

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**AND FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED MARCH 31, 2012 AND 2011**  
**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 statements of financial position of Bangkok Land Public Company Limited and its subsidiaries as at March 31, 2012 and 2011, and the related consolidated statements of comprehensive income and changes in shareholders' equity and cash flows for the years then ended, and the statements of financial position of Bangkok Land Public Company Limited as at March 31, 2012 and 2011, and the related statements of comprehensive income and changes in shareholders' equity and cash flows for the years 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 issue a report 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 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 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, 2012 and 2011, 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, 2012 and 2011, the results of its operations and its cash flows for the years then ended in conformity with generally accepted accounting principles.

As explained in Note 2 to the financial statements, with effect from January 1, 2011 the Company has adopted certain new and revised financial reporting standards. The consolidated and separate financial statements for the year ended as at March 31, 2011, which are included in the accompanying financial statements for comparative purposes, have been restated accordingly.

(Kannika Wipanurat)

Certified Public Accountant

Registration No. 7305

Karin Audit Company Limited

Bangkok

May 28, 2012

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**STATEMENTS OF FINANCIAL POSITION**  
**AS AT MARCH 31, 2012 AND 2011**

		In Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		2012	2011	2012	2011
Notes		"Restated"	"Restated"		
<b>ASSETS</b>					
<b>Current assets</b>					
		1,566,304,742	902,094,332	634,771,950	74,085,800
Cash and cash equivalents					
Short-term investments	6	215,267,110	816,396,096	215,267,111	612,765,498
Accounts receivable, net	7	325,515,222	299,473,763	2,300,544	646,885
Real estate development cost, net	8	1,082,096,144	1,290,006,853	246,375,967	236,531,370
Advance and receivables from related parties, net	5.2	-	-	1,229,596,881	996,055,112
Short-term loans to related parties, net	5.3	-	-	500,061,546	118,425,816
Investment in loans	5.4	-	-	475,000,000	475,000,000
Other current assets, net of allowance for doubtful accounts of Baht 50 million in 2012 and 2011		185,671,202	167,514,574	63,479,031	23,479,500
Total current assets		3,374,854,420	3,475,485,618	3,366,853,030	2,536,989,981
<b>Non-current assets</b>					
Real estate development cost, net	8	14,789,195,888	15,199,056,917	15,167,561,675	15,328,038,211
Investments in subsidiaries, at cost method	9	-	-	7,326,886,908	7,263,274,398
Investment property	10	706,320,000	706,320,000	5,280,000	5,280,000
Property, plants and equipment, net	11	12,855,339,440	12,258,940,847	443,066,411	458,022,947
Land held for future use	12	7,285,035,600	7,285,035,600	7,285,035,600	7,285,035,600
Deferred income tax	17	29,036,241	31,225,247	3,528,685	7,073,789
Other non-current assets, net		103,231,899	136,075,944	36,939,038	36,916,870
Total non-current assets		35,768,159,068	35,616,654,555	30,268,298,317	30,383,641,815
<b>TOTAL ASSETS</b>		<b>39,143,013,488</b>	<b>39,092,140,173</b>	<b>33,635,151,347</b>	<b>32,920,631,796</b>

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

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**STATEMENTS OF FINANCIAL POSITION**  
**AS AT MARCH 31, 2012 AND 2011**

		In Baht			
		Consolidated financial statements		Separate financial statements	
		2012	2011	2012	2011
	Notes		"Restated"		"Restated"
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>					
<b>Current liabilities</b>					
Payables to contractors		224,541,751	261,072,551	132,951,835	122,251,835
Accounts payable		47,688,889	51,989,974	-	-
Payable to related parties	5.5	-	8,124,453	9,129,139,440	8,630,532,166
Short-term loans and advances from directors	5.7	-	32,261,233	-	32,261,233
Current portion of:					
- Long-term debt instruments	14	3,076,173,534	3,132,323,501	-	-
- Long-term loans from related parties	5.6	-	-	4,778,466,439	10,781,837,795
Accrued interest expense	14	915,739,056	1,389,690,616	658,780	658,780
Advances and deposits from customers		1,299,263,877	1,313,825,359	1,053,591,631	1,077,322,747
Other current liabilities	16	1,153,119,856	988,010,484	315,988,198	378,968,754
Total current liabilities		6,716,526,963	7,177,298,171	15,410,796,323	21,023,833,310
<b>Non-current liabilities</b>					
Deferred income tax	17	293,798,379	293,798,379	1,317,051	1,317,051
Employee benefit obligations	15	20,081,107	-	-	-
Other non-current liabilities	18	-	263,295,671	-	263,295,671
Total non-current liabilities		313,879,486	557,094,050	1,317,051	264,612,722
<b>Total liabilities</b>		7,030,406,449	7,734,392,221	15,412,113,374	21,288,446,032

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

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**STATEMENTS OF FINANCIAL POSITION**  
**AS AT MARCH 31, 2012 AND 2011**

		In Baht			
		Consolidated financial statements		Separate financial statements	
		2012	2011	2012	2011
Notes			"Restated"		"Restated"
<b>Shareholders' equity</b>					
Share capital					
Authorized share capital					
		26,671,687,159		26,671,687,159	
	19	26,671,687,159	26,676,477,963		26,676,477,963
Issued and fully paid - up share					
		17,794,400,220	17,794,400,220	17,794,400,220	17,794,400,220
		1,550,164,833	1,550,164,833	1,550,164,833	1,550,164,833
		(2,137,150,617)	(2,137,150,617)	(2,137,150,617)	(2,137,150,617)
Net book value of subsidiaries exceed investment					
		28,184,195	28,184,195	-	-
		1,343,610	1,343,610	-	-
Retained earnings					
		50,781,177	-	50,781,177	-
	20	50,781,177	-	50,781,177	-
		9,505,215,100	8,934,791,522	964,842,360	(5,575,228,672)
<b>Total equity attributable to owner's of the Company</b>		<b>26,792,938,518</b>	<b>26,171,733,763</b>	<b>18,223,037,973</b>	<b>11,632,185,764</b>
Non-controlling interests		5,319,668,521	5,186,014,189	-	-
<b>Total shareholders' equity</b>		<b>32,112,607,039</b>	<b>31,357,747,952</b>	<b>18,223,037,973</b>	<b>11,632,185,764</b>
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>					
		<b>39,143,013,488</b>	<b>39,092,140,173</b>	<b>33,635,151,347</b>	<b>32,920,631,796</b>

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

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**STATEMENTS OF COMPREHENSIVE INCOME**  
**FOR THE YEARS ENDED MARCH 31, 2012 AND 2011**

		In Baht			
		Consolidated financial statements		Separate financial statements	
		2012	2011	2012	2011
			(Restated)		(Restated)
Notes					
Sales		1,330,540,479	1,061,431,330	319,657,011	332,182,037
Rental and service revenues	5.1	2,023,286,951	1,811,397,581	3,523,922	5,723,571
<b>Total revenues</b>		<b>3,353,827,430</b>	<b>2,872,828,911</b>	<b>323,180,933</b>	<b>337,905,608</b>
Costs of sales		(1,020,505,464)	(805,046,186)	(175,821,620)	(237,844,782)
Costs of rental and services		(1,008,614,255)	(856,262,184)	-	-
<b>Total costs</b>		<b>(2,029,119,719)</b>	<b>(1,661,308,370)</b>	<b>(175,821,620)</b>	<b>(237,844,782)</b>
<b>Gross profit margin</b>		<b>1,324,707,711</b>	<b>1,211,520,541</b>	<b>147,359,313</b>	<b>100,060,826</b>
Gain on exchange rate, net		182,933,682	-	-	-
Dividend income	9	-	-	6,510,000,000	-
Other revenues	21	920,809,993	1,243,527,639	1,439,559,826	1,041,317,404
<b>Profit before expenses</b>		<b>2,428,451,386</b>	<b>2,455,048,180</b>	<b>8,096,919,139</b>	<b>1,141,378,230</b>
Selling expenses		(69,517,229)	(77,612,268)	(8,760,663)	(2,019,318)
Administrative expenses		(827,928,590)	(783,460,947)	(190,757,840)	(239,398,989)
Management benefit	23	(57,957,487)	(49,157,650)	(22,189,140)	(18,733,385)
Provision for pending lawsuit	27	(481,060,986)	-	-	-
Loss on exchange rate, net		-	(279,215,500)	(882,686,591)	(1,372,512,411)
<b>Total expenses</b>		<b>(1,436,464,292)</b>	<b>(1,189,446,365)</b>	<b>(1,104,394,234)</b>	<b>(1,632,664,103)</b>
<b>Profit (loss) before finance costs and income tax expense</b>		<b>991,987,094</b>	<b>1,265,601,815</b>	<b>6,992,524,905</b>	<b>(491,285,873)</b>
Finance costs	5.1	(67,264,295)	(143,365,674)	(391,837,296)	(362,464,053)
<b>Profit (loss) before income tax expense</b>		<b>924,722,799</b>	<b>1,122,236,141</b>	<b>6,600,687,609</b>	<b>(853,749,926)</b>
Income tax expense	17	(169,863,712)	(173,817,540)	(9,835,400)	(4,092,784)
<b>Net profit (loss) and comprehensive income(loss)</b>		<b>754,859,087</b>	<b>948,418,601</b>	<b>6,590,852,209</b>	<b>(857,842,710)</b>
<b>Net profit (loss) and comprehensive income(loss) attributable to:</b>					
Owners of the Company		621,204,755	794,165,409	6,590,852,209	(857,842,710)
Non-controlling interests		133,654,332	154,253,192	-	-
		<b>754,859,087</b>	<b>948,418,601</b>	<b>6,590,852,209</b>	<b>(857,842,710)</b>
<b>Earnings (loss) per share</b>					
<b>Basic earnings (loss) per share (Baht)</b>	25	<b>0.03</b>	<b>0.04</b>	<b>0.37</b>	<b>(0.05)</b>
(2012 : 17,794 million shares)					
(2011 : 17,792 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, 2012 AND 2011**

In Baht										
Consolidated financial statements										
Notes	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		Total equity attributable to owner's of the Company	Non- controlling interests	Total
						Appropriated for legal reserve	Unappropriated			
<b>Balance as at March 31, 2010</b>										
Beginning balance - as previously reported	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
Cumulative effect of the change in accounting policy for recognition of revenue from sales of real estate	3.1	-	-	-	-	-	(89,424,078)	(89,424,078)	-	(89,424,078)
Beginning balance (restated)	17,791,445,931	1,548,953,266	(2,137,150,617)	28,184,195	1,384,021	-	8,140,626,113	25,373,442,909	5,031,760,997	30,405,203,906
Increase in share capital	19	2,954,289	1,211,567	-	-	-	-	4,165,856	-	4,165,856
Currency translation differences		-	-	-	(40,411)	-	-	(40,411)	-	(40,411)
Net profit for year (restated)		-	-	-	-	-	794,165,409	794,165,409	154,253,192	948,418,601
<b>Balance as at March 31, 2011</b>	17,794,400,220	1,550,164,833	(2,137,150,617)	28,184,195	1,343,610	-	8,934,791,522	26,171,733,763	5,186,014,189	31,357,747,952
Appropriated for legal reserve	20	-	-	-	-	50,781,177	(50,781,177)	-	-	-
Net profit for year		-	-	-	-	-	621,204,755	621,204,755	133,654,332	754,859,087
<b>Balance as at March 31, 2012</b>	17,794,400,220	1,550,164,833	(2,137,150,617)	28,184,195	1,343,610	50,781,177	9,505,215,100	26,792,938,518	5,319,668,521	32,112,607,039

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, 2012 AND 2011**

In Baht						
Separate financial statements						
Notes	Issued and paid-up share capital	Premium on share capital	Discount on share capital	Retained earning (deficit)		Total
				Appropriated for legal reserve	Unappropriated	
<b>Balance as at March 31, 2010</b>						
Beginning balance - as previously reported	17,791,445,931	1,548,953,266	(2,137,150,617)	-	(4,625,635,209)	12,577,613,371
Cumulative effect of the change in accounting policy for recognition of revenue from sales of real estate	3.1	-	-	-	(91,750,753)	(91,750,753)
Beginning balance (restated)	17,791,445,931	1,548,953,266	(2,137,150,617)	-	(4,717,385,962)	12,485,862,618
Increase in share capital	19	2,954,289	1,211,567	-	-	4,165,856
Net loss for year (restated)		-	-	-	(857,842,710)	(857,842,710)
<b>Balance as at March 31, 2011</b>	17,794,400,220	1,550,164,833	(2,137,150,617)	-	(5,575,228,672)	11,632,185,764
Appropriated for legal reserve	20	-	-	50,781,177	(50,781,177)	-
Net profit for year		-	-	-	6,590,852,209	6,590,852,209
<b>Balance as at March 31, 2012</b>	17,794,400,220	1,550,164,833	(2,137,150,617)	50,781,177	964,842,360	18,223,037,973

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, 2012 AND 2011**

	In Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
		(Restated)		(Restated)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Profit (loss) before income tax expense	924,722,799	1,122,236,141	6,600,687,609	(853,749,926)
Net adjustments to reconcile profit (loss) before income tax expense				
to cash provided by operating activities:				
Depreciation				
- property and equipment	460,261,200	417,964,807	13,787,041	13,983,833
- infrastructure	64,844,648	64,844,648	64,844,648	64,844,648
Interest income	(22,555,090)	(20,423,583)	(53,510,642)	(43,340,549)
Dividend income	-	-	(6,510,000,000)	-
Interest expense	67,264,295	143,365,674	391,837,296	362,464,053
Unrealised loss on exchange rate	127,129,302	247,631,616	882,686,591	1,372,512,411
Provision for employee benefit	20,081,107	-	-	-
Reversal of allowance for impairment of investment in subsidiarie	-	-	(60,420,510)	(19,074,275)
Reversal of allowance for doubtful accounts	(17,495,010)	(18,773,154)	(1,135,991,528)	(70,362,201)
Provision for pending lawsuit	481,060,986	-	-	-
Gain on revaluation of investment property	-	(70,104,000)	-	-
Gain on sale of fixed assets	(2,057,643)	(1,990,735)	(1,989,739)	(1,210,995)
Gain on debt restructuring	-	(781,604,124)	-	(781,604,124)
Gain on repurchase of exchangeable notes	(164,431,382)	(108,727,762)	-	-
Reversal of accrued interest	(513,285,175)	-	-	-
Gain on reversal of long outstanding account payable	(101,566,044)	(172,744,777)	(101,031,724)	(70,432,101)
Net profit (loss) provided by (use in) operating activities before				
changes in operating assets and liabilities	1,323,973,993	821,674,751	90,899,042	(25,969,226)
(Increase) decrease in operating assets:				
Account receivable	(8,546,449)	(30,877)	(1,653,659)	1,634,035
Real estate development cost	412,516,733	307,801,618	85,787,293	126,740,581
Other current assets	(12,796,412)	(10,690,517)	(35,032,275)	(5,697,814)
Other non-current assets	32,844,045	(49,378,848)	(22,168)	(35,559,404)
Increase (decrease) in operating liabilities:				
Payables to contractors	(36,530,800)	60,055,757	10,700,000	(5,885,000)
Account payable - trade	(4,301,085)	8,583,564	-	-
Other current liabilities	(238,149,864)	16,511,924	(6,650,907)	(78,503,750)
Other non-current liabilities	(263,295,671)	(75,046,951)	(273,340,083)	(75,046,951)
Income tax paid	(179,188,012)	(173,057,009)	(4,967,256)	(3,499,906)
Net cash provided by (used in) operating activities	1,026,526,478	906,423,412	(134,280,013)	(101,787,435)

**BANGKOK LAND PUBLIC COMPANY LIMITED**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED MARCH 31, 2012 AND 2011**

	In Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
		(Restated)		(Restated)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Interest income received	22,555,090	21,971,105	1,106,470,166	12,838,747
(Increase) decrease in short-term investments	601,128,985	(613,992,371)	397,498,387	(612,615,309)
Decrease in investment in debt securities held to maturity	-	1,000,000,000	-	800,000,000
Increase in loans to and amounts due from related parties	-	-	(559,095,008)	(12,103,277)
Proceeds from sale of assets	4,691,078	2,416,658	3,551,402	1,211,000
Cash paid for purchase and construction of fixed assets	(918,882,870)	(1,291,350,784)	(392,169)	(437,308)
Net cash provided by (used in) investing activities	(290,507,717)	(880,955,392)	948,032,778	188,893,853
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Interest expense paid	(9,304,807)	(25,649,536)	(9,286,933)	(25,356,968)
Decrease in short-term loans and advances from directors	(32,261,233)	-	(32,261,233)	-
Decrease in short-term loans from and amount due to related parties	(6,489,139)	-	(211,518,449)	70,432,989
Cash paid for repurchase of exchangeable notes	(23,753,172)	(7,904,386)	-	-
Repayment of debt restructuring	-	(202,500,000)	-	(202,500,000)
Proceeds from share subscription	-	4,165,856	-	4,165,856
Net cash used in financing activities	(71,808,351)	(231,888,066)	(253,066,615)	(153,258,123)
<b>Net increase (decrease) in cash and cash equivalents</b>	664,210,410	(206,420,046)	560,686,150	(66,151,705)
<b>Cash and cash equivalents at beginning of the year</b>	902,094,332	1,108,514,378	74,085,800	140,237,505
<b>Cash and cash equivalents at end of the year</b>	1,566,304,742	902,094,332	634,771,950	74,085,800

**Supplemental Disclosures of Cash Flows Information:**

1. Cash and cash equivalents :

Cash on hand	59,401,867	63,389,545	15,987,743	17,987,778
Undeposited cheques	19,825,793	9,644,390	-	4,137,041
Saving accounts	1,199,628,508	586,048,007	610,045,637	43,226,115
Current accounts	32,062,282	42,723,994	8,738,570	8,734,866
Fixed deposits	255,386,292	200,288,396	-	-
Total	1,566,304,742	902,094,332	634,771,950	74,085,800

2. Non - cash transaction

2.1 Transfer real estate development cost to property, plants and equipment

	140,410,359	-	-	-
--	-------------	---	---	---

2.2 During the year ended March 31, 2012 the Company received dividend income from a subsidiary amounting to Baht 6,510 million by set off with long-term loan from related parties.

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

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

---

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

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

**2.1 Basis of preparation of the financial statements**

These consolidated and company 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.

The financial statements in Thai language are the official statutory financial statements of the Company.

The financial statements in English language have been translated from the Thai language financial statements.

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

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

---

**2.2 Adoption of new accounting standards****2.2.1 Accounting standards which are effective for fiscal years beginning on or after January 1, 2011.**

TAS 1 (revised 2009)	Presentation of Financial Statements
TAS 2 (revised 2009)	Inventories
TAS 7 (revised 2009)	Statement of Cash Flows
TAS 8 (revised 2009)	Accounting Policies, Changes in Accounting Estimates and Errors
TAS 10 (revised 2009)	Events after the Reporting Period
TAS 11 (revised 2009)	Construction Contracts
TAS 16 (revised 2009)	Property, Plant and Equipment
TAS 17 (revised 2009)	Leases
TAS 18 (revised 2009)	Revenue
TAS 19	Employee Benefits
TAS 23 (revised 2009)	Borrowing Costs
TAS 24 (revised 2009)	Related Party Disclosures
TAS 26	Accounting and Reporting by Retirement Benefit Plans
TAS 27 (revised 2009)	Consolidated and Separate Financial Statements
TAS 28 (revised 2009)	Investments in Associates
TAS 29	Financial Reporting in Hyperinflationary Economies
TAS 31 (revised 2009)	Interests in Joint Ventures
TAS 33 (revised 2009)	Earnings per Share
TAS 34 (revised 2009)	Interim Financial Reporting
TAS 36 (revised 2009)	Impairment of Assets
TAS 37 (revised 2009)	Provisions, Contingent Liabilities and Contingent Assets
TAS 38 (revised 2009)	Intangible Assets
TAS 40 (revised 2009)	Investment Property
TFRS 2	Share-Based Payments
TFRS 3 (revised 2009)	Business Combinations
TFRS 5 (revised 2009)	Non-current Assets Held for Sale and Discontinued Operations
TFRS 6	Exploration for and Evaluation of Mineral Resource
TFRIC 15	Property Construction Contracts
SIC 31	Revenue – Barter Transactions Involving Advertising Services

The adoption of these new and revised TFRS has resulted in changes in the Company's accounting policies. The effects of these changes are disclosed in Note 3. Except for these changes, accounting policies and methods of computation applied in these financial statements are consistent with those applied in the financial statements for the year ended March 31, 2011.

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

---

**2.2.2 Accounting standards which are not effective for the current year**

		<u>Effective date</u>
TAS 12	Income Taxes	January 1, 2013
TAS 20 (revised 2009)	Accounting for Government Grants and Disclosure of Government Assistance	January 1, 2013
TAS 21 (revised 2009)	The effects of Changes in Foreign Exchanges Rate	January 1, 2013
SIC 10	Government Assistance - No Specific Relation to Operating Activities	January 1, 2013
SIC 21	Income Taxes - Recovery of Revalued Non-Depreciable Assets	January 1, 2013
SIC 25	Income Taxes - Changes in the Tax Status of an Entity or its Shareholders	January 1, 2013

The Company's management believes that these accounting standards will not have any significant impact on the financial statements for the year when they are initially applied.

**2.3 Significant accounting policies**

The financial statements for the year ended March 31, 2012 are prepared using the same accounting policies as were used in the preparation of the financial statements for the year ended March 31, 2011, except for the following in 2.2.1

**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.

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

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

		Percentage of holding	
	Principal business	2012	2011
<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	Exhibition convention & hotel	55.17	55.17
Spooner Limited	Dormant	100.00	100.00
<b>Direct and indirect investment :</b>			
Bangkok Land Agency Limited	Property renting	99.30	99.30
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 land and houses/condominium units/land are recognised upon transfer of ownership to buyer.

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

---

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 revenue is recognised when the amount of revenue reference to the stage of completions the transaction at the balance sheet date can be measured reliably.

Barter income arises from the exchange of different goods or service for other goods or service, 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 the lower of cost or net realizable value. Costs include cost of land, land development, construction costs, infrastructure, project management fee and related borrowing cost.

Infrastructure for public use 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 Statement of financial position 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 comprehensive 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 statement of comprehensive 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 comprehensive 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.



**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

---

**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.

**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 comprehensive 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 Statement of financial position 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 comprehensive 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.

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 Statement of financial position 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 comprehensive income.

The financial statements of a foreign subsidiary are translated into Baht by the average exchange rates of the year for the statement of comprehensive income and by the exchange rate at the Statement of financial position date for Statement of financial position 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 Statement of financial position 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 outstanding derivative financial instruments as at March 31, 2012 and 2011.

**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 comprehensive 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. Changes in accounting policies**

**3.1 Accounting policy for recognition of revenue from sales of real estate**

Starting April 1, 2011, the Group changed its accounting policy for recognition of revenue from sales of real estate from the percentage of completion method to recognising revenue in full when ownership is transferred. Sales are thus recognised as revenue in full when the construction work is completed and ownership has been transferred to buyers, after all payments have been received from the buyers. This change was made in accordance with TAS 18 (revised 2009) Revenue.

In this regard, the Group has restated the previous period's financial statements as though the revenue from sales of real estate had originally been recognised in full when ownership is transferred. The cumulative effect of the change in accounting policy has been presented under the heading of "Cumulative effect of the change in accounting policy for recognition of revenue from sales of real estate" in the statements of changes in equity. The effects of the change to statement of financial position as at March 31, 2011 and statements of comprehensive income are as follows:

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

	In Thousand Baht	
	Consolidated	Separate
	financial statements	financial statements
<b>Statement of financial position as at March 31, 2011</b>		
Increase in real estate development cost	594,042	365,971
Increase in advances and deposits from customers payments	(747,327)	(519,258)
Decrease in other current liabilities	32,135	22,328
Decrease in deferred income tax	36,345	39,288
Decrease in retained earnings	84,805	91,671
<b>Statement of comprehensive income for the year ended March 31, 2011</b>		
Increase (decrease) in revenues from sales	(153,431)	(2,658)
(Increase) decrease in costs of sales	153,431	2,658
(Increase) decrease in selling and administrative expenses	6,598	115
(Increase) decrease in income tax	(1,979)	(34)
Increase in net profit	4,619	80
Increase in basic earnings per share (Baht)	0.0003	0.0045

**3.2 Employee benefits**

Starting April 1, 2011, the Group has applied TAS 19 Employee Benefits.

Under the new policy, the Group's obligation in respect of post-employment benefits is recognised in the financial statements based on calculations performed annually by a qualified actuary using the projected unit credit method. Previously, this obligation was recognised as and when payments were made.

The Group's liabilities for other long-term employee benefit obligations as at April 1, 2011 have been determined to be Baht 15.66 million. The Group has adopted to record the entire amount of this obligation in the statements of comprehensive income for the year ended December 31, 2011, in accordance with the transitional provisions of TAS 19.

The Company's management has reviewed the impact of such accounting standard and considered that there is no significant provision of employee's benefits because the Company has no commitment in employee's benefit. Therefore there is no employee benefit obligation in the separate financial statements.

**4. 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.

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

**5. Transactions with related parties**

**5.1 Significant transactions with related parties**

Portion of revenues and expenses arose from transactions with related parties for the years ended March 31, 2012 and 2011 are summarized as follows:

		In Million Baht			
		Consolidated		Separate	
		financial statements		financial statements	
Pricing					
Policy		2012	2011	2012	2011
<b>Management fee :</b>					
<b>Subsidiary</b>	6% of sale				
Bangkok Airport Industry Company Limited	contract	-	-	31	23
<b>Rental 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		-	-	27	26
Sinpornchai Company Limited		-	-	9	7
		-	-	36	33
<b>Dividend Income :</b>					
	Right to receive				
<b>Subsidiary</b>	dividend				
Bangkok Land (Cayman Islands) Limited		-	-	6,510	-
<b>Interest expense :</b>					
	3.125%				
<b>Subsidiary</b>					
Bangkok Land (Cayman Islands) Limited		-	-	359	322

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011****5.2 Advances and other receivables from related parties**

The balances of receivables from related parties as at March 31, 2012 and 2011 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
<b>Accrued income :</b>				
<b>Subsidiaries</b>				
Bangkok Airport Industry Company Limited	-	-	10	24
Bangkok Land Agency Company Limited	-	-	9	8
<b>Total Accrued income</b>	-	-	19	32
<b>Advances and other receivables :</b>				
<b>Subsidiaries</b>				
Bangkok Land Agency Company Limited	-	-	43	104
Spooner Limited	-	-	9	9
Bangkok Airport Industry Company Limited	-	-	225	-
<b>Total advances and other receivables</b>	-	-	277	113
<b>Interest receivables :</b>				
<b>Subsidiaries</b>				
Bangkok Airport Industry Company Limited	-	-	2,265	3,327
Sinpornchai Company Limited	-	-	68	59
Bangkok Land Agency Company Limited	-	-	23	23
Muang Thong Building Services Company Limited	-	-	1	1
Less: Allowance for doubtful accounts	-	-	(1,423)	(2,559)
<b>Total interest receivable</b>	-	-	934	851
<b>Total</b>	-	-	1,230	996

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****DECEMBER 31, 2012 AND 2011****5.3 Short-term loans to related parties - net**

The balances of short-term loans to related parties as at March 31, 2012 and 2011 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
<b>Subsidiaries</b>				
Sinpornchai Company Limited	-	-	500	118

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

**5.4 Investment in loans**

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
<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.



**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

**5.5 Payables to related parties**

The balances of payables to related parties as at March 31, 2012 and 2011 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		Financial statements	
	2012	2011	2012	2011
<b>Interest payable :</b>				
<b>Subsidiary</b>				
Bangkok Land (Cayman Islands) Company Limited	-	-	8,971	8,259
<b>Accrued management fee :</b>				
<b>Subsidiaries</b>				
Bangkok Land Agency Company Limited	-	-	29	235
Bangkok Land (Cayman Islands) Company Limited	-	-	50	50
<b>Total accrued management fee</b>	-	-	79	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	70
Impact Exhibition Management Company Limited	-	-	1	-
Others	-	8	-	8
<b>Total advances and other payables</b>	-	8	79	86
<b>Total payables to related parties</b>	-	8	9,129	8,630

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

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

Long-term loans from related companies as at March 31, 2012 and 2011 comprise of:

		Separate financial statements			
		2012		2011	
		Amount of loan		Amount of loan	
Due date	Interest rate	Original	Million	Original	Million
	per annum	Currency	Baht	Currency	Baht
<u>Loans from Bangkok Land (Cayman Islands) Limited (BL Cayman)</u>					
March 2001	3.125%	4,778 million		323.72 million	
		Baht	4,778	Swiss Francs	10,782
Long-term loans from related companies presented					
under current liabilities			4,778		10,782

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 14).

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.

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

In March 2012, the Company has repaid a portion of long-term loans amounting to Baht 6,510 million to BL Cayman by set off with dividend income from BL Cayman (Note 9).

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011****5.7 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. As at March, 2012, all loans and advances from directors were fully settled.

**6. Short-term investments**

As at March 31, 2012 and 2011 current investments comprise of:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
Fixed deposit 6 -15 months	214	412	214	412
Investment in short-term debt instruments	1	404	1	201
<b>Total</b>	<b>215</b>	<b>816</b>	<b>215</b>	<b>613</b>

**7. Accounts receivable, net**

The aging of installments due as at March 31, 2012 and 2011 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
Up to 3 months	193	176	1	1
3 - 6 months	38	58	1	-
6 - 12 months	74	50	-	-
Over 12 months	76	92	-	-
Less : Allowance for doubtful accounts	(55)	(77)	-	-
<b>Total accounts receivable</b>	<b>326</b>	<b>299</b>	<b>2</b>	<b>1</b>

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

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

Real estate development cost as at March 31, 2012 and 2011 comprises:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2012	2011	2012	2011
Land	13,798	13,807	13,293	13,388
Construction in progress	18,487	18,417	8,335	8,262
Infrastructure cost - areas for sale	1,014	919	981	906
- public areas	1,297	1,297	1,297	1,297
Project management fee	995	995	485	485
Borrowing costs	3,847	3,847	1,362	1,362
Other related costs	952	836	536	501
	40,390	40,118	26,289	26,201
Less: Transfer to cost of sales to date				
- Cost of sales	(21,367)	(20,681)	(9,547)	(9,372)
- Accumulated depreciation of public area infrastructure	(891)	(827)	(891)	(827)
Allowance for net realizable value discounts	(2,121)	(2,121)	(437)	(437)
Transfer to property, plants and equipment	(140)	-	-	-
Total	15,871	16,489	15,414	15,565
Less: Real estate development cost classified as current assets	(1,082)	(1,290)	(246)	(237)
Net	14,789	15,199	15,168	15,328

Part of the above land and condominium units have mortgaged with banks as collateral for letter of guarantee for the Group and have been pledged as collateral with the Courts (Note 27). 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	
	2012	2011	2012	2011
Percentage of land mortgaged	1	19	1	20
Percentage of condominium units mortgaged	17	9	29	23

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

**9. Investment in subsidiaries**

As at March 31, 2012 and 2011 investment in subsidiaries comprise of:

	Separate financial statements							
	In Million Baht		Percentage of		In Million Baht		In Million Baht	
	Paid-up share capital		holding(%)		At Cost		Dividend	
	2012	2011	2012	2011	2012	2011	2012	2011
<b>Investment in subsidiaries</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 Airport Industry								
Company Limited	5,320	-	60	-	3	-	-	-
Bangkok Land								
(Cayman Islands) Limited	USD 0.01	USD 0.01	100	100	-	-	6,510	-
Spooner Limited	-	-	100	100	-	-	-	-
Total					7,326	7,323	6,510	-
Less : Allowance for impairment					-	(60)		
loss								
Net					7,326	7,263		

In March 2012, Bangkok Land (Cayman Islands) paid dividend of Baht 6,510 million to the Company by set off with the long-term loan due by the Company to the subsidiary (Note 5.6).

During the year ended March 31, 2012 the Company purchased 31,920,000 common shares (60% of paid-up capital) of Bangkok Airport Industry Company Limited from Sinpornchai Company Limited at a price of Baht 3 million.

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

---

**10. Investment property**

As at March 31, 2012 and 2011 investment property consisted of:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2012	2011	2012	2011
Land at historical cost	60	60	1	1
Surplus on revaluation	646	646	4	4
Total investment property	<u>706</u>	<u>706</u>	<u>5</u>	<u>5</u>

Investment property is stated at fair value, based on the appraised value (market approach) of independent valuers, TAP valuation Co., Ltd dated March 20, 2012.

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

**11. 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, 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
Increase	108	1	10	-	-	68	16	715	918
Decrease	-	-	-	-	-	-	(7)	-	(7)
Transfer in (Tranfer out)	140	-	659	(247)	-	1	-	(413)	140
March 31, 2012	3,264	740	3,719	5,899	198	812	68	1,148	15,848
<u>Accumulated Depreciation</u>									
April 1, 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
Increase	-	37	203	133	9	71	8	-	461
Decrease	-	-	-	-	-	-	(6)	-	(6)
Transfer in (Tranfer out)	-	-	6	(6)	-	-	-	-	-
March 31, 2012	-	298	1,131	809	131	578	46	-	2,993
<u>Net book value</u>									
March 31, 2011	3,016	478	2,128	5,464	76	236	15	846	12,259
March 31, 2012	3,264	442	2,588	5,090	67	234	22	1,148	12,855

As at March 31, 2012 and 2011, a portion of property with historical costs of Baht 589 million and Baht 356 million, respectively, are in use but fully depreciated.

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

	Separate (In Million Baht)					
	Land	Buildings and other construction	Sport stadium	Furniture and fixtures	Motor vehicles	Total
<u>At Cost</u>						
April 1, 2010	51	30	527	9	15	632
Increase	-	-	-	1	-	1
Decrease	-	-	-	-	(2)	(2)
March 31, 2011	51	30	527	10	13	631
Increase	-	-	-	-	-	-
Decrease	-	-	-	-	(7)	(7)
March 31, 2012	51	30	527	10	(6)	624
<u>Accumulated Depreciation</u>						
April 1, 2010	-	26	116	8	10	160
Increase	-	1	11	1	1	14
Decrease	-	-	-	-	(1)	(1)
March 31, 2011	-	27	127	9	10	173
Increase	-	2	10	-	1	13
Decrease	-	-	-	-	(5)	(5)
March 31, 2012	-	29	137	9	6	181
<u>Net book value</u>						
March 31, 2011	51	3	400	1	3	458
March 31, 2012	51	1	390	1	-	443

As at March 31, 2012 and 2011, a portion of property with historical costs of Baht 13 million are in use but fully depreciated.



**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011****12. 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.

**13. Loans under debt restructuring agreements**

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)						
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
BLAND	2,420	1,638	782	-	-	-

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:

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

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.

**14. Long-term debt instruments**

		Consolidated financial statements				
		2012		2011		
	Maturity date	Interest rate per annum	Amount of loan		Amount of loan	
			Original Currency	Million Baht	Original Currency	Million Baht
1. Exchangeable	October	4.50 %	13.97 million		15.86 million	
Bonds	2003		U.S. Dollars	433	U.S. Dollars	482
2. Exchangeable	March	3.125%	75.35 million		78 million	
Notes	2001		Swiss Francs	2,597	Swiss Francs	2,598
				3,030		3,080
Provision for premium on bond redemption				46		52
Total long-term debt instruments presented as current portion				3,076		3,132

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

Exchangeable Bonds under item 1

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

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

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

---

Exchangeable Notes under item 2

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

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

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

During the 2011, the Company's legal advisor has reviewed the terms and conditions of these debt instruments and has the opinion that Bland Cayman has over accrued interest payable in the sum of Baht 513 million. This over accrued interest was therefore written back in the financial statements of the Group as other income in the consolidated statement of comprehensive income for the year ended March 31, 2012.

**15. Provision for employees benefits**

An independent actuary carried out an evaluation of the Company's obligations for employees' long-term benefits using the projected unit credit method. The Company has provided the provision for employees' long-term benefits as follows:

	In Million Baht
	As at March 31, 2012
	Consolidated
	financial statements
Provision for employee benefits - beginning	-
<u>Add</u> recognized amount	20.08
<u>Less</u> liability decrease from actual paid	-
Provision for employee benefits - ending	20.08

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

	In Million Baht
	Consolidated financial statements
Present value of unfunded obligation as at March 31, 2012	20.08
Expense recognised in profit or loss	
Current service cost	19.52
Interest cost	0.56
Total – recognized in the statement of income	20.08

Principal actuarial assumptions at the reporting date (Actuarial basis)

	Consolidated Financial Statements March 31, 2012
Discount rate (%)	3.5861
Future salary increase (%)	3
Retirement age (years old)	55

**16. Other current liabilities**

The balances of other current liabilities as at March 31, 2012 and 2011 are as follows :

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2012	2011	2012	2011
Provision for loss on pending lawsuits (Note 27)	759	266	277	264
Accrued income tax	80	86	6	-
Accrued expenses	210	233	31	113
Others	104	403	2	2
Total	1,153	988	316	379

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

**17. Deferred income tax**

Deferred income taxes are calculated in full on temporary differences under the liability method using a principal tax rate of 30% (2011: 30%).

Deferred income tax as at March 31, 2012 and 2011 comprises:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2012	2011	2012	2011
Deferred income tax assets				
- allowance for doubtful accounts	18	23	-	-
- provision for employees benefits	6	-	-	-
- income recognition of real estate business	5	8	4	7
Total	<u>29</u>	<u>31</u>	<u>4</u>	<u>7</u>
Deferred income tax liabilities				
- revaluation of investment property	(194)	(194)	(1)	(1)
- others	(100)	(100)	-	-
Total	<u>(294)</u>	<u>(294)</u>	<u>(1)</u>	<u>(1)</u>

The movement on the deferred income tax is as follows:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2012	2011	2012	2011
Deferred income tax assets				
At beginning of the year	31	12	7	11
Statement of income (credit)/charge	(2)	19	(3)	(4)
At end of the year	<u>29</u>	<u>31</u>	<u>4</u>	<u>7</u>
Deferred income tax liabilities				
At beginning of the year	(294)	(273)	(1)	(1)
Statement of income (credit)/charge	-	(21)	-	-
At end of the year	<u>(294)</u>	<u>(294)</u>	<u>(1)</u>	<u>(1)</u>

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

---

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 23 million (2011 : Baht 5,357 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, 2012 and 2011 consisted of:

	In Million Baht			
	Consolidated financial statements		Separate financial statements	
	2012	2011	2012	2011
Corporate income tax	168	171	7	-
Deferred income tax charged for the year	2	2	3	4
Total	<u>170</u>	<u>173</u>	<u>10</u>	<u>4</u>

**18. 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. As at March 31, 2012, the Company had already settled remaining debt.

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

---

**19. Warrants**

1. On May 26, 2008, warrants to purchase ordinary shares of the Company was 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, 2012, 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;

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

4th year : Baht 1.70 per share;

5th year : Baht 1.90 per share;

Term of Warrants: 5 years from the issuance date of November 8, 2010 with the last exercise date being November 8, 2015.

On January 7, 2011, the warrant holder 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, 2012, the outstanding of unexercised warrants (BLAND-W3 ) was 1,993,584,121 units.

**20. Legal reserve**

According to the Public Companies Act, the Company has appropriated its reserve as a legal reserve in the sum of 5% of the annual net profit less the total accumulated deficit brought forward.

**21. Other Revenues**

Other revenues for the years ended March 31, 2012 and 2011 comprise :

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
Gain on debt restructuring (Note 13)	-	782	-	782
Interest income	23	20	54	43
Gain on reversal of long outstanding account payable	102	173	101	70
Reversal of accrued interest (Note 14)	513	-	-	-
Reversal of allowance for doubtful accounts	17	19	1,136	70
Reversal of allowance for impairment of investment in subsidiaries	-	-	60	19
Gain on revaluation of investment property	-	70	-	-
Others	266	180	89	57
Total	921	1,244	1,440	1,041



**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011****22. Expenses classified by nature of expenses**

Significant expenses by nature for the years end March 31, 2012 and 2011 are as follows:

	In Million Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
Salary and wages and other employee benefits	461	342	37	39
Depreciation	525	482	79	79
Professional fee	37	25	22	9
Advertising expense	36	37	9	2
Other charges	21	22	6	6

**23. 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, management represents the management team as described according to the Securities and Exchange Law.

Management benefit expenses for the years ended March 31, 2012 and 2011 consist of:

	In Million Baht			
	Consolidated financial		Separate	
	statements		financial statements	
	2012	2011	2012	2011
Management benefit expenses presented in costs of sales	24	17	-	-
Management benefit expenses presented in administrative expense	58	49	22	19
Total	82	66	22	19

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

**24. Segment information**

Consolidated financial statements ( In Million Baht )							
For the year ended March 31, 2012							
	Real						
	estate	Retail	Exhibition	Other			
	Business	business	center business	service	Total	Elimination	Total
Segment revenue	934	207	2,129	128	3,398	(44)	3,354
Segment profit	191	30	451	24	696	(18)	678
Corporate expenses					(209)	-	(209)
Interest income					432	(409)	23
Dividend income					6,510	(6,510)	-
Gain on reversal of long outstanding account payable					102	-	102
Reversal of accrued interest					513	-	513
Gain on sale of fixed assets					2	-	2
Gain on exchange rate, net					183	-	183
Gain on repurchase of exchangeable notes					164	-	164
Reversal of allowance for doubtful account					1,254	(1,237)	17
Provision for loss on pending lawsuits					(481)	-	(481)
Finance costs					(478)	411	(67)
Income tax expense					(170)	-	(170)
Profit of Non-controlling interests					(134)	-	(134)
Net income of equity holders of the parent					8,384	(7,763)	621

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

Consolidated financial statements ( In Million Baht )							
For the year ended March 31, 2011							
	Real estate business	Retail business	Exhibition center business	Other services	Total	Elimination	Total
Segment revenue	709	195	1,887	130	2,921	(48)	2,873
Segment profit (loss)	30	30	488	21	569	(22)	547
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					(174)	-	(174)
Profit of non-controlling interests					(154)	-	(154)
Net income of equity holders of the parent					919	(125)	794
Property, plants and equipment							
as at March 31,2012	1,040	100	14,676	8	15,824	(2,969)	12,855
as at March 31,2011	944	116	14,140	10	15,210	(2,951)	12,259

**BANGKOK LAND PUBLIC COMPANY LIMITED****NOTES TO FINANCIAL STATEMENTS****MARCH 31, 2012 AND 2011**

---

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

	Consolidated		Separate	
	financial statements		financial statements	
	2012	2011	2012	2011
Net profit (loss) attributable to shareholders (million Baht)	621	794	6,591	(858)
Weighted average number of ordinary shares in issue during the year (million shares)	17,794	17,792	17,794	17,792
Basic earnings (loss) per share (Baht per share)	0.03	0.04	0.37	(0.05)

The Company did not calculate diluted earnings (loss) per share for the years ended March 31, 2012 and 2011 because the fair value of an ordinary share is lower than the exercised price of warrants.

**26. Financial instruments**

As at March 31, 2012 and 2011 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**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

---

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 14.

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, 2012 and March 2011, presented in the consolidated financial statements and separate financial statements approximate to their fair values except for the fair value of long-term debt instruments cannot be calculated, accordingly, no disclosure is made.

**27. Pending lawsuits**

As at March 31, 2012, the Company has pending lawsuits as summarized below:

- i) A number of the Group's customers have filed civil lawsuits demanding that the Company and Bangkok Airport Industry Company Limited, its subsidiary, to return deposits and installments funds, in the aggregate amount of approximately Baht 235 million alleging that the Company and Bangkok Airport Industry Company Limited had breached the purchase and sales agreements (March 31, 2011 : Baht 154 million). As at March 31, 2012, Baht 113 million is recorded in the financial statements (March 31, 2011: Baht 123 million).

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

---

- 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, 2012, the outstanding principal, excluding interest, payables to this contractor recorded in the financial statements amounted to Baht 122 million (March 31, 2011: 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, 2012 of Baht 278 million in the consolidated financial statements and the separate financial statements of Baht 277 million.

- iii) A government agency has filed a civil lawsuit against Bangkok Airport Industry Company Limited (“BAIC”), a subsidiary of the Company, alleging BAIC had breached a property sale and purchase agreement and demanding a total compensation of Baht 1,241 million (damages of Baht 816 million and interest of Baht 425 million). The plaintiff also demanded additional interest on Baht 816 million, which has to be calculated from the filing date of the lawsuit to the date of settlement at an interest rate of 7.5% per annum. On January 27, 2012 the Court has a judgement to order BAIC to pay Baht 255.92 million together with interest of 7.5% per annum to be calculated from July 13, 2000 until date of settlement. The subsidiary already recorded provision of claims including interest totaling Baht 481.06 million in the financial statements for the year ended March 31, 2012. Presently, the subsidiary is in process to file a petition to the Appeal court.

- iv) An exchangeable note holder has filed a civil lawsuit against the Company, who is the guarantor of exchangeable notes issued by a subsidiary, alleging that the subsidiary had defaulted on the payment of USD 1 million exchangeable notes (Note 13). The plaintiff has demanded the Company to repay a total amount of Baht 59 million (principal of Baht 35 million and interest plus put premium of Baht 24 million) together with additional interest of 4.5% per annum on the principal of USD 1 million for the period from the date of filing the lawsuit until the date of settlement.

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.

**BANGKOK LAND PUBLIC COMPANY LIMITED**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2012 AND 2011**

---

**28. 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, 2012, debt to equity ratio in the consolidated financial statements and the separate financial statements are 0.22 : 1 and 0.85 : 1 respectively.

**29. Commitments and contingent liabilities**

- a) As at March 31, 2012, the Company's and its subsidiaries had capital commitments to the principal building contractor for the construction of real estate and rental and service agreements amounting to approximately Baht 177 million. (Separate : Baht 34 million)
- b) As at March 31, 2012, 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 132 million. (Separate : Baht 36 million)

**30. Reclassifications**

As a result of reclassifications of certain items in financial statements for the year ended March 31, 2011 the comparative figures for the financial statements for the year ended March 31, 2012 have been amended accordingly, with no effect on net income or owner's equity previously reported.

**31. Approval of financial statement**

These financial statements have been approved by the Company's Board of Directors on May 28, 2012.