

# SUPALAI

แบบแสดงรายการข้อมูลประจำปี / รายงานประจำปี 2564  
(แบบ 56-1 One Report)

## Annual Registration Statement / Annual Report 2021 (Form 56-1 One Report)

(รายงานทางการเงิน / Financial Report)

SUPALAI

**FUTURE** *Plus*

ศุภาสัย...มุ่งสู่นาคตที่ดีกว่า

บริษัท ศุภาสัย จำกัด (มหาชน)  
SUPALAI PUBLIC COMPANY LIMITED

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## REPORT ON THE BOARD OF DIRECTOR'S RESPONSIBILITY FOR FINANCIAL REPORT

The Board of Directors is responsible for financial statements of Supalai Public Company Limited and the consolidated financial statements of Supalai Public Company Limited and its subsidiaries including the information technology regarding financial matters appear in the annual report. The financial statements have been prepared in accordance with Thai Financial Reporting Standards enunciated under the Accounting Profession Act B.E. 2004, and the financial reporting requirements of the Securities and Exchange Commission under the Securities and Exchange Act B.E. 1992, in addition, their presentation has been made in compliance with the stipulations of the Notification of the Department of Business Development dated 28 September 2011, issued under the Accounting Act B.E. 2000., whereby appropriate accounting policies have been utilized and implemented on a continual basis with careful discretion and best practice for the forecast. Also, important information has been sufficiently disclosed in the notes to financial statements in order to be transparent and beneficial to shareholders and general investors.

The Board of Director has provided suitable and efficient internal control system to reasonably assure that the accounting information is correct, complete, adequate and timely in order to maintain the property and prevent dishonest act or adverse act in material matters. It has also appointed the Audit Committee comprising independent directors who perform supervisory duties and review accounting policies and quality of financial reports, internal control system and the internal audit procedures to be efficient. The opinions of the Audit Committee on the above-mentioned matters are as appear in the report of the Audit Committee as presented in the annual report.

The financial statements of the Company and the consolidated financial statements of the Company and its subsidiaries have been audited by an independent certified public accountant, which was EY Office Limited. For the audit, the Board of Directors has provided information and documents in order for the auditor to be able to perform the auditing work and express opinions according to the accounting standards. Such opinions of the auditor appear without qualifying in the report of the auditor as presented in the annual report.

The Board of Directors is of the opinion that the overall internal control system of the Company has maintained an effective internal control at an adequate and appropriate level of protection and created reasonable confidence that the financial statements of Supalai Public Company Limited and the consolidated financial statements of Supalai Public Company Limited and its subsidiaries for the year ended 31 December 2021 are reliable in all material respects and have been prepared in accordance with Thai Financial Reporting standards and relevant laws and regulations.



(Dr. Prateep Tangmatitham)  
Chairman of the Board of Director  
Supalai Public Company Limited

**Independent Auditor's Report**

To the Shareholders of Supalai Public Company Limited

**Opinion**

I have audited the accompanying consolidated financial statements of Supalai Public Company Limited and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at 31 December 2021, and the related consolidated statements of income, comprehensive income, changes in shareholders' equity and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies, and have also audited the separate financial statements of Supalai Public Company Limited for the same period.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Supalai Public Company Limited and its subsidiaries and of Supalai Public Company Limited as at 31 December 2021, their financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards.

**Basis for Opinion**

I conducted my audit in accordance with Thai Standards on Auditing. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the Group in accordance with the Code of Ethics for Professional Accountants as issued by the Federation of Accounting Professions as relevant to my audit of the financial statements, and I have fulfilled my other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

## **Key Audit Matters**

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial statements of the current year. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

I have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report, including in relation to these matters. Accordingly, my audit included the performance of procedures designed to respond to my assessment of the risks of material misstatement of the financial statements. The results of my audit procedures, including the procedures performed to address the matters below, provide the basis for my audit opinion on the accompanying financial statements as a whole.

Key audit matter and how audit procedures respond for each matter are described below.

### *Revenue recognition from sales of real estate*

The amount of revenue from sales of real estate is highly significant. In addition, the Group has variety of sales conditions. Recording of revenue recognition and presentation in the financial statements in accordance with the Thai Financial Reporting Standards are important as they directly affect the operating results which are interested by the users of the financial statements.

I assessed and tested the effectiveness of the Group's internal controls relating to the revenue cycle, on a sampling basis, examined supporting documents such as sales contracts and ownership transfer documents etc. of sale transactions during the year, expanded the scope of audit near the end of the reporting period and tested sale transactions with respect to the accuracy and timing of revenue recognition. I also performed analytical procedures on disaggregated data, including reconciliation of sales to cash receipts, to detect possible irregularities in sale transactions throughout the period, particularly accounting entries made through journal vouchers.

## **Other Information**

Management is responsible for the other information. The other information comprise the information included in annual report of the Group, but does not include the financial statements and my auditor's report thereon. The annual report of the Group is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated.

When I read the annual report of the Group, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance for correction of the misstatement.

### **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Thai Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Thai Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Thai Standards on Auditing, I exercise professional judgement and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and

obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.



From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

I am responsible for the audit resulting in this independent auditor's report.

Supachai Phanyawattano  
Certified Public Accountant (Thailand) No. 3930

EY Office Limited  
Bangkok: 22 February 2022



Supalai Public Company Limited and its subsidiaries

Statement of financial position

As at 31 December 2021

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 December 2021	31 December 2020	31 December 2021	31 December 2020
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents		1,625,570,363	1,334,441,774	570,534,323	351,250,527
Trade and other receivables		51,118,319	47,435,394	49,034,006	35,996,101
Dividend receivable from subsidiaries	6	-	-	87,990,222	-
Short-term loans to subsidiaries and interest receivables	6	-	-	309,636,473	69,008,885
Property development costs	7	62,103,939,938	59,944,934,557	57,904,954,978	56,650,279,838
Deposits for land purchase		303,838,480	206,762,362	247,086,953	187,616,256
Advance payment for construction materials		215,931,320	234,486,985	215,931,320	234,486,985
Current portion of cost to obtain contracts with customers	8	196,205,777	-	178,264,848	-
Other current financial assets	9	291,966,528	308,098,978	291,966,528	252,009,131
Other current assets		399,190,491	324,571,683	282,126,509	257,257,642
<b>Total current assets</b>		<b>65,187,761,216</b>	<b>62,400,731,733</b>	<b>60,137,526,160</b>	<b>58,037,905,365</b>
<b>Non-current assets</b>					
Long-term loans to joint venture and interest receivables	6	143,152,872	98,705,059	-	-
Long-term loans to associates and interest receivables	6	932,028,135	865,403,248	-	-
Other non-current financial assets	9	2,116,325,191	1,277,908,929	728,607,322	625,589,288
Advance payment for investment		-	415,208,540	-	-
Investments in subsidiaries	10	-	-	4,627,354,850	4,386,703,495
Investments in joint ventures and associates	11, 12	1,212,560,869	977,821,756	3,600,000	3,600,000
Investment properties	13	1,161,123,120	1,186,179,772	764,303,125	765,422,158
Property, building and equipment	14	343,696,552	353,775,861	213,873,290	220,356,791
Goodwill	11	91,135,166	86,087,232	-	-
Intangible assets	15	69,861,176	70,802,493	60,268,807	69,778,889
Deferred tax assets	26	122,648,113	64,507,355	99,879,844	51,257,207
Cost to obtain contracts with customers, net of current portion	8	27,389,700	385,406,024	27,389,700	385,406,024
Other non-current assets		24,556,755	23,980,934	23,039,017	21,955,044
<b>Total non-current assets</b>		<b>6,244,477,649</b>	<b>5,805,787,203</b>	<b>6,548,315,955</b>	<b>6,530,068,896</b>
<b>Total assets</b>		<b>71,432,238,865</b>	<b>68,206,518,936</b>	<b>66,685,842,115</b>	<b>64,567,974,261</b>

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

## Supalai Public Company Limited and its subsidiaries

## Statement of financial position (continued)

As at 31 December 2021

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 December 2021	31 December 2020	31 December 2021	31 December 2020
<b>Liabilities and shareholders' equity</b>					
<b>Current liabilities</b>					
Bills of exchange payable	16	3,980,820,587	2,992,363,725	3,980,820,587	2,992,363,725
Trade and other payables	11, 17	2,468,971,183	2,433,612,218	2,224,570,150	2,308,524,261
Current portion of borrowings:					
- Long-term loans from banks	18	6,536,031,008	8,063,836,900	6,318,444,705	8,063,836,900
- Debentures	19	5,396,273,695	3,899,613,610	5,396,273,695	3,899,613,610
Income tax payable		1,078,916,355	748,499,612	976,827,068	631,985,990
Deposits and advances received from customers		3,288,667,775	4,835,369,288	3,244,673,474	4,793,994,114
Retention guarantees		694,395,342	611,511,241	656,505,552	574,021,396
Other current liabilities		372,694,040	297,604,183	316,148,057	284,016,370
<b>Total current liabilities</b>		<b>23,816,769,985</b>	<b>23,882,410,777</b>	<b>23,114,263,288</b>	<b>23,548,356,366</b>
<b>Non-current liabilities</b>					
Other payable for purchase of investment in subsidiary	11	-	45,837,600	-	-
Net of current portion of borrowings:					
- Long-term loans from banks	18	-	440,946,346	-	321,974,705
- Debentures	19	3,976,490,628	5,934,981,698	3,976,490,628	5,934,981,698
Provision for long-term employee benefits	20	241,249,892	239,175,456	217,130,181	217,716,746
Deferred tax liabilities	26	379,839,073	258,781,835	75,251,008	89,575,763
Other non-current liabilities		91,557,961	8,508,826	86,095,648	7,753,982
<b>Total non-current liabilities</b>		<b>4,689,137,554</b>	<b>6,928,231,761</b>	<b>4,354,967,465</b>	<b>6,572,002,894</b>
<b>Total liabilities</b>		<b>28,505,907,539</b>	<b>30,810,642,538</b>	<b>27,469,230,753</b>	<b>30,120,359,260</b>

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

## Supalai Public Company Limited and its subsidiaries

## Statement of financial position (continued)

As at 31 December 2021

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 December 2021	31 December 2020	31 December 2021	31 December 2020
<b>Shareholders' equity</b>					
Share capital					
Registered					
2,145,691,561 ordinary shares of Baht 1 each		<u>2,145,691,561</u>	<u>2,145,691,561</u>	<u>2,145,691,561</u>	<u>2,145,691,561</u>
Issued and fully paid-up					
2,143,079,330 ordinary shares of Baht 1 each		2,143,079,330	2,143,079,330	2,143,079,330	2,143,079,330
Paid-in capital					
Share premium		1,498,995,415	1,498,995,415	1,498,995,415	1,498,995,415
Treasury share premium		453,211,503	453,211,503	391,745,272	391,745,272
Retained earnings					
Appropriated					
Statutory reserve	21	214,569,156	214,569,156	214,569,156	214,569,156
Treasury stock reserve	22	2,999,998,530	2,999,998,530	2,999,998,530	2,999,998,530
Unappropriated		37,824,295,317	32,617,690,167	34,847,085,327	30,155,310,545
Treasury stocks	22	(2,999,998,530)	(2,999,998,530)	(2,999,998,530)	(2,999,998,530)
Other components of shareholders' equity		<u>(64,581,030)</u>	<u>(348,176,469)</u>	<u>121,136,862</u>	<u>43,915,283</u>
Equity attributable to owners of the Company		<u>42,069,569,691</u>	<u>36,579,369,102</u>	<u>39,216,611,362</u>	<u>34,447,615,001</u>
Non-controlling interests of the subsidiaries		<u>856,761,635</u>	<u>816,507,296</u>	-	-
<b>Total shareholders' equity</b>		<u><b>42,926,331,326</b></u>	<u><b>37,395,876,398</b></u>	<u><b>39,216,611,362</b></u>	<u><b>34,447,615,001</b></u>
<b>Total liabilities and shareholders' equity</b>		<u><b>71,432,238,865</b></u>	<u><b>68,206,518,936</b></u>	<u><b>66,685,842,115</b></u>	<u><b>64,567,974,261</b></u>

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

## Supalai Public Company Limited and its subsidiaries

## Income statement

For the year ended 31 December 2021

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2021	2020	2021	2020
<b>Revenues</b>					
Revenue from sales of real estate		28,937,908,037	20,336,138,185	26,974,106,111	19,071,054,824
Revenue from rental and services		222,186,982	251,911,962	182,392,238	184,092,609
Other income	24	487,389,377	381,239,300	504,968,495	214,057,932
<b>Total revenues</b>		<u>29,647,484,396</u>	<u>20,969,289,447</u>	<u>27,661,466,844</u>	<u>19,469,205,365</u>
<b>Expenses</b>					
Cost of real estate sales		17,358,016,192	12,585,180,128	16,029,076,008	11,784,130,688
Cost of rental and services		159,614,626	168,566,103	80,833,266	79,775,236
Selling expenses		1,808,719,654	1,346,047,809	1,727,424,120	1,262,520,959
Administrative expenses		1,512,564,910	1,242,590,872	1,297,525,211	1,047,687,709
<b>Total expenses</b>		<u>20,838,915,382</u>	<u>15,342,384,912</u>	<u>19,134,858,605</u>	<u>14,174,114,592</u>
<b>Profit from operating activities</b>		<u>8,808,569,014</u>	<u>5,626,904,535</u>	<u>8,526,608,239</u>	<u>5,295,090,773</u>
Share of profit from investments in joint ventures and associates	11, 12	532,938,851	209,157,366	-	-
Finance cost		(258,922,398)	(242,474,114)	(251,750,959)	(238,593,726)
<b>Profit before income tax expenses</b>		<u>9,082,585,467</u>	<u>5,593,587,787</u>	<u>8,274,857,280</u>	<u>5,056,497,047</u>
Income tax expenses	26	(1,943,114,343)	(1,266,227,529)	(1,662,210,238)	(1,039,760,898)
<b>Profit for the year</b>		<u>7,139,471,124</u>	<u>4,327,360,258</u>	<u>6,612,647,042</u>	<u>4,016,736,149</u>
<b>Profit attributable to:</b>					
Equity holders of the Company		7,070,321,213	4,251,230,493	<u>6,612,647,042</u>	<u>4,016,736,149</u>
Non-controlling interests of the subsidiaries		69,149,911	76,129,765		
		<u>7,139,471,124</u>	<u>4,327,360,258</u>		
<b>Earnings per share</b>					
Basic earnings per share	27				
Profit attributable to equity holders of the Company		<u>3.63</u>	<u>2.13</u>	<u>3.39</u>	<u>2.02</u>

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

## Supalai Public Company Limited and its subsidiaries

## Statement of comprehensive income

For the year ended 31 December 2021

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
<b>Profit for the year</b>	<u>7,139,471,124</u>	<u>4,327,360,258</u>	<u>6,612,647,042</u>	<u>4,016,736,149</u>
<b>Other comprehensive income:</b>				
<i>Other comprehensive income to be reclassified to profit or loss in subsequent periods:</i>				
Exchange differences on translation of financial statements in foreign currency - net of income tax	213,033,408	249,966,708	-	-
Gain (loss) on change in value of debt investments at fair value through other comprehensive income - net of income tax	<u>(4,028,926)</u>	<u>1,312,342</u>	-	-
Other comprehensive income to be reclassified to profit or loss in subsequent periods - net of income tax	<u>209,004,482</u>	<u>251,279,050</u>	-	-
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent periods</i>				
Actuarial gain - net of income tax	12,808,020	-	13,318,471	-
Gain on changes in value of equity investments designated at fair value through other comprehensive income - net of income tax	<u>143,876,677</u>	<u>146,653,291</u>	<u>91,167,153</u>	<u>44,472,418</u>
Other comprehensive income not to be reclassified to profit or loss in subsequent periods - net of income tax	<u>156,684,697</u>	<u>146,653,291</u>	<u>104,485,624</u>	<u>44,472,418</u>
<b>Other comprehensive income for the year</b>	<u>365,689,179</u>	<u>397,932,341</u>	<u>104,485,624</u>	<u>44,472,418</u>
<b>Total comprehensive income for the year</b>	<u><u>7,505,160,303</u></u>	<u><u>4,725,292,599</u></u>	<u><u>6,717,132,666</u></u>	<u><u>4,061,208,567</u></u>
<b>Total comprehensive income attributable to:</b>				
Equity holders of the Company	7,438,224,575	4,652,901,687	<u>6,717,132,666</u>	<u>4,061,208,567</u>
Non-controlling interests of the subsidiaries	<u>66,935,728</u>	<u>72,390,912</u>		
	<u><u>7,505,160,303</u></u>	<u><u>4,725,292,599</u></u>		

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

Supalai Public Company Limited and its subsidiaries  
Statement of changes in shareholders' equity  
For the year ended 31 December 2021

	Consolidated financial statements													(Unit: Baht)
	Equity attributable to shareholders of the Company													
	Other components of equity													
	Issued and fully paid-up share capital	Share premium	Treasury share premium	Retained earnings		Unappropriated Treasury stocks	Exchange differences on translation of financial statements in foreign currency	Fair value reserve of financial assets at fair value through other comprehensive income - net of income tax	Surplus on change in ownership interests of subsidiaries	Total other components of shareholders' equity	Total equity attributable to owners of the Company	Equity attributable to non-controlling interests of the subsidiaries	Total shareholders' equity	
Appropriated				Treasury stock reserve	Statutory reserve									Treasury stock
<b>Balance as at 1 January 2020</b>	2,143,079,330	1,498,995,415	453,211,503	214,569,156	214,569,156	33,428,316,973	(21,547,553)	27,934,473	(852,173,523)	37,085,998,551	763,126,170	37,849,124,721		
Profit for the year	-	-	-	-	-	4,251,230,493	(151,704,486)	-	401,671,194	4,251,230,493	(3,738,653)	4,327,362,258		
Other comprehensive income for the year	-	-	-	-	-	249,986,708	151,704,486	-	401,671,194	4,652,901,687	72,300,912	4,728,282,599		
Total comprehensive income for the year	-	-	-	-	-	4,251,230,493	151,704,486	-	401,671,194	4,652,901,687	72,300,912	4,728,282,599		
Treasury stocks (Note 22)	-	-	-	-	-	(2,999,998,530)	(2,999,998,530)	-	-	(2,999,998,530)	-	(2,999,998,530)		
Dividend paid (Note 30)	-	-	-	-	-	(2,159,766,483)	-	-	-	(2,159,766,483)	-	(2,159,766,483)		
Surplus on investments in subsidiaries arising as a result of purchase the investment in subsidiary on price less than the net book value at the purchase date	-	-	-	-	-	-	-	-	-	-	-	-		
Increase in non-controlling interest of subsidiary from increase share capital	-	-	-	-	-	-	-	233,877	233,877	233,877	(2,383,877)	(2,150,000)		
Dividend paid to non-controlling interest of subsidiaries	-	-	-	-	-	-	-	-	-	-	30,000	30,000		
Transfer of fair value reserve to retained earnings (Note 9)	-	-	-	-	-	97,907,714	(97,907,714)	-	(97,907,714)	-	-	-		
<b>Balance as at 31 December 2020</b>	2,143,079,330	1,498,995,415	453,211,503	214,569,156	214,569,156	32,617,690,167	32,249,219	28,188,350	(348,176,469)	36,579,369,102	816,507,296	37,395,876,398		
<b>Balance as at 1 January 2021</b>	2,143,079,330	1,498,995,415	453,211,503	214,569,156	214,569,156	32,617,690,167	32,249,219	28,188,350	(348,176,469)	36,579,369,102	816,507,296	37,395,876,398		
Profit for the year	-	-	-	-	-	7,070,321,213	(142,402,963)	-	119,098	7,070,321,213	68,149,911	7,138,471,124		
Other comprehensive income for the year	-	-	-	-	-	12,460,212	142,402,963	-	355,436,371	367,896,583	(2,214,183)	365,682,400		
Total comprehensive income for the year	-	-	-	-	-	7,082,781,425	142,402,963	-	355,436,371	7,438,217,796	66,935,728	7,505,153,524		
Dividend paid (Note 30)	-	-	-	-	-	(1,948,136,305)	-	-	-	(1,948,136,305)	-	(1,948,136,305)		
Surplus on investments in subsidiaries arising as a result of purchase the investment in subsidiary on price less than the net book value at the purchase date	-	-	-	-	-	-	-	-	-	-	-	-		
Dividend paid to non-controlling interest of subsidiaries	-	-	-	-	-	-	-	119,098	119,098	119,098	(1,791,028)	(1,671,930)		
Transfer of fair value reserve to retained earnings (Note 9)	-	-	-	-	-	71,960,030	(71,960,030)	-	(71,960,030)	-	-	-		
<b>Balance as at 31 December 2021</b>	2,143,079,330	1,498,995,415	453,211,503	214,569,156	214,569,156	37,824,295,317	102,692,152	28,287,448	(64,581,030)	42,069,569,691	856,761,635	42,926,331,326		

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

Supalai Public Company Limited and its subsidiaries  
Statement of changes in shareholders' equity (continued)

For the year ended 31 December 2021

	Separate financial statements										(Unit: Baht)	
	Issued and fully paid-up share capital	Share premium			Retained earnings			Other components of equity				Total shareholders' equity
		Treasury share premium	Statutory reserve	Treasury stock	Appropriated		Unappropriated	Treasury stocks	Fair value reserve of financial assets at fair value through other comprehensive income	- net of income tax		
					Treasury share premium	Treasury stock reserve						
<b>Balance as at 1 January 2020</b>	2,143,079,330	1,498,995,415	391,745,272	214,569,156	-	31,297,901,722	-	(119,448)	35,546,171,447			
Profit for the year	-	-	-	-	-	4,016,736,149	-	-	4,016,736,149			
Other comprehensive income for the year	-	-	-	-	-	-	-	44,472,418	44,472,418			
Total comprehensive income for the year	-	-	-	-	-	4,016,736,149	-	44,472,418	4,061,208,567			
Treasury stocks (Note 22)	-	-	-	-	2,999,998,530	(2,999,998,530)	(2,999,998,530)	-	(2,999,998,530)			
Dividend paid (Note 30)	-	-	-	-	-	(2,159,766,483)	-	-	(2,159,766,483)			
Transfer of fair value reserve to retained earnings (Note 9)	-	-	-	-	-	437,687	-	(437,687)	-			
<b>Balance as at 31 December 2020</b>	2,143,079,330	1,498,995,415	391,745,272	214,569,156	2,999,998,530	30,155,310,545	(2,999,998,530)	43,915,283	34,447,615,001			
<b>Balance as at 1 January 2021</b>	2,143,079,330	1,498,995,415	391,745,272	214,569,156	2,999,998,530	30,155,310,545	(2,999,998,530)	43,915,283	34,447,615,001			
Profit for the year	-	-	-	-	-	6,612,647,042	-	-	6,612,647,042			
Other comprehensive income for the year	-	-	-	-	-	13,318,471	-	91,167,153	104,485,624			
Total comprehensive income for the year	-	-	-	-	-	6,625,965,513	-	91,167,153	6,717,132,666			
Dividend paid (Note 30)	-	-	-	-	-	(1,948,136,305)	-	-	(1,948,136,305)			
Transfer of fair value reserve to retained earnings (Note 9)	-	-	-	-	-	13,945,574	-	(13,945,574)	-			
<b>Balance as at 31 December 2021</b>	2,143,079,330	1,498,995,415	391,745,272	214,569,156	2,999,998,530	34,847,085,327	(2,999,998,530)	121,136,862	39,216,611,362			

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

## Supalai Public Company Limited and its subsidiaries

## Cash flow statement

For the year ended 31 December 2021

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
<b>Cash flows from operating activities</b>				
Profit before tax	9,082,585,467	5,593,587,787	8,274,857,280	5,056,497,047
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities:				
Decrease in property development costs from transferring to cost of real estate	17,195,538,845	12,384,542,066	15,938,448,902	11,705,083,154
Amortisation of costs to obtain contracts with customers	281,677,365	117,233,947	281,677,365	117,233,947
Depreciation and amortisation	122,706,524	117,314,009	80,255,230	77,816,595
Amortisation of issuance cost of debentures	5,928,075	4,469,412	5,928,075	4,469,412
Bad debts	-	5,113,804	-	5,000,000
Allowance for expected credit losses	-	38,594	-	-
Impairment loss on financial assets	-	1,270,270	-	1,270,270
Gain on sales of debt instruments at fair value through other comprehensive income	(626,969)	(48,341,856)	-	-
Share of profit from investments in joint ventures and associates	(532,938,851)	(209,157,366)	-	-
Gain on sales of property, building and equipment	(267,680)	(2,202,032)	(174,621)	(1,544,454)
Provision for public utilities	80,185,178	-	75,000,000	-
Reversal of provision for liabilities arising from legal cases	-	(32,378,336)	-	(32,378,336)
Provision for long-term employee benefits	22,570,313	22,546,779	20,088,063	20,256,918
Unrealised gain on exchange	(38,026,929)	(1,495,484)	(38,026,929)	(1,495,484)
Dividend income	(31,790,299)	(26,966,255)	(131,546,838)	(84,916,039)
Finance income	(161,315,379)	(162,682,615)	(34,160,969)	(42,543,038)
Finance cost	240,214,609	288,494,453	238,263,938	229,287,738
Profit from operating activities before changes in operating assets and liabilities	26,266,440,269	18,051,387,177	24,710,609,496	17,054,037,730
Operating assets decrease (increase)				
Trade and other receivables	(8,910,404)	2,990,536	(2,779,682)	(963,747)
Property development costs	(18,700,656,153)	(18,221,557,794)	(17,028,402,877)	(17,290,460,686)
Other current assets	(131,390,560)	290,070,978	(66,616,317)	298,311,078
Costs to obtain contracts with customers	(119,866,818)	(62,140,419)	(101,925,889)	(62,140,419)
Other non-current assets	(575,821)	1,321,268	(1,083,973)	525,865
Operating liabilities increase (decrease)				
Trade and other payables	3,189,264	98,881,395	(67,583,833)	137,424,595
Deposits and advances received from customers	(1,546,701,513)	32,569,135	(1,549,320,640)	20,475,307
Other current liabilities	191,992,072	110,063,690	116,661,676	143,226,443
Provision for long-term employee benefits	(4,485,852)	(436,167)	(4,026,540)	(81,840)
Other non-current liabilities	2,863,957	7,147,329	3,341,666	7,753,982
Cash flows from operating activities	5,951,898,441	310,297,128	6,008,873,087	308,108,308
Cash paid for interest expenses	(305,150,258)	(459,276,826)	(300,923,539)	(399,680,325)
Cash paid for corporate income tax	(1,637,718,418)	(1,098,765,558)	(1,406,437,958)	(1,007,764,991)
<b>Net cash flows from (used in) operating activities</b>	<b>4,009,029,765</b>	<b>(1,247,745,256)</b>	<b>4,301,511,590</b>	<b>(1,099,337,008)</b>

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



Supalai Public Company Limited and its subsidiaries

Cash flow statement (continued)

For the year ended 31 December 2021

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
<b>Cash flows from investing activities</b>				
Decrease (increase) in short-term loans to subsidiaries	-	-	(240,600,000)	79,160,000
Decrease in short-term loans to joint venture	-	22,918,800	-	-
Decrease in restricted bank deposits	-	22,067,581	-	-
Increase in long-term loans to joint ventures	(32,060,507)	(36,670,080)	-	-
Decrease in long-term loans to associates	108,154,069	68,310,808	-	-
Purchase of equity instruments and debt instruments	(2,567,449,729)	(4,175,832,754)	(339,891,339)	(575,989,388)
Proceeds from sales of equity instruments and debt instruments	1,918,800,066	3,882,755,473	312,241,206	15,540,269
Increase in advance payment for investment	-	(415,208,540)	-	-
Increase in investments in subsidiaries	-	(220,120,561)	(240,651,355)	(964,852,480)
Decrease (increase) in investments in joint ventures and associates	-	108,623,651	-	(3,600,000)
Acquisitions of investment properties	(32,943,893)	(14,136,928)	(32,674,196)	(13,896,512)
Acquisitions of building and equipment	(40,213,342)	(24,623,971)	(29,731,768)	(17,970,145)
Acquisitions of intangible assets	(10,935,433)	(17,028,818)	(1,241,585)	(17,028,818)
Proceeds from sales of equipment building and equipment	827,610	2,933,201	679,558	2,234,806
Interest received	66,854,292	68,305,355	58,919,060	48,487,707
Dividend received	388,930,684	288,783,245	43,556,616	84,916,039
<b>Net cash flows used in investing activities</b>	<b>(200,036,183)</b>	<b>(438,923,538)</b>	<b>(469,393,803)</b>	<b>(1,362,998,522)</b>

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

## Supalai Public Company Limited and its subsidiaries

## Cash flow statement (continued)

For the year ended 31 December 2021

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
<b>Cash flows from financing activities</b>				
Cash receipt from bills of exchange payable	10,000,000,000	6,000,000,000	10,000,000,000	6,000,000,000
Cash paid for bills of exchange payable	(9,000,000,000)	(4,000,000,000)	(9,000,000,000)	(4,000,000,000)
Cash receipt from long-term loans from banks	41,778,844,864	54,470,722,972	39,248,772,840	53,570,911,165
Repayment of long-term loans from banks	(43,754,573,290)	(48,983,726,030)	(41,316,139,740)	(48,083,099,560)
Proceeds from issuance of debentures	3,402,265,960	5,286,985,462	3,402,265,960	5,286,985,462
Cash paid for redemption of debentures	(4,000,000,000)	(5,200,000,000)	(4,000,000,000)	(5,200,000,000)
Acquisition of non-controlling interests of the subsidiary	(1,671,930)	(2,400,000)	-	-
Cash received from increase issued share capital				
in non-controlling interest of the subsidiary	-	30,000	-	-
Cash paid for treasury stocks	-	(2,999,998,530)	-	(2,999,998,530)
Dividend paid	(1,947,733,051)	(2,160,181,410)	(1,947,733,051)	(2,160,181,410)
Subsidiary paid dividend for non-controlling interest of the subsidiary	(24,824,003)	(16,655,909)	-	-
<b>Net cash flows from (used in) financing activities</b>	<b>(3,547,691,450)</b>	<b>2,394,776,555</b>	<b>(3,612,833,991)</b>	<b>2,414,617,127</b>
<b>Translation adjustments</b>	<b>29,826,457</b>	<b>(29,596,878)</b>	<b>-</b>	<b>-</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>291,128,589</b>	<b>678,510,883</b>	<b>219,283,796</b>	<b>(47,718,403)</b>
Cash and cash equivalents at beginning of year	1,334,441,774	655,930,891	351,250,527	398,968,930
<b>Cash and cash equivalents at end of year</b>	<b>1,625,570,363</b>	<b>1,334,441,774</b>	<b>570,534,323</b>	<b>351,250,527</b>
<b>Supplemental cash flows information</b>				
Non-cash transaction				
Transferred investment in joint venture to investment to subsidiary	-	206,129,762	-	-
Other payable for purchase of investment in subsidiary	-	45,837,600	-	-

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

## **Supalai Public Company Limited and its subsidiaries**

### **Notes to consolidated financial statements**

#### **For the year ended 31 December 2021**

## **1. General information**

### **1.1 General information of the Company**

Supalai Public Company Limited (“the Company”) is a public company incorporated and domiciled in Thailand. The Company is principally engaged in property development. The registered office of the Company is at 1011 Supalai Grand Tower, Rama 3 Road, Chongnonsri, Yannawa, Bangkok.

On 19 June 2020, the Company’s Board of Directors’ meeting No. 7/2020 passed a resolution approving the Company to proceed with the following actions:

- a) Dispose of the title to land, buildings and fixtures, together with other movable properties, of Supalai Grand Tower project (“Supalai Grand Tower Project”) to Supalai Real Estate Investment Trust (“SPALIRT”) at a price of not less than Baht 3,000 million
- b) Invest in not more than 20% of total units to be issued and offered for sale by SPALIRT in the event that SPALIRT receives approval to be established and to offer units for sale.

On 8 June 2021, the Company’s Board of Directors’ meeting No. 6/2021 passed a resolution approving the Company to change the selling price of Supalai Grand Tower and the proportionate investment in trust units of SPALIRT, specifying a price of not less than Baht 2,850 million and investment in not more than 30% of all trust units issued.

On 22 February 2022, the Company’s Board of Directors’ meeting No. 2/2022 passed a resolution approving the Company’s cancellation of the disposal of Supalai Grand Tower Project and investment in trust units of SPALIRT, including disposal of the investment in Adelphi Real Estate Management Co., Ltd., which is the REIT manager of SPALIRT.

### **1.2 Coronavirus disease 2019 Pandemic**

The Coronavirus disease 2019 pandemic is adversely impacting most businesses and industries. This situation may bring uncertainties and have an impact on the environment in which the group operates. The Group’s management has continuously monitored ongoing developments and assessed the financial impact in respect of the valuation of assets, provisions and contingent liabilities, and has used estimates and judgement in respect of various issues as the situation has evolved.

## 2. Basis of preparation

2.1 The financial statements have been prepared in accordance with Thai Financial Reporting Standards enunciated under the Accounting Profession Act B.E. 2547 and their presentation has been made in compliance with the stipulations of the Notification of the Department of Business Development, issued under the Accounting Act B.E. 2543.

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 on a historical cost basis except where otherwise disclosed in the accounting policies.

### 2.2 Basis of consolidation

a) The consolidated financial statements include the financial statements of Supalai Public Company Limited (“the Company”) and the following subsidiaries (“the subsidiaries”) (collectively as “the Group”):

Company's name	Nature of business	Country of incorporation	Percentage of shareholding	
			<u>2021</u> (Percent)	<u>2020</u> (Percent)
<b><u>Investments in subsidiaries (held by the Company)</u></b>				
Supalai Northeast Company Limited	Property development	Thailand	99	99
Phuket Estate Company Limited	Hotel and property development	Thailand	82	82
Haadyai Nakarin Company Limited	Property development	Thailand	57	57
Supalai Property Management Company Limited	Hotel management and property development	Thailand	100	100
Supalai Philippines Incorporate	Investment in securities	Philippines	100	100
Supalai Singapore Holdings Pte. Ltd.	Holdings company	Singapore	100	100
<b><u>Investments in subsidiaries (held by Supalai Singapore Holdings Pte. Ltd.)</u></b>				
Supalai Australia Holdings Pty Ltd	Holdings company	Australia	100	100
<b><u>Investments in subsidiaries (held by Supalai Australia Holdings Pty Ltd)</u></b>				
Supalai Rippleside Development Pty Ltd	Holdings company	Australia	100	100
Supalai Officer Development Pty Ltd	Holdings company	Australia	100	100
Supalai Greenvale Development Pty Ltd	Holdings company	Australia	100	100
<b><u>Investments in subsidiaries (held by Supalai Rippleside Development Pty Ltd)</u></b>				
Balmoral Quay Pty Ltd	Property development	Australia	100	100

- b) The Group is deemed to have control over an investee or subsidiaries if it has rights, or is exposed, to variable returns from its involvement with the investee, and it has the ability to direct the activities that affect the amount of its returns.
- c) Subsidiaries are fully consolidated, being the date on which the Group obtains control, and continue to be consolidated until the date when such control ceases.
- d) The financial statements of the subsidiaries are prepared using the same significant accounting policies as the Company.
- e) The assets and liabilities in the financial statements of overseas subsidiaries are translated to Baht using the exchange rate prevailing on the end of reporting period, and revenues and expenses translated using monthly average exchange rates. The resulting differences are shown under the caption of "Exchange differences on translation of financial statements in foreign currency" in the statements of changes in shareholders' equity.
- f) Material balances and transactions between the Group have been eliminated from the consolidated financial statements.
- g) Non-controlling interests represent the portion of profit or loss and net assets of the subsidiaries that are not held by the Group and are presented separately in the consolidated profit or loss and within equity in the consolidated statement of financial position.
- 2.3 The separate financial statements present investments in subsidiaries and associate under the cost method.
- 2.4 The Group has interests in joint operations which are joint arrangements whereby the Group has rights to assets and obligations relating to the joint arrangements. The Group recognises assets, liabilities, revenues and expenses in relation to its interest in the following joint operations in the consolidated and separate financial statements from the date that joint control commences until the date that joint control ceases.

Company's name	Nature of business	Country of incorporation	Percentage of shareholding	
			2021	2020
			(Percent)	(Percent)
Peet No 119 Pty Ltd	Project development	Australia	50	50
AW BidCo 1 Pty Limited & Supalai Australia Holdings Pty Ltd	Project development	Australia	50	-

### **3. New financial reporting standards**

#### **3.1 Financial reporting standards that became effective in the current year**

During the year, the Group has adopted the revised financial reporting standards and interpretations which are effective for fiscal years beginning on or after 1 January 2021. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The adoption of these financial reporting standards does not have any significant impact on the Group's financial statements.

#### **3.2 Financial reporting standards that will become effective for fiscal years beginning on or after 1 January 2022**

The Federation of Accounting Professions issued a number of revised financial reporting standards, which are effective for fiscal years beginning on or after 1 January 2022. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and, for some standards, providing temporary reliefs or temporary exemptions for users.

The management of the Group believes that adoption of these amendments will not have any significant impact on the Group's financial statements.

### **4. Significant accounting policies**

#### **4.1 Revenue and expense recognition**

##### **a) Revenue from sales of real estate**

Revenue from sales of real estate is recognised at the point in time when control of the real estate is transferred to the customer, generally upon transfer of the legal ownership. Revenue from sales of real estate is measured at the amount of the consideration received after deducting discounts and considerations payable to the customer. The terms of payment are in accordance with the payment schedule specified in the customer contract. Considerations received before transferring control of the real estate to the customer are presented under the caption of "Deposits and advances received from customers" in the statement of financial position.

##### **b) Revenue from rental and services**

Rental income is recognised as revenue on straight-line basis over the period of the lease.

Service revenue is recognised at a point in time upon completion of the service.

c) Interest income

Interest income is calculated using the effective interest method and recognised on an accrual basis. The effective interest rate is applied to the gross carrying amount of a financial asset net of the allowance for expected credit loss (if any).

d) Dividends

Dividends are recognised when the right to receive the dividends is established.

e) Cost of real estate sales

In determining the costs of land and houses sold and cost of residential condominium units sold, the anticipated total development costs (taking into account actual costs incurred to date) are attributed to land and houses and residential condominium units on the basis of the saleable area.

Cost of real estate sales includes cost of other goods, such as furniture and fixtures, that are considered part of the house or residential condominium unit and transferred to a customer in accordance with the contract.

Selling expenses directly associated with projects, such as specific business tax and transfer fees, are recognised as expenses when the sale occurs.

f) Finance cost

Interest expense from financial liabilities at amortised cost is calculated using the effective interest method and recognised on an accrual basis.

#### 4.2 Cash and cash equivalents

Cash and cash equivalents consist of cash in hand and at banks, and all highly liquid investments with an original maturity of three months or less and not subject to withdrawal restrictions.

#### 4.3 Property development costs

Property development costs are stated at the lower of cost and net realisable value. Cost consists of the cost of land, land improvement costs, design fees, utilities, construction costs, capitalised borrowing costs and other related expenses, as well as estimated project development costs.

The Group recognises losses on diminution in value of projects (if any) in profit or loss.

#### 4.4 Cost to obtain contracts with customers

The Group recognises a commission paid to obtain a customer contract as an asset and amortises it to expenses on a systematic basis that is consistent with the pattern of revenue recognition. An impairment loss is recognised to the extent that the carrying amount of an asset recognised exceeds the remaining amount of the consideration that the entity expects to receive less direct costs. Provided that the amortisation period of the asset that the Group otherwise would have used is one year or less, costs to obtain a contract are immediately recognised as expenses.

#### 4.5 Investments in subsidiaries, joint ventures and associates

Investments in joint ventures and associates are accounted for in the consolidated financial statements using the equity method.

Investments in subsidiaries and associate are accounted for in the separate financial statements using the cost method and less allowance for loss on impairment (if any).

#### 4.6 Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to the initial recognition, investment properties are stated at cost less accumulated depreciation and allowance for loss on impairment (if any).

Depreciation of building and office building for rent is calculated by reference to their costs on the straight-line basis over estimated useful lives of 5, 20 and 30 years. Depreciation of the investment properties is included in profit or loss.

No depreciation is provided on land and land held for development.

On disposal of investment properties, the difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period when the asset is derecognised.

#### 4.7 Property, building and equipment and depreciation

Land is stated at cost. Buildings and equipment are stated at cost less accumulated depreciation and allowance for loss on impairment of assets (if any).

Depreciation of building and equipment is calculated by reference to their costs on the straight-line basis over the following estimated useful lives:

Buildings	20, 30	years
Building improvements and structures	5, 20	years
Machinery and equipment	5	years
Furniture, fixtures and office equipment	3, 5	years
Motor vehicles	5	years



Depreciation is included in profit or loss.

No depreciation is provided on land and land improvements.

An item of property, building and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on disposal of an asset is included in profit or loss when the asset is derecognised.

#### **4.8 Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective assets. All other borrowing costs are expensed in the period they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

#### **4.9 Intangible asset - computer software**

Computer software is initially recognised at cost. Following the initial recognition, computer software is carried at cost less any accumulated amortisation and allowance for loss on impairment of assets (if any).

Computer software is amortised on the straight-line basis over the economic useful life of 10 years and tested for impairment whenever there is an indication that the computer software may be impaired. The amortisation period and the amortisation method of such computer software are reviewed at least at each financial year end. The amortisation expense is charged to profit or loss.

#### **4.10 Goodwill**

Goodwill is initially recorded at cost, which equals to the excess of cost of business combination over the fair value of the net assets acquired. If the fair value of the net assets acquired exceeds the cost of business combination, the excess is immediately recognised as gain in profit or loss.

Goodwill is carried at cost less any accumulated impairment losses. Goodwill is tested for impairment annually and when circumstances indicate that the carrying value may be impaired.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the Group's cash-generating units that are expected to benefit from the synergies of the combination. The Group estimates the recoverable amount of each cash-generating unit to which the goodwill relates. Where the recoverable amount of the cash-generating unit is less than the carrying amount, an impairment loss is recognised in profit or loss. Impairment losses relating to goodwill cannot be reversed in future periods.

#### **4.11 Unamortised costs relating to the issuance of the debentures**

Expenses incurred in connection with the debentures issued are capitalised and shown as a deduction from such debentures in the statements of financial position and amortised to interest expenses using the effective interest rate over the term of the debentures.

#### **4.12 Leases**

At inception of contract, the Group assesses whether the contract is a lease when the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

##### **The Group as a lessee**

The Group recognises right-of-use assets and lease liabilities for all lease at the date the underlying asset is available for use (the commencement date of the lease). However, the Group recognises rental expenses on a straight-line basis over the lease term not more than 12 months or leases of low-value assets.

##### **The Group as a lessor**

A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset to a lessee. Lease receivables from operating leases is recognised as income in profit or loss on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying assets and recognised as an expense over the lease term on the same basis as the lease income.

#### **4.13 Related party transactions**

Related parties comprise individuals or enterprises that control, or are controlled by, the Group, whether directly or indirectly, or which are under common control with the Group.

They also include associates, and individuals or enterprises which directly or indirectly own a voting interest in the Group that gives them significant influence over the Group, key management personnel, directors, and officers with authority in the planning and direction of the Group's operations.

#### 4.14 Foreign currencies

The consolidated and separate financial statements are presented in Baht, which is also the Company's functional currency. Items of each entity included in the consolidated financial statements are measured using the functional currency of that entity.

Transactions in foreign currencies are translated into Baht at the exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Baht at the exchange rate ruling at the end of reporting period.

Gains and losses on exchange are included in profit or loss.

#### 4.15 Impairment of non-financial assets

At the end of each reporting period, the Group performs impairment reviews in respect of the property, building and equipment, investment properties and other intangible assets whenever events or changes in circumstances indicate that an asset may be impaired. The Group also carries out annual impairment reviews in respect of goodwill. An impairment loss is recognised when the recoverable amount of an asset, which is the higher of the asset's fair value less costs to sell and its value in use, is less than the carrying amount.

An impairment loss is recognised in profit or loss.

#### 4.16 Employee benefits

##### **Short-term employee benefits**

Salaries, wages, bonuses and contributions to the social security fund are recognised as expenses when incurred.

##### **Post-employment benefits**

###### ***Defined contribution plans***

The Group in Thailand and its employees have jointly established a provident fund. The fund is monthly contributed by employees and by the Group. The fund's assets are held in a separate trust fund and the Group's contributions are recognised as expenses when incurred.

###### ***Defined benefit plans***

The Group has obligations in respect of the severance payments it must make to employees upon retirement under labor law. The Group treats these severance payment obligations as a defined benefit plan.

The obligation under the defined benefit plan is determined by a professionally qualified independent actuary based on actuarial techniques, using the projected unit credit method.

Actuarial gains and losses arising from defined benefit plans are recognised immediately in other comprehensive income.

#### 4.17 Provisions

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

#### 4.18 Income tax

Income tax expense represents the sum of corporate income tax currently payable and deferred tax.

##### **Current tax**

Current income tax is provided in the accounts at the amount expected to be paid to the taxation authorities, based on taxable profits determined in accordance with tax legislation.

##### **Deferred tax**

Deferred income tax is provided on temporary differences between the tax bases of assets and liabilities and their carrying amounts at the end of each reporting period, using the tax rates enacted at the end of the reporting period.

The Group recognises deferred tax liabilities for all taxable temporary differences while they recognise deferred tax assets for all deductible temporary differences and tax losses carried forward to the extent that it is probable that future taxable profit will be available against which such deductible temporary differences and tax losses carried forward can be utilised.

At each reporting date, the Group reviews and reduces the carrying amount of deferred tax assets to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

The Group records deferred tax directly to shareholders' equity if the tax relates to items that are recorded directly to shareholders' equity.

#### 4.19 Financial instruments

##### **Classification and measurement of financial assets**

Financial assets are classified, at initial recognition, as to be subsequently measured at amortised cost, fair value through other comprehensive income ("FVOCI"), or fair value through profit or loss ("FVTPL"). The classification of financial assets at initial recognition is driven by the Group's business model for managing the financial assets and the contractual cash flows characteristics of the financial assets.

***Financial assets at amortised cost***

The Group measures financial assets at amortised cost if the financial asset is held in order to collect contractual cash flows. The cash flows are solely payments of principal and interest on the principal amount outstanding complied with the period specified in the contract.

Financial assets at amortised cost are subsequently measured using the effective interest rate ("EIR") method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

***Financial assets at FVOCI (debt instruments)***

The Group measures financial assets at FVOCI if the financial asset is held to collect contractual cash flows and to sell the financial asset. The cash flows are solely payments of principal and interest on the principal amount outstanding complied with the period specified in the contract.

Interest income, foreign exchange revaluation and impairment losses or reversals are recognised in profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in other comprehensive income. Upon derecognition, the cumulative fair value change recognised in other comprehensive income is recycled to profit or loss.

***Financial assets designated at FVOCI (equity instruments)***

Upon initial recognition, the Group can elect to irrevocably classify its equity investments which are not held for trading as equity instruments designated at FVOCI. The classification is determined on an instrument-by-instrument basis.

Gains and losses recognised in other comprehensive income on these financial assets are never recycled to profit or loss.

Dividends are recognised as other income in profit or loss, except when the dividends clearly represent a recovery of part of the cost of the financial asset, in which case, the gains are recognised in other comprehensive income.

Equity instruments designated at FVOCI are not subject to impairment assessment.

***Classification and measurement of financial liabilities***

The Group's financial liabilities are initially recognised at fair value net of transaction costs and classified as liabilities to be subsequently measured at amortised cost. In determining amortised cost, the Group takes into account any discounts or premiums on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance costs in profit or loss.

**Regular way purchases and sales of financial assets**

Regular way purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the marketplace are recognised on the trade date, i.e., the date on which the Group commits to purchase or sell the asset.

**Derecognition of financial instruments**

A financial asset is primarily derecognised when the rights to receive cash flows from the asset have been expired or have been transferred and either the Group has transferred substantially all the risks and rewards of the asset, or the Group has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in profit or loss.

**Impairment of financial assets**

The Group recognises an allowance for expected credit losses (“ECLs”) for all debt instruments. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate.

For trade receivables, the Group applies a simplified approach in calculating ECLs. The Group recognises an allowance for expected credit losses based on lifetime ECLs at each reporting date. It is based on its historical credit loss experience and adjusted for forward-looking factors specific to the debtors and the economic environment.

A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

#### 4.20 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between buyer and seller (market participants) at the measurement date. The Group applies a quoted market price in an active market to measure their assets and liabilities that are required to be measured at fair value by relevant financial reporting standards. Except in case of no active market of an identical asset or liability or when a quoted market price is not available, the Group measures fair value using valuation technique that are appropriate in the circumstances and maximises the use of relevant observable inputs related to assets and liabilities that are required to be measured at fair value.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy into three levels based on categorise of input to be used in fair value measurement as follows:

Level 1 - Use of quoted market prices in an active market for such assets or liabilities

Level 2 - Use of other observable inputs for such assets or liabilities, whether directly or indirectly

Level 3 - Use of unobservable inputs such as estimates of future cash flows

At the end of each reporting period, the Group determines whether transfers have occurred between levels within the fair value hierarchy for assets and liabilities held at the end of the reporting period that are measured at fair value on a recurring basis.

#### 5. Significant accounting judgements and estimates

The preparation of financial statements in conformity with financial reporting standards at times requires management to make subjective judgements and estimates regarding matters that are inherently uncertain. These judgements and estimates affect reported amounts and disclosures and actual results could differ from these estimates. Significant judgements and estimates are as follows:

##### **Impairment loss of investments in subsidiaries and associate**

The Company treats investments in subsidiaries and associate in the separate financial statements as impaired when the management judges that there has been a significant or prolonged decline in the fair value below their costs or where other objective evidence of impairment exists. The determination of what is “significant” or “prolonged” requires judgment.

**Property, building and equipment and depreciation**

In determining depreciation of building and equipment, the management is required to make estimates of the useful lives and residual values of the building and equipment and to review estimate useful lives and residual values when there are any changes.

In addition, the management is required to review property, building and equipment for impairment on a periodical basis and record impairment losses when it is determined that their recoverable amount is lower than the carrying amount. This requires judgments regarding forecast of future revenues and expenses relating to the assets subject to the review.

**Goodwill**

The initial recognition and measurement of goodwill, and subsequent impairment testing, require management to make estimates of cash flows to be generated by the asset or the cash-generating units and to choose a suitable discount rate in order to calculate the present value of those cash flows.

**Classification of long-term loans**

In classifying the current portion of long-term loans from banks, the management has used judgement to estimate collateral redemptions and loan settlement in accordance with the terms and conditions stipulated in the loan agreements.

**Project development costs estimation**

In calculating costs of land and houses and residential condominium units sold, the Group has to estimate all project development costs, comprising land and land improvement costs, design and construction costs, public utilities costs, borrowing costs and other related costs. The management estimates these costs based on their experience in the business and revisits the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.



**6. Related party transactions**

During the years, the Group had significant business transactions with related parties. Such transactions, which were summarised below, arose in the ordinary course of business and were concluded on commercial terms and bases agreed upon between the Group and those related parties.

(Unit: Million Baht)

	Consolidated		Separate		Transfer pricing policy
	financial statements		financial statements		
	2021	2020	2021	2020	
<b><u>Transactions with subsidiaries</u></b>					
(eliminated from the consolidated financial statements)					
Land purchase	-	-	-	19	Contract price
Rental and service income	-	-	11	7	Contract price
Interest income	-	-	4	3	2.2 - 3.3 percent per annum (2020: 1.9 - 2.6 percent per annum)
Building management fee	-	-	3	3	Contract price
<b><u>Transactions with related parties</u></b>					
Interest income	129	108	-	-	10.0 - 20.0 percent per annum (2020: 10.0 - 20.0 percent per annum)
Purchases of construction materials	157	107	155	105	Close to the purchase price from third parties

As at 31 December 2021 and 2020, the balances of the accounts between the Group and those related parties were as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
<b><u>Dividend receivable from subsidiaries</u></b>				
(eliminated from the consolidated financial statements)				
Supalai Property Management Co., Ltd.	-	-	17,128	-
Supalai Philippines Incorporate	-	-	70,862	-
Total	-	-	87,990	-
<b><u>Trade and other payables - related parties</u></b>				
<b>(Note 17)</b>				
Durafloor Co., Ltd. (Common director)	36,582	26,737	36,451	25,814

**Short-term loans to subsidiaries and interest receivables**

As at 31 December 2021 and 2020, the balances of short-term loans and interest receivables between the Company and the subsidiaries and the movements were as follows:

(Unit: Thousand Baht)

	Separate financial statements			
	Balance as at 31 December 2020	Increase during the year	Decrease during the year	Balance as at 31 December 2021
Supalai Northeast Co., Ltd.	49,006	337,595	(253,386)	133,215
Supalai Property Management Co., Ltd.	20,003	344,042	(204,026)	160,019
Phuket Estate Co., Ltd.	-	16,474	(72)	16,402
Haadyai Nakarin Co., Ltd.	-	33,323	(33,323)	-
<b>Total</b>	<b>69,009</b>	<b>731,434</b>	<b>(490,807)</b>	<b>309,636</b>

**Loans to related parties and interest receivables**

As at 31 December 2021 and 2020, the balances of loans and interest receivables between the Group and those related companies and the movements were as follows:

(Unit: Thousand Baht)

	Consolidated financial statements			
	Balance as at 31 December 2020	Increase during the year	Decrease during the year	Balance as at 31 December 2021
<b><u>Joint venture</u></b>				
Ballarat Street Development Pty Ltd	98,705	44,448	-	143,153
<b><u>Associates</u></b>				
Peet No. 1895 Pty Ltd	554,655	103,643	(48,525)	609,773
Satterley Narangba Pty Ltd	81,581	17,138	(59,629)	39,090
Peet 2018 No. 1 Pty Ltd	176,167	29,858	-	206,025
Satterley Madora Bay Pty Ltd	53,000	24,140	-	77,140
<b>Total</b>	<b>865,403</b>	<b>174,779</b>	<b>(108,154)</b>	<b>932,028</b>

**Directors and management's benefits**

During the years ended 31 December 2021 and 2020, the Group had employee benefit expenses payable to their directors and management as below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Short-term employee benefits	190,425	157,190	169,829	137,148
Post-employment benefits	3,062	4,823	2,856	4,634
<b>Total</b>	<b>193,487</b>	<b>162,013</b>	<b>172,685</b>	<b>141,782</b>

**7. Property development costs**

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Land	4,278,874	3,517,268	4,051,883	3,248,018
Land and construction under development	46,538,918	44,816,123	42,872,606	42,118,133
Developed land and construction	11,291,447	11,616,843	10,983,765	11,287,428
<b>Total</b>	<b>62,109,239</b>	<b>59,950,234</b>	<b>57,908,254</b>	<b>56,653,579</b>
<u>Less</u> Allowance for loss on diminution in project value	(5,299)	(5,299)	(3,299)	(3,299)
<b>Property development costs, net</b>	<b>62,103,940</b>	<b>59,944,935</b>	<b>57,904,955</b>	<b>56,650,280</b>

During the years, the Group included borrowing costs in property development costs. These were determined by applying capitalisation rates which are the weighted average of the financial charges on total borrowings during the years as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Borrowing costs included in property development costs (Million Baht)	177	196	169	189
Capitalisation rates (Percent)	1.4 - 3.4	1.4 - 3.4	1.4 - 2.2	1.4 - 2.6

The Group has mortgaged its project land and construction thereon with banks as collateral for bank overdrafts, loans, bank guarantees and promissory notes that were summarised below.

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Net book values	28,574	30,882	27,226	29,397

## 8. Costs to obtain contracts with customers

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Net book value at beginning of year	385,406	440,500	385,406	440,500
Additions	119,866	62,140	101,926	62,140
Amortisation	(281,677)	(117,234)	(281,677)	(117,234)
Net book value at end of year	223,595	385,406	205,655	385,406
Current	196,205	-	178,265	-
Non-current	27,390	385,406	27,390	385,406
	223,595	385,406	205,655	385,406

## 9. Other financial assets

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
<b>Debt instrument at amortised cost</b>				
Held-to-maturity private debt securities	291,967	252,009	291,967	252,009
<b>Debt instrument at FVOCI</b>				
Government bonds	-	56,090	-	-
<b>Equity instruments designated at FVOCI</b>				
Unit trusts in mutual funds	351	308	351	308
Equity instruments of listed companies	2,115,974	1,277,601	728,256	625,281
Total other financial assets - net	2,408,292	1,586,008	1,020,574	877,598

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Current	291,967	308,099	291,967	252,009
Non-current	2,116,325	1,277,909	728,607	625,589
	<u>2,408,292</u>	<u>1,586,008</u>	<u>1,020,574</u>	<u>877,598</u>

The Group considers investments in equity instruments designated at FVOCI to be strategic in nature.

During the year 2021, the Group and the Company sold its equity interest which its fair value on the date of sale was Baht 1,632 million and Baht 87 million (2020: Baht 3,189 million and Baht 6 million), respectively and the accumulated gain recognised in other comprehensive income was transferred to retained earnings amounting to Baht 72 million and Baht 14 million (2020: Baht 98 million and Baht 0.4 million), respectively.

In addition, in 2021, the Group and the Company received dividends from equity instruments designated at FVOCI, which still existed at the reporting date, in the amount of Baht 32 million and Baht 11 million (2020: Baht 27 million and Baht 3 million), respectively.

#### 10. Investments in subsidiaries

Details of investments in subsidiaries as presented in separate financial statements are as follows:

(Unit: Thousand Baht)

Company's name	Paid up capital		Cost		Dividend received during the year	
	2021	2020	2021	2020	2021	2020
	(Million Baht)	(Million Baht)				
Supalai Northeast Co., Ltd.	335	355	331,325	331,325	-	-
Phuket Estate Co., Ltd.	169	169	215,292	215,292	-	-
Haadyai Nakarin Co., Ltd.	192	192	177,082	175,410	32,560	21,646
Supalai Property Management Co., Ltd.	745	745	744,705	744,705	17,128	3,725
Supalai Philippines Incorporate	900	900	432,328	432,328	129,457	56,804
	(Million PHP)					
Supalai Singapore Holdings Pte. Ltd.	111	101	2,759,623	2,520,643	-	-
	(Million SGD)					
Total			<u>4,660,355</u>	<u>4,419,703</u>	<u>179,145</u>	<u>82,175</u>
<u>Less</u> Allowance for impairment loss of investments			<u>(33,000)</u>	<u>(33,000)</u>		
Investments in subsidiaries - net			<u>4,627,355</u>	<u>4,386,703</u>		

On 12 May 2021, the Company paid an additional investment of Baht 239 million in Supalai Singapore Holdings Pte. Ltd. to be used to invest in a property development project in Australia. This subsidiary company registered the increase in its capital with a government agency in Singapore on 9 July 2021.

## 11. Investments in joint ventures

### 11.1 Details of investments in joint ventures

Investments in joint ventures represent investments in property development entities and incorporated in Australia which are jointly controlled by the Group and other companies. Details of these investments were as follows:

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements			
	Shareholding percentage		Carrying amounts based on equity method	
	2021	2020	2021	2020
	(%)	(%)		
The Satterley Officer Joint Venture	25	25	180,532	81,628
The Satterley Greenvale Joint Venture	25	25	257,347	288,387
Fyansford Development Pty Ltd	50	50	380,648	308,494
Ballarat Street Development Pty Ltd	50	50	30,278	36,100
Total			848,805	714,609

On 14 September 2020, a meeting of the Board of Directors of Supalai Rippleside Development Pty Ltd passed a resolution approving the acquisition of the another 50% of the registered capital of The Rippleside Development Joint Venture, with a total value of AUD 13 million. Following the acquisition, this subsidiary would hold 100% of the registered share capital of The Rippleside Development Joint Venture, changing the status of this company from a joint venture to a subsidiary. This new subsidiary has changed its name to Balmoral Quay Pty Ltd ("Balmoral").

On 13 November 2020, this subsidiary received the shares and made payment amounting AUD 11 million. The remaining of AUD 2 million is to be paid in 2022.

During the current year, the Group completed the assessments of the fair value of Balmoral's identifiable assets acquired and liabilities assumed at the acquisition date. The carrying values and fair values of identifiable assets acquired and liabilities assumed were as follows:

(Unit: Thousand AUD)

	Fair value	Carrying value
Cash and cash equivalents	1,134	1,134
Account and other receivables	13	13
Property development costs	16,925	16,925
Other current financial assets	85	85
Other current assets	21	21
Investment properties	2,202	2,202
Trade payables	(564)	(564)
Other current liabilities	(1,828)	(1,828)
Net assets of the subsidiary	<u>17,988</u>	<u>17,988</u>
Fair value of the previously held equity interest in		
Balmoral before business combination	8,994	
Cash paid for purchases of investment in subsidiary	12,750	
<u>Less</u> Net assets of the subsidiary	<u>(17,988)</u>	
Goodwill	<u><u>3,756</u></u>	
Cash paid for purchases of investment in subsidiary	10,750	
<u>Less</u> Cash and cash equivalents of the subsidiary	<u>(1,134)</u>	
Net cash paid for purchases of investment in subsidiary	<u><u>9,616</u></u>	

## 11.2 Share of comprehensive income and dividend received

During the years, the Group recognised its share of comprehensive income and dividend received from investments in joint ventures in the consolidated financial statements as follows:

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements					
	Share of profit (loss)		Share of other		Dividend received	
	from investments in		comprehensive income		during the year	
	joint ventures		from investments in			
	during the year		joint ventures			
	2021	2020	2021	2020	2021	2020
The Satterley Officer Joint Venture	186,171	53,059	5,769	9,562	(93,036)	(172,585)
The Rippleside Development Joint Venture	-	16,327	-	39,964	-	-
The Satterley Greenvale Joint Venture	84,602	77,858	16,410	69,412	(132,052)	(35,866)
Fyansford Development Pty Ltd	185,642	24,849	18,564	25,406	(132,052)	(39,910)
Ballarat Street Development Pty Ltd	(7,862)	(3,330)	2,040	3,034	-	-
<b>Total</b>	<b>448,553</b>	<b>168,763</b>	<b>42,783</b>	<b>147,378</b>	<b>(357,140)</b>	<b>(248,361)</b>



**11.3 Summarised financial information about material joint ventures**

## Summarised information about financial position

(Unit: Million Baht)

	As at 31 December							
	The Satterley Officer Joint Venture		The Satterley Greenvale Development Joint Venture		Fyansford Development Pty Ltd		Ballarat Street Development Pty Ltd	
	2021	2020	2021	2020	2021	2020	2021	2020
Current assets	1,171	993	1,122	1,417	1,675	1,630	227	104
Non-current assets	8	8	17	17	12	2	324	306
Current liabilities	(457)	(675)	(110)	(281)	(622)	(64)	(491)	(338)
Non-current liabilities	-	-	-	-	(304)	(952)	-	-
<b>Net assets</b>	<b>722</b>	<b>326</b>	<b>1,029</b>	<b>1,153</b>	<b>761</b>	<b>616</b>	<b>60</b>	<b>72</b>
Shareholding percentage (%)	25	25	25	25	50	50	50	50
<b>Carrying amounts of joint ventures based on equity method</b>	<b>181</b>	<b>82</b>	<b>257</b>	<b>288</b>	<b>381</b>	<b>308</b>	<b>30</b>	<b>36</b>

## Summarised information about comprehensive income

(Unit: Million Baht)

	For the years ended 31 December							
	The Satterley Officer Joint Venture		The Satterley Greenvale Development Joint Venture		Fyansford Development Pty Ltd		Ballarat Street Development Pty Ltd	
	2021	2020	2021	2020	2021	2020	2021	2020
Revenue	2,065	1,357	1,248	990	1,428	234	1	1
Profit (loss)	745	212	338	311	371	50	(16)	(7)
Other comprehensive income	23	38	66	278	37	51	4	7
Total comprehensive income	768	250	404	589	408	101	(12)	-

## 12. Investments in associates

### 12.1 Details of associates

(Unit: Thousand Baht)

Company's name	Consolidated financial statements			
	Shareholding percentage		Carrying amounts based on equity method	
	2021	2020	2021	2020
	(%)	(%)		
<b>Property development entities and incorporated in Australia</b>				
Peet No. 1895 Pty Ltd	50	50	267,130	184,744
Satterley Narangba Pty Ltd	17	17	45,563	28,906
Peet 2018 No. 1 Pty Ltd	19	19	13,810	14,989
Satterley Madora Bay Pty Ltd	11	11	35,402	31,601
<b>Real estate management entity and incorporated in Thailand</b>				
Adelphi Real Estate Management Co., Ltd.	30	30	1,851	2,973
Total			363,756	263,213

(Unit: Thousand Baht)

Company's name	Separate financial statements			
	Shareholding percentage		Carrying amounts based on cost method - net	
	2021	2020	2021	2020
	(%)	(%)		
<b>Real estate management entity and incorporated in Thailand</b>				
Adelphi Real Estate Management Co., Ltd.	30	30	3,600	3,600

**12.2 Share of comprehensive income and dividend received**

During the years, the Group recognised its share of comprehensive income and dividend received from investments in associates in the consolidated financial statements as follows:

(Unit: Thousand Baht)

Associates	Consolidated financial statements					
	Share of profit (loss)		Share of other		Dividend received	
	from investments		comprehensive income			
	in associates		from investments		in associates	
	during the year		during the year		during the year	
	2021	2020	2021	2020	2021	2020
Peet No. 1895 Pty Ltd	70,810	37,471	11,576	14,482	-	(13,456)
Satterley Narangba Pty Ltd	14,806	10,473	1,851	2,104	-	-
Peet 2018 No. 1 Pty Ltd	(2,036)	(849)	857	1,243	-	-
Satterley Madora Bay Pty Ltd	1,928	(6,074)	1,873	(177)	-	-
Adelphi Real Estate Management Co., Ltd.	(1,122)	(627)	-	-	-	-
<b>Total</b>	<b>84,386</b>	<b>40,394</b>	<b>16,157</b>	<b>17,652</b>	<b>-</b>	<b>(13,456)</b>

### 12.3 Summarised financial information about material associates

#### Summarised information about financial position

	As at 31 December										(Unit: Million Baht)
	Peet No. 1895		Satterley Narangba		Peet 2018 No. 1		Satterley Madora Bay		Adelphi Real Estate Management Co., Ltd.		
	Pty Ltd		Pty Ltd		Pty Ltd		Pty Ltd		Management Co., Ltd.		
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	
Current assets	226	97	814	912	1,664	1,393	1,417	1,265	4	8	
Non-current assets	3,884	2,130	4	5	70	-	6	5	-	-	
Current liabilities	(2,111)	(591)	(489)	(720)	(1,595)	(1,312)	(1,084)	(971)	-	-	
Non-current liabilities	(1,465)	(1,266)	(60)	(26)	(65)	-	(20)	(15)	-	-	
<b>Net assets</b>	534	370	269	171	74	81	319	284	4	8	
Shareholding percentage (%)	50	50	17	17	19	19	11	11	30	30	
<b>Carrying amounts of associates based on equity method</b>	267	185	46	29	14	15	35	32	2	3	

#### Summarised information about comprehensive income

	For the years ended 31 December										(Unit: Million Baht)
	Peet No. 1895		Satterley Narangba		Peet 2018 No. 1		Satterley Madora Bay		Adelphi Real Estate Management Co., Ltd.		
	Pty Ltd		Pty Ltd		Pty Ltd		Pty Ltd		Management Co., Ltd.		
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	
Revenue	1,092	751	872	419	82	-	370	32	-	-	
Profit (loss)	142	75	87	62	(11)	(5)	17	(55)	(4)	(2)	
Other comprehensive income	23	29	11	12	4	7	17	2	-	-	
Total comprehensive income	165	104	98	74	(7)	2	34	(53)	(4)	(2)	

**13. Investment properties**

The net book value of investment properties as at 31 December 2021 and 2020 is presented below.

(Unit: Thousand Baht)

	Consolidated financial statements		
	Land held for development	Land, building and office building for rent	Total
<b>31 December 2021</b>			
Cost	7,981	1,768,575	1,776,556
<u>Less</u> Accumulated depreciation	-	(615,433)	(615,433)
Net book value	<u>7,981</u>	<u>1,153,142</u>	<u>1,161,123</u>
<b>31 December 2020</b>			
Cost	7,981	1,733,760	1,741,741
<u>Less</u> Accumulated depreciation	-	(555,561)	(555,561)
Net book value	<u>7,981</u>	<u>1,178,199</u>	<u>1,186,180</u>

(Unit: Thousand Baht)

	Separate financial statements		
	Land held for development	Land, building and office building for rent	Total
<b>31 December 2021</b>			
Cost	7,981	1,253,282	1,261,263
<u>Less</u> Accumulated depreciation	-	(496,960)	(496,960)
Net book value	<u>7,981</u>	<u>756,322</u>	<u>764,303</u>
<b>31 December 2020</b>			
Cost	7,981	1,220,491	1,228,472
<u>Less</u> Accumulated depreciation	-	(463,050)	(463,050)
Net book value	<u>7,981</u>	<u>757,441</u>	<u>765,422</u>

A reconciliation of the net book value of investment properties for the years 2021 and 2020 is presented below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Net book value at beginning of year	1,186,180	1,176,516	765,422	783,030
Acquisition of assets during the year	32,944	14,137	32,674	13,897
Transfer from (transfer to) property development costs	(910)	-	41	-
Increase from business combination	-	50,465	-	-
Depreciation charged	(60,051)	(54,938)	(33,834)	(31,505)
Translation	2,960	-	-	-
Net book value at end of year	<u>1,161,123</u>	<u>1,186,180</u>	<u>764,303</u>	<u>765,422</u>

The fair value of the investment properties as at 31 December 2021 and 2020 is stated below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Land held for development	22,830	18,300	22,830	18,300
Land, building and office building for rent	2,462,570	2,539,162	1,636,857	1,632,657

The fair value of the above investment properties has been determined by an accredited independent valuer and has been determined based on market prices approach for land held for development and the income approach for building and office building for rent. Key assumptions used in the valuation include yield rate, inflation rate, long-term vacancy rate and long-term growth in real rental rates.

A subsidiary company has mortgaged its investment properties with net book value amounting to approximately Baht 33 million (2020: Baht 34 million) as collateral for overdrafts and bank guarantees.







(Unit: Thousand Baht)

	Separate financial statements					Total
	Land and land improvement	Building	Building improvements and structures	Machinery and equipment	Furniture, fixtures and office equipment	
<b>Cost:</b>						
31 December 2019	51,879	205,054	65,949	16,641	205,425	601,409
Additions	-	-	-	1,205	12,332	17,970
Disposals/written-offs	-	-	(91)	(217)	(23,563)	(31,773)
31 December 2020	51,879	205,054	65,858	17,629	194,194	587,606
<b>Accumulated depreciation:</b>						
31 December 2019	-	89,940	51,256	12,894	153,951	353,357
Depreciation for the year	-	7,143	1,978	1,467	21,155	36,603
Depreciation on disposals/write-offs	-	-	(91)	(209)	(22,881)	(31,082)
31 December 2020	-	97,083	53,143	14,152	152,225	358,878
<b>Allowance for impairment loss:</b>						
31 December 2019	8,371	-	-	-	-	8,371
31 December 2020	8,371	-	-	-	-	8,371
<b>Net book value:</b>						
31 December 2019	43,508	115,114	14,693	3,747	51,474	239,681
31 December 2020	43,508	107,971	12,715	3,477	41,969	220,357
<b>Depreciation for the year</b>						
2020 (Baht 2 million included in cost of rental and services, and the balance in administrative expenses)						36,603



As at 31 December 2021 and 2020, certain items of building and equipment of the Group which had been fully depreciated but were still in use, were summarised below.

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
The gross carrying amount before deducting accumulated depreciation and allowance for impairment loss	396	403	185	193

A subsidiary company has mortgaged its property with net book value amounting to approximately Baht 1 million with bank as collateral of bank overdrafts.

#### 15. Intangible assets - computer software

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Computer software - cost	125,642	114,707	113,939	112,698
<u>Less</u> Accumulated amortisation	<u>(55,781)</u>	<u>(43,905)</u>	<u>(53,670)</u>	<u>(42,919)</u>
Net book value	<u>69,861</u>	<u>70,802</u>	<u>60,269</u>	<u>69,779</u>

A reconciliation of the net book value of intangible assets for the years 2021 and 2020 is presented below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Net book value at beginning of year	70,802	63,601	69,779	62,459
Acquisition of computer software	10,935	17,029	1,242	17,029
Amortisation	<u>(11,876)</u>	<u>(9,828)</u>	<u>(10,752)</u>	<u>(9,709)</u>
Net book value at end of year	<u>69,861</u>	<u>70,802</u>	<u>60,269</u>	<u>69,779</u>

**16. Bills of exchange payable**

Movements of the bills of exchange payable account for the years ended 31 December 2021 and 2020 were summarised below.

(Unit: Thousand Baht)

	Consolidated / Separate financial statements	
	2021	2020
Balance at beginning of year	2,992,364	993,158
<u>Add</u> Issuance of bills of exchange	10,000,000	6,000,000
<u>Less</u> Repayment	(9,000,000)	(4,000,000)
<u>Add</u> Amortisation of prepaid interest expenses	56,487	45,178
<u>Less</u> Prepaid interest expenses	(68,030)	(45,972)
Balance at end of year	<u>3,980,821</u>	<u>2,992,364</u>

As at 31 December 2021, short-term unsecured bills of exchange are subject to interest at rates of 1.05 and 1.40 percent per annum (2020: 1.50 and 1.78 percent per annum). They will mature in April 2022 and July 2022.

**17. Trade and other payables**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Trade payables				
Related parties (Note 6)	36,582	26,737	36,451	25,814
Unrelated parties	1,920,579	2,038,192	1,791,143	1,952,844
Other payable for purchase of investment in subsidiary (Note 11)	48,525	-	-	-
Other payables	41,480	36,171	35,796	34,357
Accrued expenses	421,805	332,512	361,180	295,509
Total trade and other payables	<u>2,468,971</u>	<u>2,433,612</u>	<u>2,224,570</u>	<u>2,308,524</u>

**18. Long-term loans from banks**

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Long-term loans from banks	6,536,031	8,504,783	6,318,445	8,385,812
<u>Less</u> Current portion	(6,536,031)	(8,063,837)	(6,318,445)	(8,063,837)
Long-term loans from banks, net	-	440,946	-	321,975

Movements in the long-term loan account during the years ended 31 December 2021 and 2020 are summarised below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Balance at beginning of year	8,504,783	3,008,015	8,385,812	2,898,000
<u>Add</u> Additional borrowings	41,778,845	54,470,723	39,248,773	53,570,911
<u>Less</u> Repayment	(43,754,573)	(48,983,726)	(41,316,140)	(48,083,099)
Translation adjustment	6,976	9,771	-	-
Balance at end of year	6,536,031	8,504,783	6,318,445	8,385,812

These loans carry interest at fixed interest rates specified in the loan agreements or at the rates based on MLR, MMR or BBSY. Repayment is to be made each time a plot of land or a condominium unit is redeemed from mortgage at 70 percent of the selling price, and not less than the amount stipulated by the banks.

The loans of the Group are secured by the mortgage of project land of the Group, including most present and future structures thereon.

The loan agreements contain covenants and restrictions on the Group, pertaining to matters such as dividend payment and the maintenance of a certain debt to equity ratio.

The long-term credit facilities of the Group which have not yet been drawn down are as follows.

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Long-term credit facilities which have not yet been drawn down	25,954	26,487	25,171	25,451

## 19. Debentures

Debenture	Term	Date of issue	Maturity date	Par value per unit (Baht)	Interest rate/Discount rate (Percent per annum)	Interest payment condition	Consolidated / Separate financial statements					
							31 December 2021		31 December 2020			
							Current portion	Long-term portion	Total	Total		
<b>Senior unsecured debentures</b>												
1/2018	3 years	15 March 2018	15 March 2021	1,000	2.09	Interest is repayable in semi-annual instalments, starting from September 2018 to March 2021	-	-	-	3,000,000	-	3,000,000
1/2019	3 years	19 August 2019	19 August 2022	1,000	2.16	Interest is repayable in semi-annual instalments, starting from February 2020 to August 2022	1,500,000	-	1,500,000	-	1,500,000	1,500,000
1/2020*	3 years	20 February 2020	20 February 2023	1,000	1.69	-	-	2,500,000	2,500,000	-	2,500,000	2,500,000
2/2020*	1 year	1 July 2020	1 July 2021	1,000	2.00	-	-	-	-	1,000,000	-	1,000,000
3/2020*	1 year 6 months	2 September 2020	2 March 2022	1,000	2.40	-	2,000,000	-	2,000,000	-	2,000,000	2,000,000
1/2021*	1 year 6 months	2 March 2021	2 September 2022	1,000	1.90	-	2,000,000	-	2,000,000	-	-	-
2/2021*	2 years	16 August 2021	16 August 2023	1,000	1.41	-	-	1,500,000	1,500,000	-	-	-
Total							5,500,000	4,000,000	9,500,000	4,000,000	6,000,000	10,000,000
Less	Unamortised costs relating to the issuance of the debentures						(2,108)	(2,783)	(4,891)	(1,084)	(5,423)	(6,507)
	Deferred interest expenses						(101,618)	(20,727)	(122,345)	(99,303)	(59,595)	(158,898)
Net balance							5,396,274	3,976,490	9,372,764	3,899,613	5,934,982	9,834,595

\*Zero Coupon Bond

The debenture agreements contain covenants and restrictions on the Company, pertaining to matters such as the dividend payment and maintenance of a certain debt to equity ratio.

**20. Provision for long-term employee benefits**

Provision for long-term employee benefits in Thailand, which represents compensation payable to employees after they retire, is as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
<b>Provision for long-term employee benefits</b>				
<b>at beginning of year</b>	239,175	217,065	217,717	197,542
Included in profit and loss:				
Current service cost	19,754	19,689	17,568	17,655
Interest cost	2,816	2,857	2,520	2,602
Included in other comprehensive income:				
Actuarial gain arising from				
Demographic assumptions	(41)	-	-	-
Financial assumptions changes	(24,473)	-	(21,676)	-
Experience adjustments	8,505	-	5,028	-
Benefits paid during the year	(4,486)	(436)	(4,027)	(82)
<b>Provision for long-term employee</b>				
<b>benefits at end of year</b>	<u>241,250</u>	<u>239,175</u>	<u>217,130</u>	<u>217,717</u>

The Group and the Company expect to pay Baht 14 million and Baht 13 million of long-term employee benefits during the next year (2020: Baht 54 million and Baht 51 million), respectively.

As at 31 December 2021, the weighted average duration of the liabilities for long-term employee benefit of the Group and the Company are 10 years (2020: 10 years).

Significant actuarial assumptions are summarised below:

(Unit: Percent per annum)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Discount rate	2	2	2	2
Salary increase rate	3 - 5	4 - 6	5	6
Turnover rate	0 - 45	0 - 40	0 - 30	0 - 30

The result of sensitivity analysis for significant assumptions that affect the present value of the long-term employee benefits obligation as at 31 December 2021 and 2020 are summarised below:

(Unit: Million Baht)

	31 December 2021			
	Consolidated		Separate	
	financial statements		financial statements	
	Increase 0.5%	Decrease 0.5%	Increase 0.5%	Decrease 0.5%
Discount rate	(12)	13	(11)	12
Salary increase rate	13	(12)	11	(11)

(Unit: Million Baht)

	31 December 2020			
	Consolidated		Separate	
	financial statements		financial statements	
	Increase 0.5%	Decrease 0.5%	Increase 0.5%	Decrease 0.5%
Discount rate	(11)	13	(11)	12
Salary increase rate	13	(12)	12	(11)

## 21. Statutory reserve

Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, the Company is required to set aside a statutory reserve at least 5 percent of its net profit after deducting accumulated deficit brought forward (if any), until the reserve reaches 10 percent of the registered capital. The statutory reserve is not available for dividend distribution. At present, the statutory reserve has fully been set aside.

## 22. Treasury stocks

On 29 January 2020, the Company's Board of Directors' meeting No. 2/2020 approved a share repurchase program for financial management purposes, with a budget of up to Baht 2,000 million, or not exceeding amount 120 million shares. The number of shares to be repurchased would be approximately 5.6% of the total number of shares in issue, with a par value of Baht 1 per share. The repurchase period is from 12 February 2020 to 11 August 2020 and the period set for redistribution of the shares is more than 6 months but not more than 3 years after completion of the share repurchases.

On 17 March 2020, the Company's Board of Directors' meeting No. 4/2020 approved an increase of the budget for the share repurchase program for financial management purposes to a maximum of Baht 3,000 million, or not exceeding amount 200 million shares. The number of shares to be repurchased is approximately 9.3% of the total number of shares in issue, with a par value of Baht 1 per share.



During the year 2020, the Company purchased treasury stocks amounting to 195 million shares, with the average price of Baht 15.39 per share, total value of Baht 3,000 million and the Company has set aside a reserve from retained earnings equal to the cost of the treasury stocks until either the shares are sold or the paid-up capital is reduced by the cancellation of any remaining unsold shares, with the Company recording the reserve as 'Appropriated retained earnings - treasury stock reserve' in its statement of financial position.

## 23. Revenue from contracts with customers

### 23.1 Revenue recognised in relation to contract balances

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Revenue recognised during the year that was included in deposits and advances received from customers at the beginning of the year	2,130	895	2,097	881

### 23.2 Revenue to be recognised for the remaining performance obligations

As at 31 December 2021, the Group and the Company expect to recognise the revenue in the future in respect of performance obligations under contracts with customers that are unsatisfied totaling Baht 30,407 million and Baht 26,324 million. (2020: Baht 37,565 million and Baht 36,921 million), respectively. The Group and the Company expect to satisfy these performance obligations within 3 years.

## 24. Other income

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Gain on sales of FVOCI debt instruments	627	48,342	-	-
Interest income on debt instruments measured at amortised cost	26,676	39,143	26,676	39,143
Interest income on debt instruments measured at FVOCI	-	10,628	-	-
Other	460,086	283,126	478,292	174,915
<b>Total</b>	<b>487,389</b>	<b>381,239</b>	<b>504,968</b>	<b>214,058</b>

## 25. Expenses by nature

Significant expenses classified by nature are as follows:

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Purchase of land and payment of construction during the year	18,997	18,583	17,273	17,621
Changes in property development costs	(2,133)	(6,019)	(1,255)	(5,842)
Salaries and wages other employee benefit	606	579	511	483
Depreciation and amortisation	123	117	80	78
Advertising and promotion expenses	701	572	668	530
Transfer fee and specific business tax	1,105	772	1,060	733

## 26. Income tax

Income tax expenses for the years ended 31 December 2021 and 2020 are made up as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
<b>Current income tax:</b>				
Current income tax charge	1,892,828	1,190,963	1,751,627	1,048,440
Adjustment in respect of income tax of previous year	20,058	(24)	(348)	6
<b>Deferred tax:</b>				
Relating to origination and reversal of temporary differences	30,228	75,289	(89,069)	(8,685)
<b>Income tax expense reported in profit or loss</b>	<b>1,943,114</b>	<b>1,266,228</b>	<b>1,662,210</b>	<b>1,039,761</b>

The amounts of income tax relating to each component of other comprehensive income for the years ended 31 December 2021 and 2020 are as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Deferred tax on actuarial losses	3,202	-	3,330	-
Deferred tax on gain from the change in value of financial assets measured at FVOCI	18,255	11,574	22,792	11,009
<b>Total</b>	<b>21,457</b>	<b>11,574</b>	<b>26,122</b>	<b>11,009</b>

The reconciliation between accounting profit and income tax expenses is shown below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Accounting profit before tax	9,082,585	5,593,588	8,274,857	5,056,497
Applicable tax rate	17%, 20%, 30%	17%, 20%, 30%	20%	20%
Accounting profit before tax multiplied by income tax rate	1,862,260	1,140,363	1,654,971	1,011,299
Adjustment in respect of current income tax of previous year	20,058	404	(348)	6
Effects of:				
Additional taxable income	42,261	30,246	42,261	30,246
Change in value of investment accounted for the equity method	17,321	82,169	-	-
Exemption of income	-	(5,767)	(35,829)	(16,435)
Others	1,214	18,813	1,155	14,645
<b>Total</b>	<b>60,796</b>	<b>125,461</b>	<b>7,587</b>	<b>28,456</b>
<b>Income tax expenses reported in profit or loss</b>	<b>1,943,114</b>	<b>1,266,228</b>	<b>1,662,210</b>	<b>1,039,761</b>

The components of deferred tax assets and deferred tax liabilities are as follows:

(Unit: Thousand Baht)

	Statement of financial position			
	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
<b>Deferred tax assets</b>				
Allowance for loss on diminution in project value	960	960	660	660
Allowance for asset impairment	854	854	7,054	7,054
Amortisation of interest expense of debenture	33,740	-	33,740	-
Provision for public utilities	15,000	-	15,000	-
Provision for long-term employee benefits	48,250	47,835	43,426	43,543
Unrealised fair value loss on investments	12,265	7,727	-	-
Loss brought forward	8,248	3,779	-	-
Others	3,331	3,352	-	-
Total	<u>122,648</u>	<u>64,507</u>	<u>99,880</u>	<u>51,257</u>
<b>Deferred tax liabilities</b>				
Costs to obtain contracts with customers	(41,131)	(77,081)	(41,131)	(77,081)
Unrealised fair value gain on investments	(30,284)	(10,979)	(30,284)	(10,979)
Foreign income not remitted	(304,588)	(169,206)	-	-
Others	(3,836)	(1,516)	(3,836)	(1,516)
Total	<u>(379,839)</u>	<u>(258,782)</u>	<u>(75,251)</u>	<u>(89,576)</u>

## 27. Earnings per share

Basic earnings per share is calculated by dividing profit for the years attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares held by external shareholders (excluding the weighted average number of treasury stock during the years).

The following tables set forth the computation of basic earnings per share for the years ended 31 December 2021 and 2020.

	For the years ended 31 December			
	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
Profit for the year (Thousand Baht)	7,070,321	4,251,230	6,612,647	4,016,736
Weighted average number of ordinary shares (Thousand shares)	1,948,141	1,992,164	1,948,141	1,992,164
Earnings per share (Baht/share)	3.63	2.13	3.39	2.02

**28. Segment information**

Operation segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decision about the allocation of resources to the segment and assess its performance.

Transfer prices between business segments are as set out in Note 6 to the consolidated financial statements.

The following tables present revenue, profit and total assets information regarding the Group's operating segments for the years ended 31 December 2021 and 2020.

(Unit: Million Baht)

	Real estate business		Hotel business and management		Elimination of inter-segment revenue		Consolidation	
	2021	2020	2021	2020	2021	2020	2021	2020
Revenues from external customers	29,143	20,548	17	40	-	-	29,160	20,588
Inter-segment revenues	1	7	3	22	(4)	(29)	-	-
Total revenues	29,144	20,555	20	62	(4)	(29)	29,160	20,588
Segment profit (loss)	8,373	5,268	(62)	(27)	10	5	8,321	5,246
Unallocated income and expenses:								
Other income							487	381
Share of profit from investments in joint ventures and associates							533	209
Finance cost							(259)	(243)
Income tax expenses							(1,943)	(1,266)
Non-controlling interests of the subsidiaries							(69)	(76)
Profit for the year							7,070	4,251

(Unit: Million Baht)

	Real estate business		Hotel business and management		Elimination of inter-segment revenue		Consolidation	
	2021	2020	2021	2020	2021	2020	2021	2020
Property development costs	62,074	59,919	56	52	(26)	(26)	62,104	59,945
Investment properties	1,188	1,213	-	-	(27)	(27)	1,161	1,186
Property, building and equipment	219	226	99	102	26	26	344	354
Other assets	18,137	15,392	756	589	(11,070)	(9,259)	7,823	6,722
<b>Total assets</b>	<b>81,618</b>	<b>76,750</b>	<b>911</b>	<b>743</b>	<b>(11,097)</b>	<b>(9,286)</b>	<b>71,432</b>	<b>68,207</b>

**Geographical information**

Revenue from external customers based on locations of the customers is as follows:

(Unit: Million Baht)

	<u>2021</u>	<u>2020</u>
Revenue from external customers		
Thailand	28,422	20,410
Australia	738	178
Total	<u>29,160</u>	<u>20,588</u>
Non-current assets (Other than financial instruments and deferred tax assets)		
Thailand	2,937	3,399
Philippines	589	9
Australia	2,596	2,333
Total	<u>6,122</u>	<u>5,741</u>

**Major customers**

The Group has no major customer with revenue of 10 percent or more of an entity's revenues.

**29. Provident fund**

The Group in Thailand and its employees have jointly established a provident fund in accordance with Provident Fund Act B.E. 2530. Both employees and the Group contribute to the fund monthly at rates of 2 - 10 percent (2020: 2 - 10 percent) of basic salary. The fund, which is managed by Kasikorn Asset Management Company Limited, will be paid to employees upon termination in accordance with the fund rules. The Group and the Company recognised the contributed as expenses for the year 2021 amounting to approximately Baht 30 million and Baht 29 million (2020: Baht 29 million and Baht 28 million), respectively.

**30. Dividends**

Dividends	Approved by	Total dividends (Thousand Baht)	Dividends per share (Baht)
Interim dividends for 2019	Board of Directors' meeting on 10 April 2020	1,185,699	0.60
Interim dividends for 2020	Board of Directors' meeting on 11 August 2020	974,067	0.50
Total for 2020		2,159,766	1.10
Final dividends for 2020	Annual General Meeting of the shareholders on 21 April 2021	974,068	0.50
Interim dividends for 2021	Board of Directors' meeting on 10 August 2021	974,068	0.50
Total for 2021		1,948,136	1.00

**31. Commitments and contingent liabilities****31.1 Capital commitments**

As at 31 December 2021 and 2020, the Group had outstanding commitments as follows:

(Unit: Million Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
<b>Capital commitments</b>				
Project construction contracts	7,931	11,862	7,733	11,721
Land purchase contracts	4,378	1,631	2,099	1,458
<b>Uncalled portion of investments in joint ventures and associates (Million AUD)</b>				
Investments in ordinary shares	8	37	-	-
Loan facilities	1	2	-	-
<b>Guarantees</b>				
Guarantee utility usage	2,559	2,036	2,216	1,881
Guarantee trade creditors	21	21	21	21



**31.2 Commitments and contingent liabilities in respect of joint operations and associates**

As at 31 December 2021, the Company had share of contingent liabilities on its joint operations and associates amounting to AUD 4 million (2020: AUD 6 million), relating to project management and selling fees based on contract sales.

**31.3 Litigation**

As at 31 December 2021, the Group has been sued for a total of approximately Baht 673 million in various cases, in respect of breach of contract, cancellation of contract, refund claims and damage claims. The cases are currently being heard by the Appeal and Supreme Courts. However, in the opinion of the Group's lawyers and management believe that the Group will not incur any losses as a result of litigation.

**32. Fair values hierarchy**

As at 31 December 2021 and 2020, the Group had the assets and liabilities that were measured at fair value or for which fair value was disclosed using different levels of inputs as follows:

(Unit: Million Baht)

	Consolidated financial statements			
	As at 31 December 2021			
	Level 1	Level 2	Level 3	Total
<b>Assets measured at fair value</b>				
Financial assets measured at FVOCI				
Equity investments	2,116	-	-	<b>2,116</b>
<b>Assets for which fair value are disclosed</b>				
Investment properties	-	-	2,485	<b>2,485</b>
<b>Liabilities for which fair value are disclosed</b>				
Debentures	-	9,411	-	<b>9,411</b>

(Unit: Million Baht)

	Consolidated financial statements			
	As at 31 December 2020			
	Level 1	Level 2	Level 3	Total
<b>Assets measured at fair value</b>				
Financial assets measured at FVOCI				
Equity investments	1,278	-	-	<b>1,278</b>
Government bonds	-	56	-	<b>56</b>
<b>Assets for which fair value are disclosed</b>				
Investment properties	-	-	2,557	<b>2,557</b>
<b>Liabilities for which fair value are disclosed</b>				
Debentures	-	9,869	-	<b>9,869</b>

(Unit: Million Baht)

	Separate financial statements			
	As at 31 December 2021			
	Level 1	Level 2	Level 3	Total
<b>Assets measured at fair value</b>				
Financial assets measured at FVOCI				
Equity investments	729	-	-	<b>729</b>
<b>Assets for which fair value are disclosed</b>				
Investment properties	-	-	1,660	<b>1,660</b>
<b>Liabilities for which fair value are disclosed</b>				
Debentures	-	9,411	-	<b>9,411</b>

(Unit: Million Baht)

	Separate financial statements			
	As at 31 December 2020			
	Level 1	Level 2	Level 3	Total
<b>Assets measured at fair value</b>				
Financial assets measured at FVOCI				
Equity investments	626	-	-	<b>626</b>
<b>Assets for which fair value are disclosed</b>				
Investment properties	-	-	1,651	<b>1,651</b>
<b>Liabilities for which fair value are disclosed</b>				
Debentures	-	9,869	-	<b>9,869</b>

**33. Financial instruments****33.1 Financial risk management objectives and policies**

The Group's financial instruments principally comprise cash and cash equivalents, trade accounts receivable, loans, investments, short-term and long-term loans. The financial risks associated with these financial instruments and how they are managed are described below.

**Credit risk**

The Group is exposed to credit risk primarily with respect to trade accounts receivable, loans, deposits with banks and financial institutions and other financial instruments. The maximum exposure to credit risk is limited to the carrying amounts as stated in the statement of financial position.

**Market risk**

There are two types of market risk comprising foreign currency risk and interest rate risk.

**Foreign currency risk**

The Group's exposure to the foreign currency risk relates to investments in deposits with banks and financial institutions, equity instruments and foreign private debt securities that are denominated in foreign currencies.

As at 31 December 2021 and 2020, the balances of financial assets denominated in foreign currencies were summarised below.

Currency	Consolidated / Separate financial statements			
	Financial assets		Average exchange rate	
	2021	2020	2021	2020
	(Million)	(Million)	(Baht per 1 foreign currency unit)	
US dollar	11	13	33.4199	30.0371
MYR	92	87	8.0143	7.4357

The Group has evaluated that the changes in the fair value of monetary assets and liabilities in foreign currencies as at 31 December 2021 and 2020 do not have any significant impact on the Group's profit before tax.

**Interest rate risk**

The Group's exposure to interest rate risk relates primarily to long-term loans to joint venture and associates, long-term loans from banks and debentures. Most of the Group's financial assets and liabilities bear floating interest rates or fixed interest rates which are close to the market rate.

As at 31 December 2021 and 2020, significant financial assets and liabilities classified by type of interest rate are summarised in the table below, with those financial assets and liabilities that carry fixed interest rates further classified based on the maturity date, or the repricing date if this occurs before the maturity date.

(Unit: Million Baht)

	Consolidated financial statements						
	As at 31 December 2021						
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate
	Within 1 year	1 - 5 years	Over 5 years				
							(% per annum)
<b>Financial assets</b>							
Cash and cash equivalents	-	-	-	1,283	343	1,626	0.04 - 0.35
Trade and other receivables	-	-	-	-	51	51	-
Long-term loans to joint venture	-	143	-	-	-	143	20.00
Long-term loans to associates	-	649	283	-	-	932	10.00 - 13.00
Other financial assets	292	-	-	-	2,116	2,408	Note 9
	<u>292</u>	<u>792</u>	<u>283</u>	<u>1,283</u>	<u>2,510</u>	<u>5,160</u>	
<b>Financial liabilities</b>							
Bills of exchange payable	3,981	-	-	-	-	3,981	Note 16
Trade and other payables	-	-	-	-	2,469	2,469	Note 17
Long-term loans from banks	1,500	-	-	5,036	-	6,536	Note 18
Debentures	5,396	3,977	-	-	-	9,373	Note 19
	<u>10,877</u>	<u>3,977</u>	<u>-</u>	<u>5,036</u>	<u>2,469</u>	<u>22,359</u>	

(Unit: Million Baht)

	Consolidated financial statements						
	As at 31 December 2020						
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate
	Within 1 year	1 - 5 years	Over 5 years				
							(% per annum)
<b>Financial assets</b>							
Cash and cash equivalents	-	-	-	1,236	98	1,334	0.05 - 0.40
Trade and other receivables	-	-	-	-	47	47	-
Long-term loans to joint venture	-	99	-	-	-	99	20.00
Long-term loans to associates	-	636	229	-	-	865	10.00 - 13.00
Other financial assets	308	-	-	-	1,278	1,586	Note 9
	<u>308</u>	<u>735</u>	<u>229</u>	<u>1,236</u>	<u>1,423</u>	<u>3,931</u>	
<b>Financial liabilities</b>							
Bills of exchange payable	2,992	-	-	-	-	2,992	Note 16
Trade and other payables	-	-	-	-	2,434	2,434	Note 17
Other payable for purchase of investment in subsidiary	-	-	-	-	46	46	-
Long-term loans from banks	1,500	-	-	7,005	-	8,505	Note 18
Debentures	3,900	5,935	-	-	-	9,835	Note 19
	<u>8,392</u>	<u>5,935</u>	<u>-</u>	<u>7,005</u>	<u>2,480</u>	<u>23,812</u>	

(Unit: Million Baht)

	Separate financial statements					
	As at 31 December 2021					
	Fixed interest rates		Floating interest rate	Non-interest bearing	Total	Effective interest rate (% per annum)
	Within 1 year	1 - 5 years				
<b>Financial assets</b>						
Cash and cash equivalents	-	-	230	341	571	0.04 - 0.15
Trade and other receivables	-	-	-	49	49	-
Dividend receivable from subsidiaries	-	-	-	88	88	-
Short-term loans to subsidiaries	-	-	310	-	310	2.15 - 3.25
Other financial assets	292	-	-	729	1,021	Note 9
	<u>292</u>	<u>-</u>	<u>540</u>	<u>1,207</u>	<u>2,039</u>	
<b>Financial liabilities</b>						
Bills of exchange payable	3,981	-	-	-	3,981	Note 16
Trade and other payables	-	-	-	2,225	2,225	Note 17
Long-term loans from banks	1,500	-	4,818	-	6,318	Note 18
Debentures	5,396	3,977	-	-	9,373	Note 19
	<u>10,877</u>	<u>3,977</u>	<u>4,818</u>	<u>2,225</u>	<u>21,897</u>	

(Unit: Million Baht)

	Separate financial statements					
	As at 31 December 2020					
	Fixed interest rates		Floating interest rate	Non-interest bearing	Total	Effective interest rate (% per annum)
	Within 1 year	1 - 5 years				
<b>Financial assets</b>						
Cash and cash equivalents	-	-	266	85	351	0.05 - 0.15
Trade and other receivables	-	-	-	36	36	-
Short-term loans to subsidiaries	-	-	69	-	69	1.90 - 2.57
Other financial assets	252	-	-	626	878	Note 9
	<u>252</u>	<u>-</u>	<u>335</u>	<u>747</u>	<u>1,334</u>	
<b>Financial liabilities</b>						
Bills of exchange payable	2,992	-	-	-	2,992	Note 16
Trade and other payables	-	-	-	2,309	2,309	Note 17
Long-term loans from banks	1,500	-	6,886	-	8,386	Note 18
Debentures	3,900	5,935	-	-	9,835	Note 19
	<u>8,392</u>	<u>5,935</u>	<u>6,886</u>	<u>2,309</u>	<u>23,522</u>	

The Group has evaluated that the changes in interest rates on that portion of floating rate loans from affected as at 31 December 2021 and 2020 do not have any significant impact on the Group's profit before tax.

### Liquidity risk

The Group monitors the risk of a shortage of liquidity through the use of bills of exchange payable, bank loans and issuing debentures. The Group has assessed the concentration of risk with respect to refinancing its debt and concluded that it was low. The Group has access to a sufficient variety of sources of funding.

The below table summarises the maturity profile of the Group's non-derivative financial liabilities and derivative financial instruments as at 31 December 2021 and 2020 based on contractual undiscounted cash flows:

(Unit: Thousand Baht)

	Consolidated financial statements			
	As at 31 December 2021			
	On demand	Within 1 year	1 - 5 years	Total
<b>Non-derivatives</b>				
Bills of exchange payables	-	4,000,000	-	4,000,000
Trade and other payables	2,468,971	-	-	2,468,971
Long-term loans from banks	-	6,536,031	-	6,536,031
Debentures	-	5,500,000	4,000,000	9,500,000
<b>Total non-derivatives</b>	<b>2,468,971</b>	<b>16,036,031</b>	<b>4,000,000</b>	<b>22,505,002</b>

(Unit: Thousand Baht)

	Consolidated financial statements			
	As at 31 December 2020			
	On demand	Within 1 year	1 - 5 years	Total
<b>Non-derivatives</b>				
Bills of exchange payables	-	3,000,000	-	3,000,000
Trade and other payables	2,433,612	-	-	2,433,612
Other payable for purchase of investment in subsidiary	-	-	45,838	45,838
Long-term loans from banks	-	8,063,837	440,946	8,504,783
Debentures	-	4,000,000	6,000,000	10,000,000
<b>Total non-derivatives</b>	<b>2,433,612</b>	<b>15,063,837</b>	<b>6,486,784</b>	<b>23,984,233</b>

(Unit: Thousand Baht)

	Separate financial statements			
	As at 31 December 2021			
	On demand	Within 1 year	1 - 5 years	Total
<b>Non-derivatives</b>				
Bills of exchange payables	-	4,000,000	-	4,000,000
Trade and other payables	2,224,570	-	-	2,224,570
Long-term loans from banks	-	6,318,445	-	6,318,445
Debentures	-	5,500,000	4,000,000	9,500,000
<b>Total non-derivatives</b>	<b>2,224,570</b>	<b>15,818,445</b>	<b>4,000,000</b>	<b>22,043,015</b>

(Unit: Thousand Baht)

	Separate financial statements			
	As at 31 December 2020			
	On demand	Within 1 year	1 - 5 years	Total
<b>Non-derivatives</b>				
Bills of exchange payables	-	3,000,000	-	3,000,000
Trade and other payables	2,308,524	-	-	2,308,524
Long-term loans from banks	-	8,063,837	321,975	8,385,812
Debentures	-	4,000,000	6,000,000	10,000,000
<b>Total non-derivatives</b>	<b>2,308,524</b>	<b>15,063,837</b>	<b>6,321,975</b>	<b>23,694,336</b>

### 33.2 Fair values of financial instruments

Since the majority of the Group's financial instruments are short-term in nature or carrying interest at rates close to the market interest rates, their fair value is not expected to be materially different from the amounts presented in the statement of financial position, except for the following.

(Unit: Million Baht)

	Consolidated / Separate financial statements			
	As at 31 December 2021		As at 31 December 2020	
	Carrying amount	Fair value	Carrying amount	Fair value
<b>Financial liabilities</b>				
Debentures	9,373	9,411	9,835	9,869

The methods and assumptions used by the Group in estimating the fair value of financial statements are as follows:

- a) For financial assets and liabilities which have short-term maturity, including cash and cash equivalents, trade and other receivables, short-term loans, bills of exchange payable and trade and other payables, their carrying amounts in the statement of financial position approximate their fair value.
- b) For debts securities, their fair value is generally derived from quoted market prices or determined by using the yield curve of government bonds, adjusted with an appropriate risk premium.
- c) For equity securities, their fair value is generally derived from quoted market prices.
- d) The fair value of long-term loans is estimated by discounting expected future cash flows by the current market interest rate of loans with similar terms and conditions.
- e) For long-term loans from banks carrying interest approximate to the market rate, their carrying amounts in the statement of financial position approximate their fair value.
- f) For fixed rate debentures, the fair value is determined by using the yield curve as announced by the Thai Bond Market Association.

During the current year, there was no transfer within the fair value hierarchy.

#### 34. Capital management

The primary objective of the Group's capital management is to ensure that it has appropriate capital structure in order to support its business and maximise shareholder value and it meets financial covenants attached to the loan agreements. The Group has complied with these covenants throughout the reporting periods.

As at 31 December 2021 and 2020, the Group's debt-to-equity ratio, was summarised below.

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Debt-to-equity ratio	0.66:1	0.82:1	0:70:1	0.87:1



**35. Events after the reporting period**

On 22 February 2022, the Company's Board of Directors' meeting No. 2/2022 passed the following resolutions:

- a) To propose for approval at the 2022 Annual General Meeting of the shareholders the payment of a dividend of Baht 1.25 per share from the net profit of the year 2021, or a total of Baht 2,435 million. However, during the year 2021, the Company paid an interim dividend of Baht 0.50 per share, leaving a final dividend payment for the year 2021 of Baht 0.75 per share, or Baht 1,461 million
- b) To resell 194,938,600 shares of treasury stock of the Company, or approximately 9.10% of the total number of shares in issue, on the Stock Exchange of Thailand between 8 March 2022 and 9 July 2023 at a price that must be more than or equal to 85% of the average closing price of the latest 5 trading days.

**36. Approval of financial statements**

These financial statements were authorised for issue by the Company's Board of Directors on 22 February 2022.

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