved by the Stock Exchange of Thailand.

l) Property and equipment

Land is stated at cost and buildings are presented in the balance sheet at cost less accumulated depreciation.

Depreciation is calculated on the straight line method to write off the cost of each asset, except for land which is considered to have an indefinite life, to its residual value over the estimated useful lives as follows:

Impact Exhibition Hall and Convention Centers - structure	50 years
Impact Exhibition Hall and Convention Centers - electrical and interior equipment	20 years
Buildings and other constructions	20 years
Other fixed assets	5 years

When an asset is retired, the asset and the related accumulated depreciation are written off from the accounts, and any gain or loss from retirement of the asset is recognised in the statement of income.

Where the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount.

Expenditures incurred for additions, renewals or betterments, which result in a substantial increase in an assets current replacement value, is capitalised. Repair and maintenance costs are recognised as expenses when incurred.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

m) Deferred income tax

Deferred income tax is provided, using the liability method, for all temporary differences arising between the tax bases of assets and liabilities and their carrying values for financial reporting purposes. Currently enacted tax rates are used to determine deferred income tax. Deferred tax liabilities primarily arise from income recognition in the real estate business and unrealised revaluation surpluses on property and deferred tax assets principally arise from allowances for doubtful debts.

Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which the deferred tax assets can be utilised.

n) Other non-current assets

Commitment fees on the Company's long-term loans are amortised on the straight-line basis over the period of the loans.

o) Foreign currency translation

Foreign currency transactions are accounted for at the exchange rates prevailing at the transaction dates. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date including assets and liabilities of a foreign subsidiary which is identified as a part of the Company's operation are translated into Baht at the exchange rates ruling at that date. Gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies, are recognised in the statement of income.

The financial statements of a foreign subsidiary are translated into Baht by the average exchange rates of the year for the statement of income and by the exchange rate at the balance sheet date for balance sheet items. The resulting translation adjustment is accumulated as a component of shareholders' equity as "Currency Translation Differences".

p) Financial instruments

A financial instrument is any contract that gives rise to both a financial asset of one enterprise and financial liability or an equity instrument of another enterprise.

Financial assets carried on the balance sheet include cash on hand and at banks, short-term investments, trade receivables, unbilled completed works, loans to and amounts due from related parties and certain balance of other assets. Financial liabilities include trade creditors, borrowings and advances receipts from customers and certain balances of other liabilities. The accounting policy in respect of those items, where applicable, are stated in the related notes to financial statements.

The Group has no significant outstanding derivative financial instruments as at March 31, 2008 and 2007.

q) Provisions

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

r) Impairment of assets

The company has determined the impairment of asset if there is indicator that the carrying amount of asset exceeds its recoverable amount. An impairment loss on the assets carrying at cost is recorded as expense in statements of income, while an impairment loss on revalued asset is recognized against any revaluation surplus for the asset to the extent that the impairment loss does not exceed the amount held in the revaluation surplus for the same asset.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

3. Change in accounting policy

Starting from April 1, 2007, the Company has changed its accounting policy for recording investments in subsidiaries in the separate financial statements from the equity method to the cost method, in compliance with Notification No. 26/2549 regarding Accounting Standard No. 44 “Consolidated Financial Statements and Accounting for Investments in Subsidiaries” (Amendment No. 1), issued by the Federation of Accounting Professions, under which investments in subsidiaries, jointly controlled entities and associates are to be presented in the separate financial statements under the cost method rather than the equity method.

In this regard, The change in accounting policy has been applied retrospectively and the Company’s 2007 financial statements, which are included in the Company’s 2008 financial statements for comparative purposes, have been restated accordingly.

The effects of the change in accounting policy on the Company’s for the years ended March 31, 2008 and 2007 financial statements are as follows:

	In Million Baht	
	Separate financial statements	
	2008	2007
Statement of income for the years ended March 31,		
Increase in net profit	-	2,282
Increase in basic earnings per share (Baht)	-	0.16

Such change in accounting policy affects only the accounts related to investments in subsidiaries in the Company’s separate financial statements with no effect on the consolidated financial statements.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

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 years ended March 31, 2008 and 2007 are summarized as follows:

		In Million Baht			
	Pricing Policy	Consolidated		Separate	
		financial statements		financial statements	
		2008	2007	2008	2007
Sale of property, plants and equipment	Appraised value				
Subsidiaries					
Impact Exhibition Management Company		-	-	-	6,104
Sale of investment property	Appraised value				
Subsidiary					
Impact Exhibition Management Company Limited		-	-	-	2,395
Rental and service income :					
Subsidiaries					
Bangkok Land Agency Company Limited		-	-	1	1
Impact Exhibition Management Company	*	-	-	-	255
Total		-	-	1	256
Interest Income :	3.13% - 10.25% p.a.				
Subsidiaries					
Impact Exhibition Management Company Limited		-	-	-	241
Bangkok Airport Industry Company Limited		-	-	45	21
Sinpornchai Company Limited		-	-	6	6
Total interest income		-	-	51	268

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

		In Million Baht			
	Pricing Policy	Consolidated financial statements		Separate financial statements	
		2008	2007	2008	2007
Purchase of assets :					
Subsidiary					
Bangkok Airport Industry Company	Appraised value	-	-	-	340
Interest expense :					
	3.00% - 4.50% p.a.				
Subsidiary					
Bangkok Land (Cayman Islands) Limited		-	-	308	396
Related party					
Stelux Property B.V.		-	8	2	4
Total interest expense		-	8	310	400

* A fixed rate of 15% on total revenue derived by that subsidiary and fixed rental charging of Baht 5 million per month in 2007.

BANGKOK LAND PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2008 AND 2007****4.2 Advances and other receivables from related parties, net**

The balances of receivables from related parties as at March 31, 2008 and 2007 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007
Accrued income :				
Subsidiary				
Bangkok Land Agency Company Limited	-	-	4	3
Advances and other receivables :				
Subsidiaries				
Bangkok Airport Company Limited	-	-	2,638	-
Bangkok Land Agency Company Limited	-	-	202	202
Bangkok Land (Cayman Islands) Limited	-	-	-	-
Spooner Limited	-	-	9	10
Muang Thong Services and Management Company Limited	-	-	13	13
Total advances and other receivables	-	-	2,862	225
Interest receivables :				
Subsidiaries				
Bangkok Airport Company Limited	-	-	3,243	3,198
Sinpornchai Company Limited	-	-	40	33
Bangkok Land Agency Company Limited	-	-	23	23
Muang Thong Building Services Company Limited	-	-	1	1
Less: Allowance for doubtful accounts	-	-	(2,807)	(2,807)
Total interest receivable	-	-	500	448
Total	-	-	3,366	676

BANGKOK LAND PUBLIC COMPANY LIMITED
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2008 AND 2007

4.3 Short-term loans to related parties, net

The balances of short-term loans to related parties as at March 31, 2008 and 2007 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007
Subsidiary				
Sinpornchai Company Limited	-	-	93	94
Total	-	-	93	94

Loans to subsidiaries and related parties carry interest at 3.13% - 7.25% per annum. The loans are unsecured and have no fixed repayment dates.

4.4 Payables to related parties

The balances of payables to related parties as at March 31, 2008 and 2007 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007
Interest payable :				
Subsidiary				
Bangkok Land (Cayman Islands) Company Limited	-	-	7,019	6,307
Total interest payable	-	-	7,019	6,307
Accrued management fee :				
Subsidiaries				
Bangkok Land Agency Company Limited	-	-	235	235
Bangkok Land (Cayman Islands) Company Limited	-	-	50	50
Related parties				
Stelux Consultants B.V. *	-	435	-	190
Total accrued management fee	-	435	285	475

* These amounts included related interest charge at interest rate of 3% per annum.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007
Advances and other payables :				
Subsidiaries				
Bangkok Airport Industry Company Limited	-	-	-	391
Muang Thong Services and Management Company Limited	-	-	4	4
Muang Thong Building Services Company Limited	-	-	4	4
Related parties				
Stelux Property Agency		22	-	22
Kanjanapas Company Limited	191	191	-	-
Stelux Property		8	-	8
Others	8	7	8	8
Total advances and other payables	199	228	16	437
Total payables to related parties	199	663	7,320	7,219

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

4.5 Long-term loans from related parties

Long-term loans from related companies as at March 31, 2008 and 2007 comprise:

		Separate financial statements			
		2008		2007	
	Interest rate	Original	Million	Original	Million
<u>Due date</u>	<u>per annum</u>	<u>Currency</u>	<u>Baht</u>	<u>Currency</u>	<u>Baht</u>
<u>Loans from Bangkok Land (Cayman Islands) Limited (BL Cayman)</u>					
1. October 2003	4.50%			11.20 million	
		-	-	U.S. Dollars	393
2. March 2001	3.125%	324.67 million		399.35 million	
		Swiss Francs	10,338	Swiss Francs	11,564
Long-term loans from related companies presented					
under current liabilities			10,338		11,957

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 15).

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, the management assesses that no liabilities will be incurred as during the past years BL Cayman has been redeeming the notes at a price substantially lower than its face value and no claim has been made against the Company. The Company therefore has not accounted for the penalty interest in its financial statements.

4.6 Provision for uncompleted construction work

In 1992 the Company sold a number of condominium units ("the Properties") in one of the Company's projects at Muang Thong Thani ("The Project") to a group of third party investors and the rights of the agreements were subsequently resold by the investors to Kanjanapas Company Limited (KCL). The Properties were legally transferred to KCL before full completion of the construction work as required under the agreements. KCL has therefore withheld the final payment of Baht 362 million.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

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On December 30, 2005, Yee Hing, KCL and the Company signed a debt set off agreement whereas Yee Hing agreed to pay Baht 362 million to the Company by a set off of the same amount against debts owed by the Company to Yee Hing. On the other hand, the Company agreed either to complete the unfinished construction work of the Properties or repay Yee Hing an amount equivalent to the costs valued by an independent appraiser ("Construction Cost Consultants Limited Partnership"), to finish the construction work of the uncompleted Properties or any other amount by mutual agreement between the parties. In October 2005, an independent construction cost appraiser employed by the Company has assessed the current construction cost as to complete the Project as Baht 884 million. The pro-rata value attributable to the properties under the agreements with KCL was Baht 804 million. The provision of Baht 804 million was shown under "Other Current Liabilities" in the financial statements as at and March 31, 2007.

In July 2006, the Company appointed TAP Valuation Co., Ltd., a second independent appraiser approved by the Office of Securities and Exchange Commission of Thailand, to appraise the construction cost as to complete the project. The appraised cost amounted to Baht 882 million which is not materially different from the prior appraised cost by Construction Cost Consultants Limited Partnership.

In August 2007, the Company paid Yee-Hing Baht 800 million as final settlement of the uncompleted construction work.

4.7 Sale and transfer of land and buildings of the Company to Impact Exhibition Management Company Limited

At the Extraordinary Shareholders Meeting held on February 21, 2007, the shareholders approved the transfer of ownership of all assets relating to the group's Exhibition and Convention facilities to Impact Exhibition Management Company Limited, a subsidiary of the Company at a market price of Baht 9,219 million appraised by American Appraisal (Thailand) Limited.

As at March 31, 2007 Baht 8,499 million of land and buildings has been transferred to Impact. The Company and Bangkok Airport Industry Co. Ltd. have realized gains on transfer of such assets of Baht 1,817 million and Baht 234 million respectively for the year ended March 31, 2007.

The remaining balance of Baht 720 million represent land plots which shall be transferred to Impact after March 31, 2007.

4.8 Short-term loans and advances from directors

The loans and advances from directors are for the purposes of financing construction cost and interest on loans from financial institutions. From April 2003 to June 2003, the loans carried interest at rates of 5.25% - 7.50% per annum. The loans have no fixed repayment terms. Effective July 1, 2003, the directors have suspended charging interest to the Company. However, the directors have recommenced charging interest to the Company from January 2005 at MLR per annum onwards.

BANGKOK LAND PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2008 AND 2007**

Movements of short-term loans and advances from directors for the years ended March 31, 2008 are as follows:

	In Million Baht	
	Consolidated financial statements	Separate financial statements
Balance as at April 1, 2007	702	647
Increase	2	2
Decrease	(633)	(578)
Balance as at March 31, 2008	71	71

5. Accounts receivable, net

The aging of installments due as at March 31, 2008 and 2007 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007
Up to 3 months	125	113	-	-
3 - 6 months	59	30	-	-
6 – 12 months	66	68	-	-
Over 12 months	103	112	-	-
Less : Allowance for doubtful accounts	(100)	(92)	-	-
Total accounts receivable presented as current assets	253	231	-	-
Over 12 months	12	109	12	109
Less : Allowance for doubtful accounts	-	(64)	-	(64)
Accounts receivable presented as non – current assets	12	45	12	45

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

6. Unbilled completed works, net

The aging of unbilled completed works as at March 31, 2008 and 2007 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007
Up to 3 months	-	-	-	-
3 - 6 months	-	-	-	-
6 - 12 months	669	5	-	-
Over 12 months	8	3	-	-
	677	8	-	-
Less: Allowance for doubtful account	-	-	-	-
Unbilled completed works, net	677	8	-	-
Total value of contracts signed	30,528	29,550	17,797	18,063
Sales recognition to date	29,656	28,571	17,023	17,156
Less: Installments due to date	(29,291)	(28,944)	(17,335)	(17,537)
Sales recognized over installments to date	365	(373)	(312)	(381)
Unbilled completed works	677	8	-	-
Installments due	(312)	(381)	(312)	(381)
	365	(373)	(312)	(381)

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

7. Real estate development cost, net

Real estate development cost as at March 31, 2008 and 2007 comprises:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007
Land	11,901	11,901	11,646	11,646
Construction in progress	18,341	18,341	8,210	8,210
Infrastructure cost				
- areas for sale	636	491	474	474
- public areas	1,303	1,303	1,303	1,303
Project management fee	991	991	488	488
Borrowing costs	5,315	5,315	2,830	2,830
Other related costs	282	282	268	268
	38,769	38,624	25,219	25,219
Less: Transfer to cost of sales to date				
- Cost based on percentage of completion	(19,121)	(18,082)	(8,553)	(8,553)
- Accumulated depreciation of common area infrastructure	(632)	(567)	(622)	(567)
Allowance for net realisable value discounts	(2,121)	(2,121)	(437)	(437)
Total	16,895	17,854	15,607	15,662
Less: Real estate development cost classified as current assets	(668)	-	-	-
Net	16,227	17,854	15,607	15,662

Part of the above land and condominium units have mortgaged with banks as collateral for loans facilities of the Group, related companies and other companies (Note 4) and have been pledged as collateral with the Courts (Note 22). 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	
	2008	2007	2008	2007
Percentage of land mortgaged	29	29	32	31
Percentage of condominium units mortgaged	82	93	38	80

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

8. Investment in subsidiaries

As at March 31, 2008 and 2007 investment in subsidiaries comprise of:

	Separate financial statements					
	In Million Baht				In Million Baht	
	Paid-up share capital		Percentage of holding(%)		At Cost	
	2008	2007	2008	2007	2008	2007 (Restated)
Investment in subsidiaries						
Impact Exhibition Management Company Limited	12,953	12,953	55	99	7,148	12,953
Bangkok Airport Industry Company Limited	5,320	5,320	100	100	5,820	5,820
Sinpornchai Company Limited	30	30	100	100	30	30
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 Land (Cayman Islands) Limited	USD 0.01	USD 0.01	100	100	-	-
Spooner Limited	-	-	100	100	-	-
Total					13,143	18,948
Less : Allowance for impairment loss					(5,925)	(5,925)
Net					<u>7,218</u>	<u>13,023</u>

During the year ended March 31, 2008 the Company sold its investments in subsidiary, Impact Exhibition Management Co. Ltd. (Impact), to Juutland Limited at a price of Baht 7,000 million and Bouygues-Thai Ltd. at a price of Baht 430 million. In this regard, the Company recognized gain on sale of investment totaling Baht 1,625 million in the separate statement of income and Baht 2,739 million in the consolidated statement of income for the years ended March 31, 2008.

BANGKOK LAND PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2008 AND 2007**

9. Investment property

As at March 31, 2008 and 2007, investment property consisted of:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2008	2007	2008	2007
Land at historical cost	68	68	9	9
Surplus on revaluation	723	723	151	151
Total investment property	791	791	160	160

Investment property is stated at fair value, based on the appraised value (market approach) of independent valuers, TAP valuation Co., Ltd and Frist Star Consulting Co., Ltd dated March 9, 2006 and September 29, 2006, respectively.

As a policy, valuation of investment property will be carried out every three years or when there is a factor indicating that the fair value might be significantly changed.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

10. Property and equipment, net

	Consolidated (In Million Baht)									
	At Cost				Accumulated Depreciation				Net	
	March 31, 2007	Increase	Decrease	March 31, 2008	March 31, 2007	Increase	Decrease	March 31, 2008	Beginning	Ending
Land	3,044	-	28	3,016	-	-	-	-	3,044	3,016
Buildings and other construction	753	-	-	753	142	37	-	179	611	574
Impact Hall interior systems	3,011	19	-	3,030	576	158	-	734	2,435	2,296
Impact Hall structure	5,892	-	-	5,892	644	118	-	762	5,248	5,130
Buildings improvements	214	8	-	222	121	9	-	130	93	92
Furniture and fixtures	566	49	-	615	290	70	-	360	276	255
Motor vehicles	59	15	3	71	47	5	-	52	12	19
Construction in progress	50	150	-	200	-	-	-	-	50	200
Total	13,589	241	31	13,799	1,820	397	-	2,217	11,769	11,582

The Group has depreciation for the years ended March 31, 2008 and 2007 amounting to Baht 397 million and Baht 367 million, respectively.

As at March 31, 2008 and 2007, a portion of property with historical costs of Baht 283 million and 262 million, respectively, are in use but fully depreciated.

The Group has mortgaged part of its land and construction thereon with local banks as collateral for loan facilities.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

Separate (In Million Baht)										
	At Cost				Accumulated Depreciation				Net	
	March 31, 2007	Increase	Decrease	March 31, 2008	March 31, 2007	Increase	Decrease	March 31, 2008	Beginning	Ending
Land	51	-	-	51	-	-	-	-	51	51
Buildings and other construction	59	-	-	59	41	3	-	44	18	15
Sport stadium	527	-	-	527	84	11	-	95	443	432
Leasehold improvements	16	-	-	16	16	-	-	16	-	-
Furniture and fixtures	54	-	-	54	52	1	-	53	2	1
Motor vehicles	25	8	3	30	22	1	1	22	3	8
Total	732	8	3	737	215	16	1	230	517	507

The Company has depreciation for the years ended March 31, 2008 and 2007 amounting to Baht 16 million and Baht 111 million, respectively.

As at March 31, 2008 and 2007, a portion of property with historical costs of Baht 84 million and 83 million, respectively, are in use but fully depreciated.

The Company has mortgaged part of its land and construction thereon with local banks as collateral for loan facilities.

BANGKOK LAND PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2008 AND 2007****11. Idle Land**

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 "Idle land".

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

12. Bank overdrafts and short-term loans from financial institutions

Bank overdrafts and short-term loans from financial institutions as at March 31, 2008 and 2007 comprise:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007
Bank overdrafts	27	27	-	-
Short-term loans from financial institutions	-	-	-	-
Total	27	27	-	-

The bank overdrafts bear interest at the rates of MOR to 18.00% per annum, and are guaranteed by the directors of the Group.

13. Long-term loans from financial institutions

Long-term loans from financial institutions as at March 31, 2008 and 2007 comprise:

	Consolidated/ Separate (Million Baht)	
	2008	2007
On February 25, 2004, Primary Court issued an order for the Company to pay Baht 114 million plus interest 12% p.a. of Baht 60 million starting from February 16, 2002 to the date paid. However, the Company has appealed to the Appeal Court dated March 25, 2004. The result of this case has not yet finalized and the Company records according to the Primary Court. The Company has mortgaged certain land plots as collateral for this loan.	114	114
	114	114

BANGKOK LAND PUBLIC COMPANY LIMITED

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14. Loans under debt restructuring agreements

Loans under debt restructuring agreements as at March 31, 2008 and 2007 comprise:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2008	2007	2008	2007
Loans under debt restructuring agreements	4,559	5,624	3,375	4,267
Less: Current-portion due within one year	(1,399)	(1,338)	(400)	(472)
Net	3,160	4,286	2,975	3,795

During 2003 to 2005, the Company and a subsidiary concluded and signed trouble debt restructuring agreements with several financial institutions. Under the agreements, the lenders agreed to reduce the outstanding principal and accrued interest and the Company and subsidiaries have to settle a portion of debts by transferring the Company and subsidiaries' properties.

Loans under these restructuring agreements are secured by mortgages of part of the Group's land and condominiums. Some of these debts are also guaranteed by certain directors of the Group.

The summary of outstanding principal and related accrued interest are as follows:

(In Million Baht)							
Agreement		As per restructuring agreement	Paid since the agreement date up to March 31, 2008	Gain on debt restructuring up to March 31, 2008	Remaining at March 31, 2008		
					Principal	Accrued interest	Total
1 st	BLAND	2,420	(1,053)	-	1,367	127	1,494
2 nd	BLAND	2,246	(365)	-	1,881	-	1,881
3 rd	BLAND	648	(312)	(336)	-	-	-
Total	BLAND	5,314	(1,730)	(336)	3,248	127	3,375
4 th	BAIC	597	(317)	-	280	-	280
5 th	BAIC	728	(38)	-	690	214	904
Total	BAIC	1,325	(355)	-	970	214	1,184
		6,639	(2,085)	(336)	4,218	341	4,559

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

a) 1st agreement

On December 24, 2003 and February 9, 2005 the Company concluded and signed a troubled debt restructuring agreement with a commercial bank in Thailand covering a number of long-term loan facilities for outstanding debt as at January 1, 2005. The Company agreed to settle the debt and to modify the terms of the remaining debts as follows:

1. Transferring of land at fair value of Baht 85 million
2. The Bank will waive accrued interest amounting to Baht 38 million at year end of 2005 and amounting to Baht 699 million when the Company can fulfil the repayment conditions under the agreement.
3. Reduction of interest rate from 14% to MLR starting from January 1, 2005
4. The Company agreed to settle remaining debts (quarterly) and accrued interest (monthly) within 6 years starting from January 2005 to December 2010.

b) 2nd agreement (see Note 23)

On December 2, 2005, the Company concluded and signed a compromising agreement with Sukhumvit Asset Management Co., Ltd (SAM), covering a previously restructured debt as the Company had failed to satisfy all conditions agreed under the previous restructuring agreement dated September 4, 2003 with the financial creditor. Under this compromising agreement, the Company agreed to settle debt as follows:

1. The Company agrees to settle remaining debts and accrued interest not less than Baht 750 million within years since the agreement date by
 - 1.1 Initial payment on the agreement date of Baht 100 million.
 - 1.2 Make 5 annual instalments for the remaining amount not less than Baht 130 million p.a. starting on December 2, 2006.
2. The Company agrees to pay (monthly) interest bear MLR since the agreement date to the repayment date by computing on the remaining amount of each instalment.

c) 3rd agreement

On March 16, 2007, the Company concluded and signed a compromising agreement with Sathorn Asset Management Co., Ltd, covering a previously restructured debt as the Company had failed to satisfy all conditions agreed under the previous restructuring agreement with the financial creditor. Under this compromising agreement, the Company agreed to settle debt as follows:

1. The Company agrees to settle remaining debts and accrued interest not less than Baht 312 million(principal of Baht 300 million and related accrued interest of Baht 12 million) within 3 years since the agreement date by:
 - 1.1 Initial payment on the agreement date of Baht 100 million.
 - 1.2 Quarterly instalments for the remaining amount not less than Baht 18 million within 3 years starting on June 2007.
2. The Company agrees to pay monthly interest at MLR rate since the agreement date to the repayment date by computing on the remaining amount of each instalment.

As at March 31, 2008, the Company has fulfilled all conditions of the restructuring agreement and realized a gain on debt restructuring of Baht 336 million in the statement of income for the years ended March 31, 2008.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

d) 4th agreement

On December 27, 2006 a mentioned subsidiary (BAIC) has entered into a loan restructuring agreement with conditions as follows:

1. Interest rate is MLR – 1 % during the period of December 1, 2006 to December 31, 2006, commencing on January 1, 2007, interest rate will be charged at MLR.
2. Monthly instalment as amount specified in the agreement commencing in December 2006 to December 2009.

e) 5th agreement

On January 7, 2004, BAIC, a subsidiary, agreed revisions to a troubled debt restructuring arrangements with a commercial bank in Thailand covering a number of long term loan facilities. Such subsidiary agreed to modify the terms of the remaining debts as follows:

1. Reduction of interest rate from 14% to MLR.
2. Such Subsidiary agree to repay annually remaining debts and monthly accrued interest totalling Baht 59 million within 5 years starting from January 2004 to December 2008.
3. The Bank will waive accrued interest amounting to Baht 187 million when such subsidiary completely settle debts under the agreement.

Presently, such bank has assigned to a fund all rights of claim for repayment. However, all conditions of repayment have not been changed and a subsidiary suspended repayment of loan and accrued interest. Therefore, such subsidiary presented such loan under “current – portion of loans under debt restructuring agreements” in the balance sheets.

In case that the Company are able to satisfy all conditions of agreements, the Company expect the future repayment amounts to be lower than amounts recorded by Baht 1,547 million (the separate : 1,489 million). However, the Company and such subsidiary have not yet realized such profit from debt restructuring until all conditions are completely fulfilled.

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NOTES TO FINANCIAL STATEMENTS

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15. Long-term debt instruments

			Consolidated financial statements			
			2008		2007	
	Maturity date	Interest rate per annum	Amount of loan		Amount of loan	
			Original	Million	Original	Million
			Currency	Baht	Currency	Baht
1. Exchangeable	October	4.50 %	16.91 million		52.77 million	
Notes	2003		U.S. Dollars	535	U.S. Dollars	1,854
2. Exchangeable	March	3.125%	80.50 million		194.75 million	
Notes	2001		Swiss Francs	2,563	Swiss Francs	5,639
				3,098		7,493
Provision for premium on bond redemption				57		199
Total long-term debt instruments presented				3,155		7,692
as current portion						

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

Exchangeable Notes under item 1

In 1993, Bangkok Land (Cayman Islands) Limited (BL Cayman) issued guaranteed exchangeable bonds of USD 150 million due 2003 that were guaranteed by the Company. The notes bear interest at the rate of 4.5% per annum and the noteholders had the option to redeem the notes 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 notes from October 13, 1998 to date.

Exchangeable Notes under item 2

In 1994, Bangkok Land (Cayman Islands) Limited (BL Cayman) issued guaranteed exchangeable bonds 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,

BANGKOK LAND PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2008 AND 2007**

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 in the sum of SFr 370 million.

During the year ended March 31, 2008, the noteholder has redeemed notes totaling Swiss Francs 114.25 million and USD 35.86 million, a carrying value of Baht 6,222 million giving rise to a gain on redemption of Baht 3,692 million.

However, the Group has been unable to redeem the remaining notes and continues to be in default of the terms and conditions of the notes.

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

16. Deferred income tax

Deferred income taxes are calculated in full on temporary differences under the liability method using a principal tax rate of 30% (2006: 30%).

Deferred income tax as at March 31, 2008 and 2007 comprises:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2008	2007	2008	2007
Deferred income tax liabilities				
- income recognition of real estate business	162	120	23	20
- revaluation of investment property	216	216	45	45
	378	336	68	65
Deferred income tax assets				
- allowance for doubtful accounts	-	(19)	-	(19)
Deferred income tax liabilities, net	378	317	68	46

The movement on the deferred income tax is as follows:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2008	2007	2008	2007
At beginning of the year	317	1,036	46	820
Statement of income (credit)/charge	61	(719)	22	(774)
At end of the year	378	317	68	46

BANGKOK LAND PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2008 AND 2007**

Deferred income tax assets are recognised for tax loss carried forwards only to the extent that realisation of the related tax benefit through the future taxable profits is probable. The Group has unrecognised tax losses in excess of Baht 532 million (2007: in excess of Baht 2,496 million), which may carry forward against future taxable income.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right and the income taxes relate to the same fiscal authority.

Income tax expense (income) for the year ended March 31, 2008 and 2007 consisted of:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2008	2007	2008	2007
Corporate income tax	168	6	-	-
Deferred income tax charged for the year	61	(719)	22	(774)
Total	229	(713)	22	(774)

17. Other non-current liabilities

On May 20, 2005 Kanjanapas Company Limited ("KCL") signed a debt restructuring agreement with TAMC("Agreement"). According to the Agreement, the Company as guarantor of the original loans, agreed to settle a total amount of Baht 913 million to TAMC.

Under a debt settlement agreement, KCL had fully reimbursed the amount of Baht 913 million to the Company on 30 December 2005. Upon settlement of the debt by KCL in 2005 the amount due to TAMC by the Company was classified as "Other non-recurrent liabilities" in the financial statement.

The debt due to TAMC bears interest at rates from MLR less 4% to MLR with a repayment period of 7 years from June 2005 to May 2012.

18. Share capital and warrants**a. Share capital**

On July 27, 2007, the shareholders at the General Meeting of the Shareholders No.35 passed the following resolutions:

1. Approve the reduction of the registered capital of the Company from Baht 20,584,720,864 to Baht 17,698,028,723 by cancellation of 2,886,692,141 authorized but unissued shares with a par value of Baht 1 (save for the authorized but unissued shares amounting of 2,000,000,000 shares which have been reserved for the exercise of the holders of the Warrant in relation to the existing Warrants of the Company) so that the Company can increase its capital to another amount.
2. Approve the increase of the registered capital of the Company from Baht 17,698,028,723 to Baht 27,829,788,993 by issuance of 10,131,760,270 new ordinary shares at a par value of Baht 1 each.
3. Approve the allotment of 10,131,760,270 ordinary shares pursuant to the capital increase as follows:

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- (1) 2,854,187,041 shares will be offered to the shareholders of the Company whose names appeared in the shares register book as at 12 July 2007 pro-rata to their shareholding, 5.5 existing shares will be entitled to 1 new share. The fractions of share shall be disregarded. The Shareholders are entitled to subscribe those shares in exceed of the number of shares to which they are entitled to subscribe, provided that they must subscribe and pay for the shares in exceed of their entitlements at the same time when they subscribed for the shares to which they are entitled to. The offering price shall be Baht 1.00 per share. The Board of Directors and/or the Chairman of the Board and/or the person entrusted by the Board or the Chairman shall be authorized to have the power to fix the terms, details necessary for the offering of said shares to the shareholders; and
- (2) 7,277,573,229 shares will be allotted and reserved for the exercise by the holder of the warrants to be issued (Note 18 b.(2)); and
- (3) In case there are remaining shares from the share subscription under item (1) above, the Board of Directors and/or the Chairman of the Board and/or any person(s) entrusted by the Board of Directors or the Chairman of the Board be empowered to have the authority to offer the remaining shares to the investors on a private placement basis (which include the offering of said shares to the institutional investors and/or any other specific investors) from time to time or at one time. Provided that the Board of Directors shall have the power to determining and fixing the offering price which will be in accordance and comply with the SEC Notification No.KorJor12/2543.

The Company registered the capital reduction and capital increment with the Ministry of Commerce on July 27, 2007 and August 1, 2007, respectively.

During the year ended March 31, 2008, there was cash receipt of Baht 2,093 million for the sale of 2,093 million shares. The Company already registered the increased paid-up share capital with the Ministry of Commerce on August 31, 2007.

b. Warrants

- (1) As of January 22, 2007, warrants to purchase ordinary shares of the Company has been listed on the Stock Exchange of Thailand (trading commencement on January 22, 2007) – BLAND-W1 with major characteristics as follows:

Number of Warrants:	1,998,534,653 Units
Underlying Shares:	2,000,000,000 Shares
Offering:	Offered to existing shareholders whose name appeared on the registration book as at October 20, 2003 at the ratio of 3 existing shares to 1 unit of warrant.
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 at an Exercise Price of Baht 1.80 per share.
Type of Warrants:	Named certificate and freely transferable
Term of Warrants:	3 years from the issuance date of January 8, 2007 with the last exercise date being January 7, 2010.

As at March 31, 2008, the outstanding of unexercised warrants was 1,998,534,653 units.

BANGKOK LAND PUBLIC COMPANY LIMITED

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MARCH 31, 2008 AND 2007

- (2) As of May 26, 2008, warrants to purchase ordinary shares of the Company has been listed on the Stock Exchange of Thailand (trading commencement on May 26, 2008) – BLAND-W2 with major characteristics as follows:

Type of Warrants:	Named certificate and transferable
Number of Warrants:	6,886,268,732 units
Underlying Shares:	6,897,044,522 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 May 2, 2008 with the last exercise date being May 2, 2013.

BANGKOK LAND PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2008 AND 2007

19. Segment information

	Consolidated financial statements (In Million Baht)				
	For the years ended March 31, 2008				
	Real estate business	Retail business	Exhibition center business	Other services	Total
Segment revenue	1,266	195	1,613	101	3,175
Segment profit (loss)	(423)	8	548	22	155
Interest income					51
Interest expense					(525)
Gain from repurchase of exchangeable notes					3,692
Gain on sale of investment					2,738
Gain on sale of assets					15
Loss on exchange rate, net					(325)
Reversal of provision for loss					264
Income tax					(229)
Profit of minority interest					(149)
Net income before extraordinary item					5,687
Extraordinary items – gain on debt restructuring					336
Net income					6,023
Property, plants and equipment as at March 31, 2008	1,087	163	10,311	21	11,582

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MARCH 31, 2008 AND 2007

	Consolidated financial statement (In Million Baht)				
	For the year ended March 31, 2007				
	Real estate business	Retail business	Exhibition center business	Other services	Total
Segment revenue	65	197	1,407	119	1,788
Segment profit (loss)	(752)	1	520	(22)	(253)
Interest income					12
Interest expense					(760)
Gain on exchange rate, net					647
Gain on sale of assets					16
Allowance for doubtful account					(64)
Loss on revaluation of investment property					(19)
Income tax					713
Net profit for year					292
Property, plants and equipment as at March 31, 2007	1,129	186	10,404	50	11,769

BANGKOK LAND PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2008 AND 2007****20. 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 weighted average number of ordinary shares issued during the year.

Diluted earnings (loss) per share

Diluted earnings (loss) per share is calculated weighted average dividing the net profit (loss) attributable to common shareholders by the number of ordinary shares issued during the year adjusted for the effect of shares options on issue.

	Consolidated financial statements		Separate financial statements	
	2008	2007	2008	2007
Net profit (loss) attributable to shareholders (million Baht)	6,023	292	(153)	2,444
Weighted average number of ordinary shares issued during the year (million shares)	16,745	14,386	16,745	14,386
Basic earnings (loss) per share				
Profit (loss) before extraordinary item	0.35	0.02	(0.03)	0.17
Extraordinary item – Gain on debt restructuring	0.02	-	0.02	-
Net profit (loss) attributable to shareholders	0.37	0.02	(0.01)	0.17

The Company did not calculate diluted earnings per share for the year ended March 31, 2008 and 2007 because the fair value of an ordinary share is lower than the exercised price of warrants.

21. Financial instruments

As at March 31, 2008 and 2007 the Group has the following risks relating to significant financial instruments:

a) Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates.

The Group has long-term loans from banks, and the value of such loans will fluctuate due to changes in market interest rates.

BANGKOK LAND PUBLIC COMPANY LIMITED

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b) Currency risks

Currency risk is the risk that the value of the financial instrument will fluctuate due to changes in currency exchange rates.

The Group faced currency exchange risk relating to Exchangeable Notes denominated in Swiss Francs and U.S. Dollars. The Group had not hedged its foreign currency liabilities relative to these Exchangeable Notes as repayment date of debts remains uncertain following the default by the Group in payment of interest and principal which caused the total amount of debts to become due for repayment as explained in Note 15.

c) Liquidity risk

Liquidity risk or funding risk is the risk that the Group will encounter difficulty in raising fund to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly or close to its fair value.

d) Fair value of financial assets and liabilities

The carrying amounts of all financial assets and liabilities of the Group as at March 31, 2008 and 2007 as presented in the consolidated financial statements and company financial statements approximate to their fair values except for the fair value of loans under debt restructuring agreements and long-term debt instruments cannot be calculated, accordingly, no disclosure is made.

22. Pending lawsuits

As at March 31, 2008 and 2007, the Company has pending lawsuits as summarized belows:

- 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 203 million alleging that the Company and Bangkok Airport Industry Company Limited had breached the purchase and sales agreements (March 31, 2007 : Baht 203 million). As at March 31, 2008, Baht 194 million is recorded in the financial statements (March 31, 2007: Baht 198 million).
- ii) A major contractors have filed civil lawsuits demanding the Group to repay a total debt of Baht 189 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 March 31, 2008, the outstanding principal, excluding interest, payables to this contractor recorded in the financial statements amounted to Baht 122 million (March 31, 2007: Baht 122 million).
- iii) A major customer has filed a civil lawsuit demanding the Company to return deposits and installment funds including interest in the amount of Baht 359 million alleging that the Group had breached purchase and sales agreements. Moreover, another major contractor has filed civil lawsuits demanding the Company to repay a total debt of Baht 192 million together with interest of 15% per annum to be calculated from the date of filing of lawsuits until the date of settlement. The contractors have alleged that the Company had defaulted on payment of debt under certain construction contracts. In February 2007, the Appeal Court has judged the Company to pay Baht 32 million together with interest to be calculated at 7.5% per annum from February 13, 2004 to the date of repayment.

BANGKOK LAND PUBLIC COMPANY LIMITED

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MARCH 31, 2008 AND 2007

In February and March 2008, the Company signed compromise agreement with both parties to eliminate all disputes and the Company agreed to pay a total of Baht 250 million for full settlement of the claims. Therefore, the Company reversed outstanding balances with both parties and also realized again of Baht 264 million in the statements of income for the year ended March 31, 2008.

For case i) and ii), the ultimate outcomes are still pending. However, the Company has provided accrued interest for these cases up to March 31, 2008 of Baht 261 million.

23. Subsequent event

On April 9, 2008, the Company settled the remaining debts with Sukhumvit Asset Management Co., Ltd (SAM) and completely fulfilled all conditions of the restructuring agreement. The Company therefore realized a gain on debt restructuring of Baht 1,492 million.

24. Reclassifications

As a result of reclassifications of certain items in financial statements as at March 31, 2007 the comparative figures for the financial statements as at March 31, 2008 have been amended accordingly.

25. Approval of financial statement

These financial statements have been approved by the Management of the Company.