

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**AND FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED MARCH 31, 2011 AND 2010**  
**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 sheet of Bangkok Land Public Company Limited and its subsidiaries as at March 31, 2011, and the consolidated statements of income, changes in shareholders' equity and cash flows for the year then ended, and the separate balance sheet of Bangkok Land Public Company Limited as at March 31, 2011, and the statements of income, changes in shareholders' equity and cash flows for the year then ended. These financial statements are the responsibility of the Company's management as to their correctness and completeness of the presentation. My responsibility is to express an opinion on these financial statements based on my audit. The consolidated and separate financial statements of such company for the year ended March 31, 2010, were audited by another auditor who is in my firm, whose report dated May 27, 2010, expressed an unqualified opinion on those statements.

I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about to whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statement. An audit also 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 audit provides 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, 2011, the results of their operations and their cash flows for the year then ended, and the financial positions of Bangkok Land Public Company Limited as at March 31, 2011, the results of its operations and its cash flows for the year then ended in conformity with generally accepted accounting principles.

(Kannika Wipanurat)

Certified Public Accountant

Registration No. 7305

Karin Audit Company Limited

Bangkok

May 27, 2011

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**BALANCE SHEETS**  
**AS AT MARCH 31, 2011 AND 2010**

	Notes	In Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		2011	2010	2011	2010
<b>ASSETS</b>					
<b>Current assets</b>					
Cash and cash equivalents		902,094,332	1,108,514,378	74,085,800	140,237,505
Short-term investments	5	816,396,096	201,436,178	612,765,498	150,189
Accounts receivable, net	6	299,473,763	284,643,951	646,885	2,280,920
Real estate development cost, net	8	1,059,277,915	1,345,513,798	233,873,540	339,501,161
Advance and receivables from related parties, net	4.2	-	-	996,055,112	886,631,488
Short-term loans to related parties, net	4.3	-	-	118,425,816	119,122,282
Investment in loans	4.4	-	-	475,000,000	475,000,000
Investment in debt securities held to maturity	10	-	1,000,000,000	-	800,000,000
Other current assets, net of allowance for doubtful accounts of Baht 50 million in 2011 and Baht 54 million in 2010		167,514,574	160,904,654	23,479,501	16,796,849
Total current assets		3,244,756,680	4,101,012,959	2,534,332,152	2,779,720,394
<b>Non-current assets</b>					
Unbilled completed works, net	7	132,669,591	-	-	-
Real estate development cost, net	8	14,835,743,221	15,075,584,383	14,964,724,515	15,053,339,954
Investments in subsidiaries, at cost method	9	-	-	7,263,274,398	7,244,200,122
Investment property	11	706,320,000	636,216,000	5,280,000	5,280,000
Property, plants and equipment, net	12	12,258,940,847	11,385,980,794	458,022,947	471,569,477
Land held for future use	13	7,285,035,600	7,285,035,600	7,285,035,600	7,285,035,600
Deferred income tax	19	23,372,084	-	-	-
Other non-current assets, net		136,075,944	86,697,095	36,916,870	1,357,467
Total non-current assets		35,378,157,287	34,469,513,872	30,013,254,330	30,060,782,620
<b>TOTAL ASSETS</b>		<b>38,622,913,967</b>	<b>38,570,526,831</b>	<b>32,547,586,482</b>	<b>32,840,503,014</b>

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

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**BALANCE SHEETS**  
**AS AT MARCH 31, 2011 AND 2010**

		In Baht			
		Consolidated		Separate	
		financial statements		financial statements	
	Notes	2011	2010	2011	2010
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>					
<b>Current liabilities</b>					
Payables to contractors		261,072,551	201,016,794	122,251,835	128,136,835
Accounts payable		51,989,974	43,406,410	-	-
Payable to related parties	4.5	8,124,453	8,124,453	8,630,532,166	7,744,378,170
Short-term loans and advances from directors	4.7	32,261,233	32,261,233	32,261,233	32,261,233
Current portion of:					
- Loans under debt restructuring agreements	16	-	202,500,000	-	202,500,000
- Long-term debt instruments	17	3,132,323,501	3,035,939,070	-	-
- Long-term loans from related parties	4.6	-	-	10,781,837,796	9,911,852,375
Accrued interest expense		1,389,690,615	1,253,576,160	658,780	658,780
Advances and deposits from customers		553,133,509	500,679,571	422,961,593	464,957,631
Unearned income	7	146,032,504	217,516,592	135,103,324	214,912,149
Other current liabilities	18	1,020,145,629	1,162,582,224	401,296,841	413,813,495
Total current liabilities		6,594,773,969	6,657,602,507	20,526,903,568	19,113,470,668
<b>Non-current liabilities</b>					
Loans under debt restructuring agreements, net	16	-	781,604,124	-	781,604,124
Deferred income tax	19	322,290,564	298,349,594	33,530,727	29,472,229
Other non-current liabilities	20	263,295,671	338,342,622	263,295,671	338,342,622
Total non-current liabilities		585,586,235	1,418,296,340	296,826,398	1,149,418,975
<b>Total liabilities</b>		<b>7,180,360,204</b>	<b>8,075,898,847</b>	<b>20,823,729,966</b>	<b>20,262,889,643</b>

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

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**BALANCE SHEETS**  
**AS AT MARCH 31, 2011 AND 2010**

	Notes	In Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		2011	2010	2011	2010
<b>Shareholders' equity</b>					
Share capital	21				
Authorized share capital					
26,676,477,963 common shares of Baht 1 par value		<u>26,676,477,963</u>		<u>26,676,477,963</u>	
27,829,788,992 common shares of Baht 1 par value		-	<u>27,829,788,992</u>	-	<u>27,829,788,992</u>
Issued and fully paid - up share					
17,794,400,220 shares of Baht 1 par value		17,794,400,220	-	17,794,400,220	-
17,791,445,931 shares of Baht 1 par value		-	17,791,445,931	-	17,791,445,931
Premium on share capital		1,550,164,833	1,548,953,266	1,550,164,833	1,548,953,266
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		1,343,610	1,384,021	-	-
Retained earnings (deficit)		<u>9,019,597,332</u>	<u>8,230,050,191</u>	<u>(5,483,557,920)</u>	<u>(4,625,635,209)</u>
<b>Total shareholders' equity of the Company</b>		<u>26,256,539,573</u>	<u>25,462,866,987</u>	<u>11,723,856,516</u>	<u>12,577,613,371</u>
Minority interest		<u>5,186,014,190</u>	<u>5,031,760,997</u>	<u>-</u>	<u>-</u>
<b>Total shareholders' equity</b>		<u>31,442,553,763</u>	<u>30,494,627,984</u>	<u>11,723,856,516</u>	<u>12,577,613,371</u>
<b>TOTAL LIABILITIES AND</b>					
<b>SHAREHOLDERS' EQUITY</b>		<u>38,622,913,967</u>	<u>38,570,526,831</u>	<u>32,547,586,482</u>	<u>32,840,503,014</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, 2011 AND 2010**

		In Baht			
		Consolidated		Separate	
		financial statements		financial statements	
Notes		2011	2010	2011	2010
Sales		1,214,862,108	1,168,716,564	334,839,867	318,890,963
Rental and service revenues	4.1	1,811,397,581	1,619,139,472	5,723,571	6,722,997
<b>Total revenues</b>		<b>3,026,259,689</b>	<b>2,787,856,036</b>	<b>340,563,438</b>	<b>325,613,960</b>
Costs of sales		(958,476,964)	(959,948,458)	(240,502,612)	(253,244,531)
Costs of rental and services		(856,262,184)	(856,604,666)	-	-
<b>Total costs</b>		<b>(1,814,739,148)</b>	<b>(1,816,553,124)</b>	<b>(240,502,612)</b>	<b>(253,244,531)</b>
<b>Gross profit margin</b>		<b>1,211,520,541</b>	<b>971,302,912</b>	<b>100,060,826</b>	<b>72,369,429</b>
Gain on exchange rate, net		-	118,820,412	-	409,875,342
Other revenues	22	1,243,527,639	884,781,375	1,041,317,404	614,993,288
<b>Profit before expenses</b>		<b>2,455,048,180</b>	<b>1,974,904,699</b>	<b>1,141,378,230</b>	<b>1,097,238,059</b>
Selling expenses		(77,612,268)	(179,822,439)	(2,019,318)	(25,116,433)
Administrative expenses		(790,058,471)	(735,088,967)	(239,513,277)	(209,632,846)
Management benefit	24	(49,157,650)	(59,660,692)	(18,733,385)	(15,676,000)
Loss on exchange rate, net		(279,215,500)	-	(1,372,512,410)	-
<b>Total expenses</b>		<b>(1,196,043,889)</b>	<b>(974,572,098)</b>	<b>(1,632,778,390)</b>	<b>(250,425,279)</b>
<b>Profit (loss) before finance costs and income tax expense</b>		<b>1,259,004,291</b>	<b>1,000,332,601</b>	<b>(491,400,160)</b>	<b>846,812,780</b>
Finance costs	4.1	(143,365,674)	(184,474,498)	(362,464,053)	(399,572,165)
<b>Profit (loss) before income tax expense</b>		<b>1,115,638,617</b>	<b>815,858,103</b>	<b>(853,864,213)</b>	<b>447,240,615</b>
Income tax expense	19	(171,838,283)	(172,228,020)	(4,058,498)	(4,668,078)
<b>Net profit (loss)</b>		<b>943,800,334</b>	<b>643,630,083</b>	<b>(857,922,711)</b>	<b>442,572,537</b>
<b>Net profit (loss) attributable to:</b>					
Equity holders of the parent		789,547,141	528,654,340	(857,922,711)	442,572,537
Minority interest		154,253,193	114,975,743	-	-
		<b>943,800,334</b>	<b>643,630,083</b>	<b>(857,922,711)</b>	<b>442,572,537</b>
<b>Earnings (loss) per share</b>					
<b>Basic earnings (loss) per share (Baht)</b>	26	<b>0.04</b>	<b>0.03</b>	<b>(0.05)</b>	<b>0.02</b>
(2011 : 17,792 million shares)					
(2010 : 17,791 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, 2011 AND 2010**

In Baht										
Consolidated financial statements										
		Issued and paid-up share capital	Premium on share capital	Discount on share capital	Net book value of subsidiaries exceed investment as of purchasing date	Currency translation differences	Retained earnings (deficit)	Total shareholders' equity of the Company	Minority interest	Total
Notes										
Balance as at March 31, 2009		17,791,433,920	1,548,943,657	(2,137,150,617)	28,184,195	1,384,021	7,701,395,851	24,934,191,027	4,916,785,254	29,850,976,281
Increase in share capital	21	12,011	9,609	-	-	-	-	21,620	-	21,620
Net profit		-	-	-	-	-	528,654,340	528,654,340	114,975,743	643,630,083
Balance as at March 31, 2010		17,791,445,931	1,548,953,266	(2,137,150,617)	28,184,195	1,384,021	8,230,050,191	25,462,866,987	5,031,760,997	30,494,627,984
Increase in share capital	21	2,954,289	1,211,567	-	-	-	-	4,165,856	-	4,165,856
Currency translation differences		-	-	-	-	(40,411)	-	(40,411)	-	(40,411)
Net Profit		-	-	-	-	-	789,547,141	789,547,141	154,253,193	943,800,334
Balance as at March 31, 2011		17,794,400,220	1,550,164,833	(2,137,150,617)	28,184,195	1,343,610	9,019,597,332	26,256,539,573	5,186,014,190	31,442,553,763

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, 2011 AND 2010**

		In Baht				
		Separate financial statements				
	Notes	Issued and paid-up share capital	Premium on share capital	Discount on share capital	Deficit	Total
<b>Balance as at March 31, 2009</b>		17,791,433,920	1,548,943,657	(2,137,150,617)	(5,068,207,746)	12,135,019,214
Increase in share capital	21	12,011	9,609	-	-	21,620
Net profit		-	-	-	442,572,537	442,572,537
<b>Balance as at March 31, 2010</b>		17,791,445,931	1,548,953,266	(2,137,150,617)	(4,625,635,209)	12,577,613,371
Increase in share capital	21	2,954,289	1,211,567	-	-	4,165,856
Net loss		-	-	-	(857,922,711)	(857,922,711)
<b>Balance as at March 31, 2011</b>		<u>17,794,400,220</u>	<u>1,550,164,833</u>	<u>(2,137,150,617)</u>	<u>(5,483,557,920)</u>	<u>11,723,856,516</u>

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, 2011 AND 2010**

	In Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Profit (loss) before income tax expense	1,115,638,617	815,858,103	(853,864,213)	447,240,615
Net adjustments to reconcile profit (loss) before income tax expense to cash provided by operating activities:				
Depreciation				
- property and equipment	417,964,807	408,369,299	13,983,833	14,016,489
- infrastructure	64,844,648	64,844,646	64,844,648	64,844,646
Interest income	(20,423,583)	(52,653,426)	(43,340,549)	(78,468,417)
Interest expense	143,365,674	184,474,498	362,464,053	399,572,165
Unrealised (gain) loss on exchange rate	212,614,793	(154,072,531)	1,372,512,411	(409,875,342)
Gain on disposal of fixed assets	(1,990,735)	(584,918)	(1,210,995)	-
Reversal of allowance for impairment of investment in subsidiaries	-	-	(19,074,275)	(26,358,568)
Reversal of allowance for doubtful accounts	(18,773,154)	(3,197,652)	(70,362,201)	(177,809,694)
Gain on repurchase of exchangeable notes	(108,727,762)	(50,542,801)	-	-
Gain on reversal of long-outstanding account payable	(172,744,777)	(319,800,061)	(70,432,101)	(112,021,568)
Gain on debt restructuring	(781,604,124)	(253,312,611)	(781,604,124)	(138,146,849)
Gain on revaluation of investment property	(70,104,000)	-	-	-
Net profit(loss) provided by (use in) operating activities before changes in operating assets and liabilities	780,060,404	639,382,546	(26,083,513)	(17,006,523)
(Increase) decrease in operating assets:				
Account receivable	(30,877)	(28,467,760)	1,634,035	(2,280,920)
Unbilled completed works	(132,669,591)	1,999,410	-	-
Real estate development cost	461,232,396	497,726,022	129,398,411	107,088,159
Other current assets	(10,690,517)	(21,451,181)	(5,697,814)	1,124,160
Other non-current assets	(49,378,848)	(11,357,980)	(35,559,404)	(7,900)
Increase (decrease) in operating liabilities:				
Payables to contractors	60,055,757	30,461,066	(5,885,000)	(16,852,019)
Account payable - trade	8,583,564	(25,741,135)	-	-
Other current liabilities	2,348,261	992,284	(81,047,293)	(97,595,157)
Other non-current liabilities	(75,046,951)	(65,000,000)	(75,046,951)	(65,000,000)
Income tax paid	(173,057,009)	(118,007,475)	(3,499,906)	(5,420,004)
Net cash provided by (used in) operating activities	871,406,589	900,535,797	(101,787,435)	(95,950,204)

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED MARCH 31, 2011 AND 2010**

	In Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Interest income received	21,971,105	53,282,193	12,838,747	34,173,127
(Increase) decrease in short-term investments	(613,992,371)	144,975,876	(612,615,309)	99,849,811
Proceeds from sale of fixed assets	2,416,658	1,200,000	1,211,000	-
Decrease in investment in debt securities held to maturity	1,000,000,000	-	800,000,000	200,150,189
(Increase) decrease in loans to and amounts due from related parties	-	-	(12,103,277)	243,247,476
Cash paid for purchase and construction of fixed assets	(1,291,350,784)	(437,158,002)	(437,308)	(780,536)
Net cash provided by (used in) investing activities	(880,955,392)	(237,699,933)	188,893,853	576,640,067
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Interest expense paid	9,367,287	(63,355,189)	(25,356,968)	(122,349,554)
Increase in short-term loans from and amount due to related parties	-	-	70,432,989	-
Decrease in debt restructuring	(202,500,000)	(412,802,121)	(202,500,000)	(246,165,479)
Payment of compromise debt	-	(24,609,839)	-	-
Cash paid for repurchase of exchangeable notes	(7,904,386)	(5,000,000)	-	-
Proceeds from share issuance	4,165,856	21,620	4,165,856	21,620
Net cash used in financing activities	(196,871,243)	(505,745,529)	(153,258,123)	(368,493,413)
<b>Net increase (decrease) in cash and cash equivalents</b>	(206,420,046)	157,090,335	(66,151,705)	112,196,450
<b>Cash and cash equivalents at beginning of the period</b>	1,108,514,378	951,424,043	140,237,505	28,041,055
<b>Cash and cash equivalents at end of the period</b>	902,094,332	1,108,514,378	74,085,800	140,237,505
<b>Supplemental Disclosures of Cash Flows Information:</b>				
Cash and cash equivalents :				
Cash on hand	63,389,545	16,362,578	17,987,778	39,049
Undeposited cheques	9,644,390	95,788,360	4,137,041	69,496,052
Saving accounts	586,048,007	828,390,219	43,226,115	64,767,954
Current accounts	42,723,994	21,952,569	8,734,866	5,934,450
Fixed deposits	200,288,396	146,020,652	-	-
Total	902,094,332	1,108,514,378	74,085,800	140,237,505

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

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2011 AND 2010**

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**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, 10<sup>th</sup> 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, and hotel.

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

**2.1 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 which is presently in effect.

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, 2011 AND 2010**

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**2.2 Adoption of new accounting standards**

The Federation of Accounting Professions has issued Notifications, regarding new accounting standards and financial reporting standards. These are not effective for the current year, except Framework for the Preparation and Presentation of Financial Statements, which is immediately effective.

		<u>Effective date</u>
Framework for the Preparation and Presentation of Financial Statements (revised 2009)		Immediate
TAS 1 (revised 2009)	Presentation of Financial Statements	1 January 2011
TAS 2 (revised 2009)	Inventories	1 January 2011
TAS 7 (revised 2009)	Statement of Cash Flows	1 January 2011
TAS 8 (revised 2009)	Accounting Policies, Changes in Accounting Estimates and Errors	1 January 2011
TAS 10 (revised 2009)	Events after the Reporting Period	1 January 2011
TAS 11 (revised 2009)	Construction Contracts	1 January 2011
TAS 12	Income Taxes	1 January 2013
TAS 16 (revised 2009)	Property, Plant and Equipment	1 January 2011
TAS 17 (revised 2009)	Leases	1 January 2011
TAS 18 (revised 2009)	Revenue	1 January 2011
TAS 19	Employee Benefits	1 January 2011
TAS 20 (revised 2009)	Accounting for Government Grants and Disclosure of Government Assistance	1 January 2013
TAS 21 (revised 2009)	The effects of Changes in Foreign Exchanges Rate	1 January 2013
TAS 23 (revised 2009)	Borrowing Costs	1 January 2011
TAS 24 (revised 2009)	Related Party Disclosures	1 January 2011
TAS 26	Accounting and Reporting by Retirement Benefit Plans	1 January 2011
TAS 27 (revised 2009)	Consolidated and Separate Financial Statements	1 January 2011
TAS 28 (revised 2009)	Investments in Associates	1 January 2011
TAS 29	Financial Reporting in Hyperinflationary Economies	1 January 2011
TAS 31 (revised 2009)	Interests in Joint Ventures	1 January 2011
TAS 33 (revised 2009)	Earnings per Share	1 January 2011
TAS 34 (revised 2009)	Interim Financial Reporting	1 January 2011
TAS 36 (revised 2009)	Impairment of Assets	1 January 2011
TAS 37 (revised 2009)	Provisions, Contingent Liabilities and Contingent Assets	1 January 2011
TAS 38 (revised 2009)	Intangible Assets	1 January 2011
TAS 40 (revised 2009)	Investment Property	1 January 2011
TFRS 2	Share-Based Payments	1 January 2011
TFRS 3 (revised 2009)	Business Combinations	1 January 2011

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2011 AND 2010**

		<u>Effective date</u>
TFRS 5 (revised 2009)	Non-current Assets Held for Sale and Discontinued Operations	1 January 2011
TFRS 6	Exploration for and Evaluation of Mineral Resources	1 January 2011

The management of the Company has assessed the effect of the accounting standards and financial reporting standards and believes that these standards will not have any significant impact on the financial statements for the year in which they are initially applied except for TAS 18 (revised 2009) Revenue and TAS 19 Employee benefit which the Company's management is still evaluating the effect of these accounting standards.

**2.3 Significant accounting policies**

The Company prepared the financial statements for the year ended March 31, 2011 with the same accounting policies used in the preparation of the annual financial statements for the year ended March 31, 2010.

**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 the consolidated financial statements comprise the following:

		<u>Percentage of holding</u>	
	<u>Principal business</u>	<u>2011</u>	<u>2010</u>
<b>Direct investment :</b>			
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	55.17
Spooner Limited	Dormant	100.00	100.00
<b>Direct and indirect investment :</b>			
Bangkok Land Agency Limited	Retail and space rental business	99.30	99.30
<b>Indirect investment :</b>			
Bangkok Airport Industry Company Limited	Property development	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.

**b) 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.

**c) Revenue recognition**

Property 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.

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

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2011 AND 2010**

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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.

Barter income arose from the exchange of different goods or service for other goods or service, of which is recognized at fair value of those goods or service in exchange.

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

**d) 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.

**e) 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.

**f) 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.

**g) Investments in subsidiaries**

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

**h) 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.

Investments in debt securities, both due within one year and expected to be held to maturity, are stated at amortised cost. The premium/discount on debt securities is amortised by using the effective rate method with the amortised amount presented as an adjustment to the interest income. The debt securities are classified as held to maturity when the Company has the positive intention and ability to hold them to maturity.

Investments in loans are presented at the acquisition cost net of allowance for impairment (if any). Loss on impairment is recognized as an expense in the income statement.

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.

**i) 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.



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**j) 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.

**k) Property , plants and equipment**

Land is stated at cost and buildings and equipment 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.

**l) 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.

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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.

**m) 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".

**n) 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, 2011 and 2010.

**o) 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.

**p) 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.

**3. Significant accounting judgments and estimates**

The preparation of financial statements in conformity with generally accepted accounting principles at times requires management to make subjective judgments and estimates regarding matters that are inherently uncertain. These judgments and estimates affect reported amounts and disclosures and actual results could differ. The significant accounting judgments and estimates are as follows:

**Allowance for doubtful accounts**

Allowances for doubtful accounts are intended to adjust the value of receivables for probable credit losses. The management uses judgment to establish reserves for estimated losses for each outstanding debtor. The allowances for doubtful accounts are determined through a combination of specific reviews, collection experience, and analysis of debtor aging, taking into account changes in the current economic conditions. However, the use of different estimates and assumptions could affect the amounts of allowances for receivable losses and adjustments to the allowances may therefore be required in the future.

**Impairment of investments**

The Group treats investments as impaired when there has been a significant or prolonged decline in the fair value below their cost or where other objective evidence of impairment exists. The determination of what is “significant” or “prolonged” requires judgment.

**Depreciation**

In calculating depreciation of plant and equipment, the management estimates useful lives and salvage values of the plant and equipment and reviews estimated useful lives and salvage values if there are any changes.

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**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, 2011 and 2010 are summarized as follows:

		In Million Baht			
		Consolidated		Separate	
	Pricing	financial statements		financial statements	
	Policy	2011	2010	2011	2010
<b>Management fee :</b>					
<b>Subsidiary</b>	6% of sale				
Bangkok Airport Industry Company Limited	contract	-	-	23	67
<b>Rental and service income :</b>					
<b>Subsidiary</b>					
Bangkok Land Agency Company Limited		-	-	1	1
<b>Interest Income :</b>					
	MLR rate				
<b>Subsidiaries</b>					
Bangkok Airport Industry Company Limited		-	-	26	34
Sinpornchai Company Limited		-	-	7	6
		-	-	33	40
<b>Interest expense :</b>					
	3.125%				
<b>Subsidiary</b>					
Bangkok Land (Cayman Islands) Limited		-	-	322	323

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

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**4.2 Advances and other receivables from related parties**

The balances of receivables from related parties as at March 31, 2011 and 2010 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
<b>Accrued income :</b>				
<b>Subsidiaries</b>				
Bangkok Airport Industry Company Limited	-	-	24	-
Bangkok Land Agency Company Limited	-	-	8	6
<b>Total Accrued income</b>	-	-	32	6
<b>Advances and other receivables :</b>				
<b>Subsidiaries</b>				
Bangkok Land Agency Company Limited	-	-	104	116
Spooner Limited	-	-	9	10
Muang Thong Services and Management Company Limited	-	-	-	7
<b>Total advances and other receivables</b>	-	-	113	133
<b>Interest receivables :</b>				
<b>Subsidiaries</b>				
Bangkok Airport Industry Company Limited	-	-	3,327	3,301
Sinpornchai Company Limited	-	-	59	52
Bangkok Land Agency Company Limited	-	-	23	23
Muang Thong Building Services Company Limited	-	-	1	1
Less: Allowance for doubtful accounts	-	-	(2,559)	(2,629)
<b>Total interest receivable</b>	-	-	851	748
<b>Total</b>	-	-	996	887

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2011 AND 2010****4.3 Short-term loans to related parties**

The balances of short-term loans to related parties as at March 31, 2011 and 2010 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
<b>Subsidiaries</b>				
Sinpornchai Company Limited	-	-	118	118
Bangkok Airport Industry Company Limited	-	-	-	1
<b>Total</b>	-	-	118	119

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	
	2011	2010	2011	2010
<b>Subsidiary</b>				
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.

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**4.5 Payables to related parties**

The balances of payables to related parties as at March 31, 2011 and 2010 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		Financial statements	
	2011	2010	2011	2010
<b>Interest payable :</b>				
<b>Subsidiary</b>				
Bangkok Land (Cayman Islands) Company Limited	-	-	8,259	7,443
<b>Total interest payable</b>	-	-	8,259	7,443
<b>Accrued management fee :</b>				
<b>Subsidiaries</b>				
Bangkok Land Agency Company Limited	-	-	235	235
Bangkok Land (Cayman Islands) Company Limited	-	-	50	50
<b>Total accrued management fee</b>	-	-	285	285
<b>Advances and other payables :</b>				
<b>Subsidiaries</b>				
Muang Thong Services and Management Company Limited	-	-	4	4
Muang Thong Building Services Company Limited	-	-	4	4
Bangkok Airport Industry Company Limited	-	-	70	-
<b>Related parties</b>				
Others	8	8	8	8
<b>Total advances and other payables</b>	8	8	86	16
<b>Total payables to related parties</b>	8	8	8,630	7,744

**BANGKOK LAND PUBLIC COMPANY LIMITED**

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**4.6 Long-term loans from related parties**

Long-term loans from related companies as at March 31, 2011 and 2010 comprise of:

<u>Due date</u>	<u>Interest rate</u> <u>per annum</u>	<u>Separate financial statements</u>			
		<u>2011</u>		<u>2010</u>	
		<u>Amount of loan</u>		<u>Amount of loan</u>	
		<u>Original</u>	<u>Million</u>	<u>Original</u>	<u>Million</u>
		<u>Currency</u>	<u>Baht</u>	<u>Currency</u>	<u>Baht</u>
<u>Loans from Bangkok Land (Cayman Islands) Limited (BL Cayman)</u>					
March 2001	3.125%	323.72 million		323.96 million	
		Swiss Francs	10,782	Swiss Francs	9,912
Long-term loans from related companies presented					
under current liabilities			10,782		9,912

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 17).

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.

**4.7 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. Presently, the Company already settled loans and advances from directors. Remaining balance is accrued interest.



**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2011 AND 2010****5. Short-term investments**

As at March 31, 2011 and 2010, current investments comprise of:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Fixed deposit 6 -15 months	412	-	412	-
Investment in short-term debt instruments	404	201	201	-
<b>Total</b>	<b>816</b>	<b>201</b>	<b>613</b>	<b>-</b>

**6. Accounts receivable, net**

The aging of installments due as at March 31, 2011 and 2010 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Up to 3 months	176	168	1	2
3 - 6 months	58	38	-	-
6 - 12 months	50	33	-	-
Over 12 months	92	138	-	-
Less : Allowance for doubtful accounts	(77)	(92)	-	-
<b>Total accounts receivable</b>	<b>299</b>	<b>285</b>	<b>1</b>	<b>2</b>

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2011 AND 2010**

**7. Unbilled completed works, net**

The aging of unbilled completed works as at March 31, 2011 and 2010 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Up to 3 months	110	-	-	-
3 - 6 months	23	-	-	-
6 - 12 months	-	-	-	-
Over 12 months	-	-	-	-
Total	133	-	-	-
Less: Allowance for doubtful account	-	-	-	-
Unbilled completed works, net	133	-	-	-
Total value of contracts signed	32,199	31,322	18,261	17,979
Sales recognition to date	31,215	30,451	17,556	17,221
Less: Installments due to date	(31,228)	(30,668)	(17,691)	(17,436)
Sales recognized over installments to date	(13)	(217)	(135)	(215)
Unbilled completed works	133	-	-	-
Installments due	(146)	(217)	(135)	(215)
	(13)	(217)	(135)	(215)

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

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**8. Real estate development cost, net**

Real estate development cost as at March 31, 2011 and 2010 comprises:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Land	11,901	11,901	11,646	11,646
Construction in progress	18,466	18,409	8,310	8,279
Infrastructure cost - areas for sale	978	914	478	475
- public areas	1,303	1,303	1,303	1,303
Project management fee	991	991	488	488
Borrowing costs	5,317	5,317	2,832	2,832
Other related costs	456	375	437	361
	39,412	39,210	25,494	25,384
Less: Transfer to cost of sales to date				
- Cost based on percentage of completion	(20,570)	(19,906)	(9,032)	(8,792)
- Accumulated depreciation of common area infrastructure	(826)	(761)	(826)	(762)
Allowance for net realizable value discounts	(2,121)	(2,121)	(437)	(437)
Total	15,895	16,422	15,199	15,393
Less: Real estate development cost classified as current assets	(1,059)	(1,346)	(234)	(340)
Net	14,836	15,076	14,965	15,053

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 28). The mortgaged land and condominium units, as a percentage of the total land areas/total units, is as follows:

	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Percentage of land mortgaged	19	19	20	20
Percentage of condominium units mortgaged	9	6	23	19

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2011 AND 2010**

**9. Investment in subsidiaries**

As at March 31, 2011 and 2010 investment in subsidiaries comprise of:

	Separate financial statements					
	In Million Baht				In Million Baht	
	Paid-up share capital		Percentage of holding(%)		At Cost	
	2011	2010	2011	2010	2011	2010
<b><u>Investment in subsidiaries</u></b>						
Impact Exhibition Management Company Limited	12,953	12,953	55	55	7,148	7,148
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					7,323	7,323
Less : Allowance for impairment loss					(60)	(79)
Net					7,263	7,244

**10. Investment in debt securities held to maturity**

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Investment in debt securities held to maturity	-	1,000	-	800
<u>Less</u> Current portion of investment in debt securities held to maturity	-	(1,000)	-	(800)
Net	-	-	-	-

Investment in debt securities held to maturity represented debentures which carry interest at 4.25% per annum and are due to mature in June 2010.

During the year ended March 31, 2010, the Company sold its investments in debt securities held to maturity to a subsidiary as cost of Baht 200 million.

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2011 AND 2010**

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**11. Investment property**

As at March 31, 2011 and 2010, investment property consisted of:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Land at historical cost	60	60	1	1
Surplus on revaluation	646	576	4	4
Total investment property	706	636	5	5

Investment property is stated at fair value, based on the appraised value (market approach) of independent valuers, TAP valuation Co., Ltd dated April 25, 2011. In this regard, the subsidiary recognized gain on revaluation of investment property of Baht 70.10 million in the Consolidated statement of income for the year ended March 31, 2011.

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2011 AND 2010**

**12. Property, plants and equipment, net**

	Consolidated (In Million Baht)								
	Land	Buildings and other construction	Impact Hall interior systems	Impact Hall structure	Buildings improvements	Furniture and fixtures	Motor vehicles	Construction in progress	Total
<u>At Cost</u>									
April 1, 2009	3,016	724	2,969	5,455	208	607	58	76	13,113
Increase	-	16	49	-	6	52	6	308	437
Decrease	-	(6)	-	-	(19)	(6)	(6)	-	(37)
March 31, 2010	3,016	734	3,018	5,455	195	653	58	384	13,513
Increase	-	5	32	691	3	95	3	462	1,291
Decrease	-	-	-	-	-	(5)	(2)	-	(7)
March 31, 2011	3,016	739	3,050	6,146	198	743	59	846	14,797
<u>Accumulated</u>									
<u>Depreciation</u>									
April 1, 2009	-	194	574	443	123	380	41	-	1,755
Increase	-	36	173	118	9	67	6	-	409
Decrease	-	(6)	-	-	(19)	(6)	(6)	-	(37)
March 31, 2010	-	224	747	561	113	441	41	-	2,127
Increase	-	37	175	121	9	70	5	-	417
Decrease	-	-	-	-	-	(4)	(2)	-	(6)
March 31, 2011	-	261	922	682	122	507	44	-	2,538
<u>Net book value</u>									
March 31, 2010	3,016	510	2,271	4,894	82	212	17	384	11,386
March 31, 2011	3,016	478	2,128	5,464	76	236	15	846	12,259

As at March 31, 2011 and 2010, a portion of property with historical costs of Baht 356 million and Baht 309 million, respectively, are in use but fully depreciated.

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	Separate (In Million Baht)						
	Buildings and						
	Land	other construction	Sport stadium	Leasehold improvements	Furniture and fixtures	Motor vehicles	Total
<u>At Cost</u>							
April 1, 2009	51	30	527	-	8	15	631
Increase	-	-	-	-	1	-	1
Decrease	-	-	-	-	-	-	-
March 31, 2010	51	30	527	-	9	15	632
Increase	-	-	-	-	1	-	1
Decrease	-	-	-	-	-	(2)	(2)
March 31, 2011	51	30	527	-	10	13	631
<u>Accumulated Depreciation</u>							
April 1, 2009	-	25	105	-	7	9	146
Increase	-	1	11	-	1	1	14
Decrease	-	-	-	-	-	-	-
March 31, 2010	-	26	116	-	8	10	160
Increase	-	1	11	-	1	1	14
Decrease	-	-	-	-	-	(1)	(1)
March 31, 2011	-	27	127	-	9	10	173
<u>Net book value</u>							
March 31, 2010	51	4	411	-	1	5	472
March 31, 2011	51	3	400	-	1	3	458

As at March 31, 2011 and 2010, a portion of property with historical costs of Baht 13 million and Baht 15 million, respectively, are in use but fully depreciated.

**13. 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.

**14. Bank overdrafts and short-term loans from financial institutions**

On March 22, 2010, a subsidiary has compromised with a creditor to pay Baht 24.61 million for settlement the principal of Baht 27 million and related accrued interest. The subsidiary realized gain on debt restructuring of Baht 52.46 million in the consolidated statement of income for the year ended March 31, 2010.

**15. Long-term loans from financial institutions**

The Company has long-term loans from a financial institution which on July 26, 2007, Appeal 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 Supreme Court on January 18, 2008. The Company records according to the Appeal Court. The Company has mortgaged certain land plots as collateral for this loan.

On March 10, 2010, the Company entered into debt restructuring agreement with a creditor who has been assigned all rights of claim for repayment. According to the agreement, the Company agreed to pay of Baht 50 million. In March 2010, the Company has fulfilled all conditions of the agreement and realized gain on debt restructuring of Baht 138 million in the statement of income for the year ended March 31, 2010.



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**16. Loans under debt restructuring agreements**

Loans under debt restructuring agreements as at March 31, 2011 and 2010 comprise:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Loans under debt restructuring agreements	-	984	-	984
Less: Current-portion due within one year	-	(202)	-	(202)
Net	-	782	-	782

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)							
No.	Company	As per restructuring agreement	Paid since the agreement date up to March 31, 2011	Gain on debt restructuring	Remaining at March 31, 2011		
					Principal	Accrued interest	Total
1	BLAND	2,420	1,638	782	-	-	-
2	BAIC	597	534	63	-	-	-
Total		3,017	2,172	845	-	-	-

**a) 1 st 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:

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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.

In September 2010, the Company has fulfilled all conditions of the restructuring agreement and realized a gain on debt restructuring of Baht 782 million in the statement of income for the year ended March 31, 2011.

**b) 2 nd 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.

In December 2009, the subsidiary has fulfilled all condition of the restructuring agreement and realized gain on debt restructuring of Baht 63 million in the statement of income for the year ended March 31, 2010.

**17. Long-term debt instruments**

			Consolidated financial statements			
			2011		2010	
		Interest	Amount of loan		Amount of loan	
	Maturity	rate per	Original	Million	Original	Million
	date	annum	Currency	Baht	Currency	Baht
1. Exchangeable	October	4.50 %	15.86 million		15.91 million	
Notes	2003		U.S. Dollars	482	U.S. Dollars	517
2. Exchangeable	March	3.125%	78 million		80.50 million	
Notes	2001		Swiss Francs	2,598	Swiss Francs	2,463
				3,080		2,980
Provision for premium on bond redemption				52		56
Total long-term debt instruments presented as current portion				3,132		3,036

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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 Notes under item 1

In 1993, 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, 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, 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 Company has not hedged any long-term liabilities denominated in foreign currencies.

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The balances of other current liabilities as at March 31, 2011 and 2010 are as follows :

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Provision for loss on pending lawsuits (Note28)	266	274	264	272
Accrued income tax	86	94	-	-
Accrued expenses	265	390	135	133
Others	403	405	2	9
Total	1,020	1,163	401	414

**19. Deferred income tax**

Deferred income taxes are calculated in full on temporary differences under the liability method using a principal tax rate of 30% (2010: 30%).

Deferred income tax as at March 31, 2011 and 2010 comprises:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Deferred income tax assets				
- allowance for doubtful accounts	23	-	-	-
Total	23	-	-	-
Deferred income tax liabilities				
- income recognition of				
real estate business	(128)	(125)	(32)	(28)
- revaluation of investment property	(194)	(173)	(1)	(1)
Total	(322)	(298)	(33)	(29)

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The movement on the deferred income tax is as follows:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Deferred income tax assets				
At beginning of the year	-	-	-	-
Statement of income (credit)/charge	23	-	-	-
At end of the year	23	-	-	-
Deferred income tax liabilities				
At beginning of the year	(298)	(294)	(29)	(25)
Statement of income (credit)/charge	(24)	(4)	(4)	(4)
At end of the year	(322)	(298)	(33)	(29)

Deferred income tax assets are recognised for tax loss carried forward only to the extent that realisation of the related tax benefit through the future taxable profits is probable. The Group has unrecognised tax losses of Baht 5,357 million (2010: Baht 4,402 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 years ended March 31, 2011 and 2010 consisted of:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2011	2010	2011	2010
Corporate income tax	171	168	-	-
Deferred income tax charged for the year	1	4	4	4
Total	172	172	4	4

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**20. 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-current 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.

**21. Share capital and warrants**

**a. Share capital**

On October 19, 2010, the shareholders at the extraordinary meeting of the shareholders passed the following resolutions:

1. Approve the reduction of the registered capital of the Company from Baht 27,829,788,993 to Baht 24,677,439,094 by cancellation of 3,152,349,898 authorized but unissued shares with a par value of Baht 1 (save for the authorized but unissued shares amounting of 6,885,993,163 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 24,677,439,094 to Baht 26,676,477,963 by issuance of 1,999,038,869 new ordinary shares at a par value of Baht 1 each.
3. Approve the allotment of 1,999,038,869 ordinary shares pursuant to the capital increase reserved for the exercise by the holder of the warrants (BLAND-W3) (Note 21 b.(2))

The Company registered the capital reduction and capital increment with the Ministry of Commerce on October 21, 2010.

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**b. Warrants**

1. 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.

On January 7, 2011, the warrant holder of BLAND-W2 exercised 2,290,345 units the Company received Baht 3,345,518 share proceeds from the issuance of 2,290,345 shares to the warrant holders.

The Company registered the change of paid-up share capital with the Ministry of Commerce on January 11, 2011.

As at March 31, 2011, the outstanding of unexercised warrants (BLAND-W2 ) was 6,883,702,818 units.

2. 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;

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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.

The 4,790,804 units of warrant (BLAND-W3) after the allotment were disregarded.

On January 7, 2011 warrant holders of BLAND-W3 exercised 663,944 units and the Company received Baht 730,338 share proceeds from the issuance of 663,944 shares to the warrant holders.

The Company registered the change of paid-up share capital with the Ministry of Commerce on January 11, 2011.

As at March 31, 2011, the outstanding of unexercised warrants (BLAND-W2 ) was 1,993,584,121 units.

**22. Other Revenues**

Other revenues for the years ended March 31, 2011 and 2010 comprise :

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Gain on debt restructuring (Notes 14, 15, 16)	782	253	782	138
Interest income	20	53	43	79
Gain on reversal of long-outstanding account payable	173	320	70	112
Reversal of allowance for doubtful accounts	19	3	70	178
Reversal of allowance for impairment of investment in subsidiaries	-	-	19	26
Gain on revaluation of investment property (Note 11)	70	-	-	-
Others	180	256	57	82
Total	1,244	885	1,041	615



**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2011 AND 2010****23. Expenses classified by nature of expenses**

Significant expenses by nature for the years ended March 31, 2011 and 2010 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Salary and wages and other employee benefits	342	381	39	34
Depreciation	482	473	79	79
Professional fee	25	100	9	13
Other fees	22	18	6	10
Advertising expense	37	107	2	25

**24. Management benefit expenses**

Management benefit expenses represent benefit expenses that management obtained from the Company such as compensation paid in cash and other benefits as stocks, debentures or other privileges including employee stocks option plan or any incentive, etc. For the listed company, the management represents the management as described in according to Securities and Exchange Law.

Management benefit expenses for the years ended March 31, 2011 and 2010 consist of:-

	In Million Baht			
	Consolidated financial		Separate	
	statements		financial statements	
	2011	2010	2011	2010
Management benefit expenses presented in				
costs of sales	17	15	-	-
Management benefit expenses presented in				
administrative expense	49	60	19	16
Total	66	75	19	16

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**25. Segment information**

	Consolidated financial statements ( In Million Baht )						
	For the year ended March 31, 2011						
	Real estate	Retail	Exhibition	Other			
	Business	business	center business	service	Total	Elimination	Total
Segment revenue	862	195	1,887	130	3,074	(48)	3,026
Segment profit (loss)	24	30	488	21	563	(22)	541
Corporate expenses					(177)	-	(177)
Interest income					374	(354)	20
Gain on reversal of long							
outstanding account payable					173	-	173
Gain on sale of fixed assets					2	-	2
Loss on exchange rate, net					(279)	-	(279)
Gain on debt restructuring					782	-	782
Gain on repurchase of							
exchangeable notes					109	-	109
Gain on revaluation of							
investment property					70	-	70
Reversal of allowance for							
doubtful account					127	(109)	18
Finance costs					(503)	360	(143)
Income tax expense					(195)	23	(172)
Profit of minority interest					(154)	-	(154)
Net income of equity holders of							
the parent					892	(102)	790

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Consolidated financial statements ( In Million Baht )							
For the year ended March 31, 2010							
	Real estate	Retail	Exhibition	Other			
	business	business	center business	services	Total	Elimination	Total
Segment revenue	868	189	1,652	129	2,838	(50)	2,788
Segment profit (loss)	30	50	358	24	462	(22)	440
Corporate expenses					(236)	-	(236)
Interest income					415	(362)	53
Gain on reversal of long outstanding account payable					320	-	320
Gain on repurchase of exchangeable notes					51	-	51
Gain on debt restructuring					253	-	253
Gain on exchange rate, net					119	-	119
Finance costs					(551)	367	(184)
Income tax expense					(172)	-	(172)
Profit of minority interest					(115)	-	(115)
Net income of equity holders of the parent					546	(17)	529
Property, plants and equipment as at March 31, 2011	944	116	14,140	10	15,210	(2,951)	12,259
as at March 31, 2010	991	129	13,188	13	14,321	(2,935)	11,386

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2011 AND 2010**

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**26. 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 year.

**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 year adjusted for the effect of conversion of warrant to ordinary share.

	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Net profit(loss) attributable to shareholders (million Baht)	790	529	(858)	443
Weighted average number of ordinary shares in issue during the year (million shares)	17,792	17,791	17,792	17,791
Basic earnings(loss) per share (Baht per share)	0.04	0.03	(0.05)	0.02

The Company did not calculate diluted earnings(loss) per share for the years ended March 31, 2011 and 2010 because the fair value of an ordinary share is lower than the exercised price of warrants.

**27. Financial instruments**

As at March 31, 2011 and 2010 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.

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 17.

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, 2011 and 2010, presented in the consolidated financial statements and separate 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.

**28. Pending lawsuits**

As at March 31, 2011, 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 154 million alleging that the Company and Bangkok Airport Industry Company Limited had breached the purchase and sales agreements (March 31, 2010 : Baht 181 million). As at March 31, 2011, Baht 123 million is recorded in the financial statements (March 31, 2010: Baht 153 million).

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- 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 March 31, 2011, the outstanding principal, excluding interest, payables to this contractor recorded in the financial statements amounted to Baht 122 million (March 31, 2010: 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 March 31, 2011 of Baht 266 million in the consolidated financial statements and the separate financial statements of Baht 264 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. The Civil Court appointed to examine witness in July and September 2011.

The Group’s legal advisor has the opinion that the plaintiff has illegally terminated the agreement, so the plaintiff has no right to claim any penalty, damages and interest. Based on the opinion of its legal advisor, the Group’s management believes that BAIC has no legal case to answer and no material liabilities will arise from the action of the plaintiff. BAIC has therefore made no provision of the claim in its financial statements for the year ended March 31, 2011.

- iv) An exchangeable note holder has filed a civil lawsuit against the Company, who is a guarantor of exchangeable notes issued by a subsidiary, alleging that the subsidiary had defaulted on the payment of USD 1 million exchangeable notes (Note 17). 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.

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.

**29. Capital management**

The primary objectives of the Company's and its subsidiaries capital management are to maintain their abilities to continue as a going concern and to maintain an appropriate capital structure.

As at March 31, 2011, debt to equity ratio in the consolidated financial statements and the separate financial statements are 0.23 : 1 and 1.78 : 1 respectively.

**30. Commitments and contingent liabilities**

- a) As at March 31, 2011, 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 369 million.
- b) As at March 31, 2011, 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 80 million. (Separate : Baht 36 million)

**31. Reclassifications**

As a result of reclassifications of certain items in financial statements for the year ended March 31, 2010 the comparative figures for the financial statements for the year ended March 31, 2011 have been amended accordingly, with no effect on net income or shareholders' equity previously reported.

**32. Approval of financial statement**

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