

Amata VN Public Company Limited and its subsidiary
Report and consolidated financial statements
31 December 2014

Independent Auditor's Report

To the Shareholders of Amata VN Public Company Limited

I have audited the accompanying consolidated financial statements of Amata VN Public Company Limited and its subsidiary, which comprise the consolidated statement of financial position as at 31 December 2014, and the related consolidated statements of income, comprehensive income, changes in shareholders' equity and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information, and have also audited the separate financial statements of Amata VN Public Company Limited for the same period.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with Thai Standards on Auditing. Those standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Amata VN Public Company Limited and its subsidiary and of Amata VN Public Comopany Limited as at 31 December 2014, and their financial performance and cash flows for the year then ended, in accordance with Thai Financial Reporting Standards.

Siraporn Ouaanunkun
Certified Public Accountant (Thailand) No. 3844

EY Office Limited
Bangkok: 11 February 2015

Amata VN Public Company Limited and its subsidiary

Statement of financial position

As at 31 December 2014

(Unit: Baht)

	<u>Note</u>	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
		<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Assets					
Current assets					
Cash and cash equivalents	7	372,788,579	491,312,481	43,044,707	1,236,769
Current investments - deposit with financial institutions	8	975,900,770	822,999,408	-	-
Trade and other receivables	9	107,838,450	126,255,086	-	361,026
Real estate development costs	10	400,642,900	372,974,946	-	-
Other current assets		<u>87,021,759</u>	<u>81,358,064</u>	<u>6,523,015</u>	<u>6,591,675</u>
Total current assets		<u>1,944,192,458</u>	<u>1,894,899,985</u>	<u>49,567,722</u>	<u>8,189,470</u>
Non-current assets					
Investments in subsidiary	11	-	-	384,300,000	384,300,000
Investment in related company	12	91,758,862	91,758,862	-	-
Investment properties	13	502,823,337	496,372,899	-	-
Buildings and equipment	14	171,044,799	134,162,034	59,130	54,640
Other non-current assets		<u>3,509,811</u>	<u>1,798,132</u>	<u>2,978,961</u>	<u>23,495</u>
Total non-current assets		<u>769,136,809</u>	<u>724,091,927</u>	<u>387,338,091</u>	<u>384,378,135</u>
Total assets		<u>2,713,329,267</u>	<u>2,618,991,912</u>	<u>436,905,813</u>	<u>392,567,605</u>

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

Amata VN Public Company Limited and its subsidiary

Statement of financial position (continued)

As at 31 December 2014

(Unit: Baht)

	<u>Note</u>	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
		<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Liabilities and shareholders' equity					
Current liabilities					
Trade and other payables	15	79,450,233	72,224,247	3,359,302	2,218,788
Short-term loans from related companies	6	-	8,000,000	-	8,000,000
Current portion of revenue received in advance		16,949,119	21,188,114	-	-
Income tax payable		9,073,494	16,751,687	-	-
Current portion of land rental payables	16	5,009,181	5,009,181	-	-
Total current liabilities		<u>110,482,027</u>	<u>123,173,229</u>	<u>3,359,302</u>	<u>10,218,788</u>
Non-current liabilities					
Rental deposits and advance received					
from customer		82,474,670	107,681,662	-	-
Revenue received in advance		35,811,644	31,271,241	-	-
Deferred tax liabilities	20	195,730,158	184,770,055	-	-
Land rental payables	16	84,274,132	83,553,968	-	-
Other non-current liabilities		8,146,105	3,047,563	2,502,250	3,047,563
Total non-current liabilities		<u>406,436,709</u>	<u>410,324,489</u>	<u>2,502,250</u>	<u>3,047,563</u>
Total liabilities		<u>516,918,736</u>	<u>533,497,718</u>	<u>5,861,552</u>	<u>13,266,351</u>

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

Amata VN Public Company Limited and its subsidiary

Statement of financial position (continued)

As at 31 December 2014

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2014	2013	2014	2013
Shareholders' equity					
Share capital					
Registered					
935,000,000 ordinary shares of Baht 0.50 each					
(2013: 920,000,000 ordinary shares of Baht 0.50 each)	17	<u>467,500,000</u>	<u>460,000,000</u>	<u>467,500,000</u>	<u>460,000,000</u>
Issued and fully paid-up					
768,630,000 ordinary shares of Baht 0.50 each		384,315,000	384,315,000	384,315,000	384,315,000
Retained earnings					
Appropriated-statutory reserve	18	5,516,985	1,392,575	5,516,985	1,392,575
Unappropriated (deficit)		249,955,274	160,414,853	41,212,276	(6,406,321)
Other components of shareholders' equity		<u>917,500,412</u>	<u>919,694,061</u>	-	-
Equity attributable to owners of the Company		1,557,287,671	1,465,816,489	431,044,261	379,301,254
Non-controlling interests of the subsidiary		<u>639,122,860</u>	<u>619,677,705</u>	-	-
Total shareholders' equity		<u>2,196,410,531</u>	<u>2,085,494,194</u>	<u>431,044,261</u>	<u>379,301,254</u>
Total liabilities and shareholders' equity		<u>2,713,329,267</u>	<u>2,618,991,912</u>	<u>436,905,813</u>	<u>392,567,605</u>
		-	-	-	-

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

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Directors
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Amata VN Public Company Limited and its subsidiary

Income statement

For the year ended 31 December 2014

(Unit: Baht)

	Consolidated financial statements		Separate financial statements		
	Note	2014	2013	2014	2013
Revenues					
Revenue from real estate sales		229,029,542	329,693,954	-	-
Revenue from rental and utility services		367,967,562	308,958,008	-	-
Dividend income		-	-	103,102,155	51,128,591
Interest income		80,978,881	82,091,712	121,462	35,755
Gain on foreign exchange		490,076	1,325,852	22,552	-
Other income		4,358,080	1,005,866	-	-
Total revenues		682,824,141	723,075,392	103,246,169	51,164,346
Expenses					
Cost of real estate sales		110,169,641	107,355,948	-	-
Cost of rental and utility services		239,411,042	182,517,309	-	-
Selling expenses		4,787,503	4,856,039	-	-
Administrative expenses		83,334,349	129,398,627	20,479,435	23,120,137
Other expenses		426,728	1,201,991	-	-
Total expenses		438,129,263	425,329,914	20,479,435	23,120,137
Profit before finance cost and income tax expenses		244,694,878	297,745,478	82,766,734	28,044,209
Finance cost		(8,724,464)	(2,132,915)	(278,527)	(192,710)
Profit before income tax expenses		235,970,414	295,612,563	82,488,207	27,851,499
Income tax expenses	20	(49,407,249)	(38,410,208)	-	-
Profit for the year		186,563,165	257,202,355	82,488,207	27,851,499
Profit attributable to:					
Equity holders of the Company		124,410,031	173,058,521	82,488,207	27,851,499
Non-controlling interests of the subsidiary		62,153,134	84,143,834		
		<u>186,563,165</u>	<u>257,202,355</u>		
Earnings per share					
Basic earnings per share	21				
Profit attributable to equity holders of the Company		0.162	0.225	0.107	0.036

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

Amata VN Public Company Limited and its subsidiary

Statement of comprehensive income

For the year ended 31 December 2014

(Unit: Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Profit for the year	<u>186,563,165</u>	<u>257,202,355</u>	<u>82,488,207</u>	<u>27,851,499</u>
Other comprehensive income:				
Exchange differences on translation of financial statements in foreign currency	<u>(3,133,785)</u>	<u>72,744,372</u>	<u>-</u>	<u>-</u>
Other comprehensive income for the year	<u>(3,133,785)</u>	<u>72,744,372</u>	<u>-</u>	<u>-</u>
Total comprehensive income for the year	<u>183,429,380</u>	<u>329,946,727</u>	<u>82,488,207</u>	<u>27,851,499</u>
Total comprehensive income attributable to:				
Equity holders of the Company	<u>122,216,382</u>	<u>223,979,581</u>	<u>82,488,207</u>	<u>27,851,499</u>
Non-controlling interests of the subsidiary	<u>61,212,998</u>	<u>105,967,146</u>		
	<u>183,429,380</u>	<u>329,946,727</u>		

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

Amata VN Public Company Limited and its subsidiary

Cash flow statement

For the year ended 31 December 2014

(Unit: Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Cash flows from operating activities				
Profit before income tax expenses	235,970,414	295,612,563	82,488,207	27,851,499
Adjustments to reconcile profit before income tax expenses to net cash provided by (paid from) operating activities:				
Depreciation	81,002,162	70,786,443	16,911	9,510
Gain on sales of investment properties	(9,785,475)	-	-	-
Share-based payment	-	22,442,281	-	-
Dividend income from investments in subsidiary	-	-	(103,102,155)	(51,128,591)
Provision for long-term employee benefits	(545,313)	3,047,563	(545,313)	3,047,563
Interest income	(80,978,881)	(82,091,712)	(121,462)	(35,755)
Interest expenses	<u>278,527</u>	<u>2,132,915</u>	<u>278,527</u>	<u>192,710</u>
Profit (loss) from operating activities before changes in operating assets and liabilities	225,941,434	311,930,053	(20,985,285)	(20,063,064)
Operating assets (increase) decrease				
Trade and other receivables	18,416,636	(37,725,789)	361,026	(361,026)
Real estate development costs	(57,055,870)	(5,048,809)	-	-
Other current assets	(5,104,099)	(60,974,945)	68,660	(1,472,936)
Other assets	(1,711,679)	683,730	(2,955,466)	(23,495)
Operating liabilities increase (decrease)				
Trade and other payables	<u>(11,223,860)</u>	<u>40,212,125</u>	<u>1,232,233</u>	<u>(5,111,357)</u>
Cash flows from (used in) operating activities	169,262,562	249,076,365	(22,278,832)	(27,031,878)
Cash paid for corporate income tax	<u>(46,125,339)</u>	<u>(29,564,231)</u>	<u>-</u>	<u>(358)</u>
Net cash flows from (used in) operating activities	<u>123,137,223</u>	<u>219,512,134</u>	<u>(22,278,832)</u>	<u>(27,032,236)</u>

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

Amata VN Public Company Limited and its subsidiary

Cash flow statement (continued)

For the year ended 31 December 2014

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Cash flows from investing activities				
Interest income	80,978,881	82,091,712	121,462	35,755
Increase in current investment - deposits				
with financial institutions	(152,901,362)	(574,643,448)	-	-
Dividend income from investments in subsidiary	-	-	103,102,155	51,128,591
Acquisitions of investment properties	(68,174,084)	(132,922,850)	-	-
Acquisitions of building and equipment	(50,562,485)	(5,279,193)	(21,400)	(64,150)
Proceeds from sales of investment properties	<u>33,015,000</u>	<u>22,050</u>	<u>-</u>	<u>-</u>
Net cash flows from (used in) investing activities	<u>(157,644,050)</u>	<u>(630,731,729)</u>	<u>103,202,217</u>	<u>51,100,196</u>
Cash flows from financing activities				
Interest expenses	(370,247)	(2,041,195)	(370,247)	(100,991)
Cash receipt from short-term loans from related parties	10,000,000	25,900,000	10,000,000	25,900,000
Repayment of short-term loans from related parties	(18,000,000)	(17,900,000)	(18,000,000)	(17,900,000)
Dividend paid to the Company's shareholder	(30,745,200)	(30,745,200)	(30,745,200)	(30,745,200)
Dividend paid for non-controlling interest				
of the subsidiary	<u>(41,767,843)</u>	<u>(22,965,815)</u>	<u>-</u>	<u>-</u>
Net cash flows used in financing activities	<u>(80,883,290)</u>	<u>(47,752,210)</u>	<u>(39,115,447)</u>	<u>(22,846,191)</u>
Increase (decrease) in translation adjustments	<u>(3,133,785)</u>	<u>54,236,621</u>	<u>-</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents	<u>(118,523,902)</u>	<u>(404,735,184)</u>	<u>41,807,938</u>	<u>1,221,769</u>
Cash and cash equivalents at beginning of year	<u>491,312,481</u>	<u>896,047,665</u>	<u>1,236,769</u>	<u>15,000</u>
Cash and cash equivalents at end of year	<u><u>372,788,579</u></u>	<u><u>491,312,481</u></u>	<u><u>43,044,707</u></u>	<u><u>1,236,769</u></u>
	-	-	-	-

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

Amata VN Public Company Limited and its subsidiary

Statement of changes in shareholders' equity

For the year ended 31 December 2014

(Unit: Baht)

Consolidated financial statements										
Equity attributable to owners of the Company										
Other component of equity										
Other comprehensive income										
Exchange differences										
Issued and	Retained earnings		on translation of	Reserve for	Business	Total other	Total equity	Equity attributable	Total	
fully paid-up	Appropriated	Unappropriated	financial statements	share-based	combination under	component of	attributable to	to non-controlling	shareholders'	
share capital			in foreign currency	payment	common control	shareholders'	the Company	interests of	equity	
						equity	owners of	the subsidiary	shareholders'	
							the Company	the subsidiary	equity	
Balance as at 31 December 2012	384,315,000	-	19,494,107	-	-	846,330,720	846,330,720	1,250,139,827	536,676,374	1,786,816,201
Profit for the year	-	-	173,058,521	-	-	-	-	173,058,521	84,143,834	257,202,355
Other comprehensive income for the year	-	-	-	50,921,060	-	-	50,921,060	50,921,060	21,823,312	72,744,372
Total comprehensive income for the year	-	-	173,058,521	50,921,060	-	-	50,921,060	223,979,581	105,967,146	329,946,727
Share-based payment transaction	-	-	-	-	22,442,281	-	22,442,281	22,442,281	-	22,442,281
Dividend paid to non-controlling interests of the subsidiary	-	-	-	-	-	-	-	-	(22,965,815)	(22,965,815)
Dividend paid to the Company's shareholders (Note 24)	-	-	(30,745,200)	-	-	-	-	(30,745,200)	-	(30,745,200)
Unappropriated retained earnings transferred to statutory reserve	-	1,392,575	(1,392,575)	-	-	-	-	-	-	-
Balance as at 31 December 2013	384,315,000	1,392,575	160,414,853	50,921,060	22,442,281	846,330,720	919,694,061	1,465,816,489	619,677,705	2,085,494,194
Balance as at 31 December 2013	384,315,000	1,392,575	160,414,853	50,921,060	22,442,281	846,330,720	919,694,061	1,465,816,489	619,677,705	2,085,494,194
Profit for the year	-	-	124,410,031	-	-	-	-	124,410,031	62,153,134	186,563,165
Other comprehensive income for the year	-	-	-	(2,193,649)	-	-	(2,193,649)	(2,193,649)	(940,136)	(3,133,785)
Total comprehensive income for the year	-	-	124,410,031	(2,193,649)	-	-	(2,193,649)	122,216,382	61,212,998	183,429,380
Dividend paid to non-controlling interests of the subsidiary	-	-	-	-	-	-	-	-	(41,767,843)	(41,767,843)
Dividend paid to the Company's shareholders (Note 24)	-	-	(30,745,200)	-	-	-	-	(30,745,200)	-	(30,745,200)
Unappropriated retained earnings transferred to statutory reserve	-	4,124,410	(4,124,410)	-	-	-	-	-	-	-
Balance as at 31 December 2014	384,315,000	5,516,985	249,955,274	48,727,411	22,442,281	846,330,720	917,500,412	1,557,287,671	639,122,860	2,196,410,531

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

Amata VN Public Company Limited and its subsidiary
Statement of changes in shareholders' equity (continued)
For the year ended 31 December 2014

(Unit: Baht)

	Separate financial statements			
	Issued and fully paid-up share capital	Retained earnings		Total shareholders' equity
		Appropriated	Unappropriated (deficit)	
Balance as at 31 December 2012	384,315,000	-	(2,120,045)	382,194,955
Total comprehensive income for the year	-	-	27,851,499	27,851,499
Dividend paid to the Company's shareholders (Note 24)	-	-	(30,745,200)	(30,745,200)
Unappropriated retained earnings				
transferred to statutory reserve	-	1,392,575	(1,392,575)	-
Balance as at 31 December 2013	<u>384,315,000</u>	<u>1,392,575</u>	<u>(6,406,321)</u>	<u>379,301,254</u>
Balance as at 31 December 2013	384,315,000	1,392,575	(6,406,321)	379,301,254
Total comprehensive income for the year	-	-	82,488,207	82,488,207
Dividend paid to the Company's shareholders (Note 24)	-	-	(30,745,200)	(30,745,200)
Unappropriated retained earnings				
transferred to statutory reserve	-	4,124,410	(4,124,410)	-
Balance as at 31 December 2014	<u>384,315,000</u>	<u>5,516,985</u>	<u>41,212,276</u>	<u>431,044,261</u>

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

Amata VN Public Company Limited and its subsidiary
Notes to consolidated financial statements
For the year ended 31 December 2014

1. Corporate information of the Company and its subsidiary

Amata VN Public Company Limited (“the Company”) is a public company on 30 August 2012 and domiciled in Thailand. The Company was established under Amata Corporation Public Company Limited (“the parent”)’s Business Restructuring plan to engage directly in the investment business and hold shares in other company.

The registered office of the Company is at 2126, New Petchburi Road, Bangkok, Huay Kwang, Bangkok.

Amata (Vietnam) Joint Stock Company (“AVN” or “the subsidiary”) incorporated and domiciled in Vietnam. The subsidiary is principally engaged in the industrial estate development in Vietnam.

2. Basis of preparation

- 2.1 The financial statements have been prepared in accordance with Thai Financial Reporting Standards enunciated under the Accounting Professions Act B.E. 2547 and 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. 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 of the Company after restructure the shareholding structure are prepared including the financial statements of the Company and AVN.
- b) Subsidiary is fully consolidated, being the date on which the Company obtains control, and continue to be consolidated until the date when such control ceases.
- c) The financial statements of the subsidiary are prepared using the same significant accounting policies as the Company.

- d) The assets and liabilities in the financial statements of an overseas subsidiary company is 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.
- e) Material balances and transactions between the Company and an its subsidiary has been eliminated from the consolidated financial statements.
- f) Non-controlling interests represent the portion of profit or loss and net assets of the subsidiary that are not held by the Company and are presented separately in the consolidated profit or loss and in shareholder’s equity of the consolidated statement of financial position.

2.3 The separate financial statements, which present investments in subsidiary company under the cost method, have been prepared solely for the benefit of the public.

3. New financial reporting standards

Below is a summary of financial reporting standards that became effective in the current accounting year and those that will become effective in the future.

(a) Financial reporting standards that became effective in the current accounting year

Conceptual Framework for Financial Reporting (revised 2014)

Accounting Standards:

TAS 1 (revised 2012)	Presentation of Financial Statements
TAS 7 (revised 2012)	Statement of Cash Flows
TAS 12 (revised 2012)	Income Taxes
TAS 17 (revised 2012)	Leases
TAS 18 (revised 2012)	Revenue
TAS 19 (revised 2012)	Employee Benefits
TAS 21 (revised 2012)	The Effects of Changes in Foreign Exchange Rates
TAS 24 (revised 2012)	Related Party Disclosures
TAS 28 (revised 2012)	Investments in Associates
TAS 31 (revised 2012)	Interests in Joint Ventures
TAS 34 (revised 2012)	Interim Financial Reporting
TAS 36 (revised 2012)	Impairment of Assets
TAS 38 (revised 2012)	Intangible Assets

Financial Reporting Standards:

- TFRS 2 (revised 2012) Share-based Payment
- TFRS 3 (revised 2012) Business Combinations
- TFRS 5 (revised 2012) Non-current Assets Held for Sale and Discontinued Operations
- TFRS 8 (revised 2012) Operating Segments

Accounting Standard Interpretations:

- TSIC 15 Operating Leases - Incentives
- TSIC 27 Evaluating the Substance of Transactions Involving the Legal Form of a Lease
- TSIC 29 Service Concession Arrangements: Disclosures
- TSIC 32 Intangible Assets - Web Site Costs

Financial Reporting Standard Interpretations:

- TFRIC 1 Changes in Existing Decommissioning, Restoration and Similar Liabilities
- TFRIC 4 Determining whether an Arrangement contains a Lease
- TFRIC 5 Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds
- TFRIC 7 Applying the Restatement Approach under TAS 29 *Financial Reporting in Hyperinflationary Economies*
- TFRIC 10 Interim Financial Reporting and Impairment
- TFRIC 12 Service Concession Arrangements
- TFRIC 13 Customer Loyalty Programmes
- TFRIC 17 Distributions of Non-cash Assets to Owners
- TFRIC 18 Transfers of Assets from Customers

Accounting Treatment Guidance for Stock Dividend

These financial reporting standards were amended primarily to align their content with the corresponding International Financial Reporting Standards. Most of the changes were directed towards revision of wording and terminology, and provision of interpretations and accounting guidance to users of the accounting standards. These financial reporting standards do not have any significant impact on the financial statements.

(b) Financial reporting standards that will become effective in the future

The Federation of Accounting Professions has issued a number of revised and new financial reporting standards that become effective for fiscal years beginning on or after 1 January 2015. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards, with most of the changes directed towards revision of wording and terminology, and provision of interpretations and accounting guidance to users of accounting standards. The management of the Company believes they will not have any significant impact on the financial statements in the year in which they are adopted. However, some of these financial reporting standards involve changes to key principles, as discussed below:

TAS 19 (revised 2014) Employee Benefits

This revised standard requires that the entity recognize actuarial gains and losses immediately in other comprehensive income while the existing standard allows the entity to recognise such gains and losses immediately in profit or loss, or in other comprehensive income, or to recognise them gradually in profit or loss.

This revised standard does not have any impact on the financial statements as the Company and its subsidiaries already recognised actuarial gains and losses immediately in other comprehensive income.

TFRS 10 Consolidated Financial Statements

TFRS 10 prescribes requirements for the preparation of consolidated financial statements and replaces the part dealing with consolidated financial statements as included in TAS 27 *Consolidated and Separate Financial Statements*. This standard changes the principles used in considering whether control exists. Under this standard, an investor is deemed to have control over an investee 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, even if it holds less than half of the shares or voting rights. This important change requires the management to exercise a lot of judgement when reviewing whether the Company and its subsidiaries have control over the investees and determine which entities have to be included for preparation of the consolidated financial statements.

The management of the Company and its subsidiaries believes that this standards will not have any significant impact on the Company and its subsidiaries' financial statements.

TFRS 12 Disclosure of Interests in Other Entities

This standard stipulates disclosures relating to an entity's interests in subsidiaries, joint arrangements and associates, including structured entities. This standard therefore has no financial impact to the financial statements of the Company and its subsidiaries.

TFRS 13 Fair Value Measurement

This standard provides guidance on how to measure fair value and stipulates disclosures related to fair value measurements. Entities are to apply the guidance under this standard if they are required by other financial reporting standards to measure their assets or liabilities at fair value. The effect of the change from the adoption of this standard is to be recognised prospectively.

Based on the preliminary analysis, the management of the Company and its subsidiaries believes that this standard will not have any significant impact on the Company and its subsidiaries' financial statements.

4. Significant accounting policies

4.1 Revenue recognition

Revenue from real estate sales

Revenue from sales of property interests under operating lease with infrastructure system are recognised as revenue in full when the significant risks and rewards of ownership are transferred to the buyer.

Rendering of services

Service revenue is recognised when services have been rendered taking into account the stage of completion.

Rental income

Rental income under operating lease agreement is recognised as an income on a straight-line basis over the lease term.

Interest income

Interest income is recognised on an accrual basis based on the effective interest rate.

Dividends

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

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 Trade and other receivables

Trade and other receivables are stated at the net realisable value. Allowance for doubtful accounts is provided for the estimated losses that may be incurred in collection of receivables. The allowance is generally based on collection experience and analysis of debt aging.

4.4 Real estate development costs

Property interests under operating lease with infrastructure systems are valued at the lower of specific cost or net realisable value. Cost included expenses directly related to real estate development and infrastructure systems (presented under to caption of “real estate development costs” in the consolidated financial statements).

4.5 Investments

- a) Investments in non-marketable equity securities, which the Company classifies as other investments, are stated at cost net of allowance for impairment loss (if any).
- b) Investments in subsidiary are presented in the separate financial statements using the cost method.

The weighted average method is used for computation the cost of investments.

4.6 Investment properties

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

Depreciation of investment properties is calculated by reference to their costs on the straight-line basis over estimated useful lives of 35-44 years. Depreciation of the investment properties is included in determining income.

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 Buildings and equipment/Depreciation

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

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

Buildings and installations	-	3 - 40	years
Machinery and equipment	-	2 - 7	years
Office equipment	-	3 - 5	years
Others	-	3 - 15	years

Depreciation is included in determining income.

No depreciation is provided on assets under construction.

An item of buildings 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 Related party transactions

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

They also include individuals which directly or indirectly own a voting right in the Company and its subsidiary that gives them significant influence over the Company and its subsidiary, key management personnel, directors, and officers with authority in the planning and direction of the operations of the Company and its subsidiary.

4.9 Long-term leases

Leases of property, plant or equipment which transfer substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalised at the lower of the fair value of the leased assets and the present value of the minimum lease payments. The outstanding rental obligations, net of finance charges, are included in long-term payables, while the interest element is charged to profit or loss over the lease period. The assets acquired under finance leases is depreciated over the useful life of the asset and the lease period.

Leases of property, plant or equipment which was not transferred substantially all the risks and rewards of ownership are classified as operating lease. Operating lease payments are recognised as an expense in profit or loss on a straight line basis over the lease term.

4.10 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 of each entity are measured using that 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 determining income.

4.11 Impairment of assets

At the end of each reporting period, the Company and its subsidiary perform impairment reviews in respect of the assets of the Company and its subsidiary whenever events or changes in circumstances indicate that an asset may be impaired. 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 the profit or loss.

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

Defined benefit plans

The Company and its subsidiaries have obligations in respect of the severance payments it must make to employees upon retirement under labor law. The Company and its subsidiaries treat 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 post-employment benefits are recognised immediately in the statement of other comprehensive income.

4.13 Provisions

Provisions are recognised when the Company and its subsidiary have 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.

4.14 Income tax

Income tax 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 Company and its subsidiary recognise 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 Company and its subsidiary review and reduce 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 Company and its subsidiary record deferred tax directly to shareholders' equity if the tax relates to items that are recorded directly to shareholders' equity.

5. Significant accounting judgements and estimates

The preparation of financial statements in conformity with financial reporting standards at time 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 result could differ from these estimates. Significant judgements and estimates are as follows:

Leases

In determining whether a lease is to be classified as an operating lease or finance lease, the management is required to use judgement regarding whether significant risks and rewards of ownership of the leased asset has been transferred, taking into consideration terms and conditions of the arrangement.

Buildings and equipment/Depreciation

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

In addition, the management is required to review buildings 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 judgements regarding forecast of future revenues and expenses relating to the assets subject to the review.

Deferred tax assets

Deferred tax assets are recognised for deductible temporary differences and unused tax losses to the extent that it is probable that taxable profit will be available against which the temporary differences and losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of estimate future taxable profits.

6. Related party transactions

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

	Consolidated financial statements		(Unit: Thousand Baht)
	<u>2014</u>	<u>2013</u>	Transfer Pricing Policy
<u>Transactions with parent company</u>			
Interest expenses	67	61	5.25% per annum (2013: 3.00% - 5.25% per annum)
<u>Transactions with related companies</u>			
Utility and rental income	1,331	3,051	Contract price or as agreed upon
Interest expenses	212	131	3.50% - 5.25% per annum (2013: 3.00% - 5.25% per annum)
Electricity expenses	6,012	4,760	Market price

	Separate financial statements		(Unit: Thousand Baht)
	<u>2014</u>	<u>2013</u>	Transfer Pricing Policy
<u>Transactions with parent company</u>			
Interest expenses	67	61	5.25% per annum (2013: 3.00% - 5.25% per annum)
<u>Transactions with related company</u>			
Interest expenses	212	131	3.50% - 5.25% per annum (2013: 3.00% - 5.25% per annum)

As at 31 December 2014 and 2013, the balances of the accounts between the Company and its subsidiary and those related companies are as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
<u>Account receivables - related parties (Note 9)</u>				
<u>Related companies</u>				
Amata Asia Limited	-	353	-	353
Amata Power (Bien Hoa) Limited	19	283	-	-
Total	19	636	-	353

Account payables - related parties (Note 15)

<u>Parent company</u>				
Amata Corporation Public Co., Ltd.	1,995	69	1,995	69
<u>Related companies</u>				
Amata City Co., Ltd.	-	41	-	41
Amata Power (Bien Hoa) Limited	609	514	-	-
Total	2,604	624	1,995	110

Short-term loans from related companies

As at 31 December 2014 and 2013, the balance of loans between the Company and those related companies and the movement are as follows:

(Unit: Thousand Baht)

	Consolidated/Separate financial statements			
	31 December		31 December	
	<u>2013</u>	<u>Increase</u>	<u>Decrease</u>	<u>2014</u>
<u>Short-term loans from related parties</u>				
Amata Corporation Public Co., Ltd.				
(Parent company)	3,000	-	(3,000)	-
Amata City Co., Ltd. (Related company)	5,000	10,000	(15,000)	-
Total	8,000	10,000	(18,000)	-

Directors and management's benefits

During the year ended 31 December 2014 and 2013, the Company and its subsidiary had employee benefit expenses payable to its directors and management as below.

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Short-term employee benefits	25,718	24,590	11,579	12,215
Post-employment benefits	675	169	675	169
Total	<u>26,393</u>	<u>24,759</u>	<u>12,254</u>	<u>12,384</u>

7. Cash and cash equivalents

(Unit: Thousand Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Cash	347	852	28	20
Bank deposits	<u>372,442</u>	<u>490,460</u>	<u>43,017</u>	<u>1,217</u>
Total	<u>372,789</u>	<u>491,312</u>	<u>43,045</u>	<u>1,237</u>

As at 31 December 2014, bank deposits carried interests between 0.4 and 5.0 percent per annum (2013: between 0.5 and 6.8 percent per annum) (the Company only: between 0.4 and 0.5 percent per annum and 2013: between 0.5 and 0.6 percent per annum).

8. Current investments - deposit with financial institutions

The balance represents the amount of short-term deposit at banks in Vietnam of the subsidiary with term of 3 months to 1 year and earns interest at the interest rate between 5.1 and 8.0 percent per annum for VND deposit (2013: between 6.8 and 7.5 percent per annum) and between 1.8 and 2.3 percent per annum for USD deposit (2013: between 1.8 and 3.0 percent per annum).

9. Trade and other receivables

The outstanding balances of trade and other receivables as at 31 December 2014 and 2013 are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Trade receivables - related party	19	283	-	-
Trade receivables - unrelated parties	75,284	105,271	-	-
Other receivables - related party	-	353	-	353
Other receivables - unrelated parties	32,535	20,348	-	8
Total trade and other receivables	107,838	126,255	-	361

The balances of trade receivables as at 31 December 2014 and 2013, aged on the basis of due dates, are summarised below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
<u>Age of receivables</u>				
Not yet due	71,891	94,920	-	-
Past due				
Up to 3 months	3,412	10,079	-	-
Longer than 3 - 9 months	-	327	-	-
Longer than 9 - 12 months	-	152	-	-
Longer than over 12 months	-	76	-	-
Total trade receivables	75,303	105,554	-	-

10. Real estate development costs

Balance of real estate development costs as at 31 December 2014 and 2013 consist of

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Land development costs	400,643	372,975	-	-

11. Investments in subsidiary

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

Company's name	Paid-up capital		Shareholding percentage		Cost		(Unit: Thousand Baht) Dividend received during the year*	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
	(Million VND)		(%)	(%)				
Amata (Vietnam) Joint Stock Company	365,996	365,996	70	70	384,300	384,300	103,102	51,129

* The subsidiary pays dividend from profit reported in the official statutory financial statements under the law of Vietnam.

12. Investments in related company

The balance represents the amount of investment in Amata Power (Bien Hoa) Limited which engaged in the power plant in the industrial estate of the subsidiary. The subsidiary holds 10% of the registered share capital of that company.

13. Investment properties

The net book value of investment properties as at 31 December 2014 and 2013 is presented below.

	(Unit: Thousand Baht) Consolidated financial statements	
	<u>2014</u>	<u>2013</u>
Industrial zone	4,415	3,039
Ready built factories for lease	445,079	451,718
Construction in progress	53,329	41,616
Total	<u>502,823</u>	<u>496,373</u>

A reconciliation of the net book value of investment properties for the years 2014 and 2013 is presented below.

13.1 Industrial zone

	(Unit: Thousand Baht) Consolidated financial statements	
	<u>2014</u>	<u>2013</u>
Net book value at beginning of year	3,039	3,063
Transfer from real estate development cost	1,704	-
Depreciation for the year	(328)	(126)
Translation adjustments	-	102
Net book value at end of year	<u>4,415</u>	<u>3,039</u>

13.2 Ready built factories for lease

(Unit: Thousand Baht)

	Consolidated financial statements	
	<u>2014</u>	<u>2013</u>
Net book value at beginning of year	451,718	351,807
Acquisitions of assets	2,664	9,221
Transfer from construction in progress	30,598	85,943
Transfer from real estate development cost	26,101	7,770
Transfer from (to) plant and equipment - net book value	(119)	38,626
Disposals - net book value	(30)	(22)
Depreciation for the year	(65,853)	(53,354)
Translation adjustments	-	11,727
Net book value at end of year	<u>445,079</u>	<u>451,718</u>

13.3 Construction in progress

(Unit: Thousand Baht)

	Consolidated financial statements	
	<u>2014</u>	<u>2013</u>
Net book value at beginning of year	41,616	3,359
Acquisitions of assets	65,510	123,702
Transfer from real estate development cost	-	386
Transfer to ready built factories for lease	(30,598)	(85,943)
Disposals - net book value	(23,199)	-
Translation adjustments	-	112
Net book value at end of year	<u>53,329</u>	<u>41,616</u>

The fair value of the investment properties as at 31 December 2014 and 2013 stated below:

(Unit: Million Baht)

	Consolidated financial statements	
	<u>2014</u>	<u>2013</u>
Industrial zone and ready built factories for lease	1,197	1,185

The fair value is estimated by independence appraiser who is professional in estimating value of investment property. The fair value of property is not determined by market price due to particularity of the property and lack of comparative information. The independence appraiser uses standard model in estimating value of investment property, for example; direct comparison method, estimation of present value of cash flow revenue method and direct return estimation method, etc.

14. Buildings and equipment

(Unit: Thousand Baht)

	Consolidated financial statements					Total
	Buildings and installations	Machinery and equipment	Office equipment	Others	Asset under construction	
Cost:						
31 December 2012	186,216	8,956	7,034	11,756	54,015	267,977
Additions	356	444	344	105	4,030	5,279
Disposals	(562)	(231)	(1,586)	-	-	(2,379)
Transfers	12,316	21,103	-	-	(33,789)	(370)
Transfer from real estate						
development cost	8,742	-	-	-	-	8,742
Transfer to investment properties	(39,735)	-	-	-	-	(39,735)
Transfer to real estate						
development cost	-	-	-	-	(25,672)	(25,672)
Translation adjustments	6,207	299	235	392	1,801	8,934
31 December 2013	173,540	30,571	6,027	12,253	385	222,776
Additions	672	984	128	-	48,778	50,562
Transfers	49,898	(46)	(230)	(18)	(49,163)	(559)
Transfer from real estate						
development cost	1,582	-	-	-	-	1,582
Transfer to investment properties	119	-	-	-	-	119
31 December 2014	224,811	31,509	5,925	12,235	-	274,480
Accumulated depreciation:						
31 December 2012	51,080	7,429	4,872	7,593	-	70,974
Depreciation for the year	13,421	2,143	683	1,059	-	17,306
Depreciation on disposals	(562)	(231)	(1,586)	-	-	(2,379)
Transfer from real estate						
development cost	1,455	-	-	-	-	1,455
Transfer to investment properties	(1,109)	-	-	-	-	(1,109)
Translation adjustments	1,703	248	163	253	-	2,367
31 December 2013	65,988	9,589	4,132	8,905	-	88,614
Depreciation for the year	10,120	3,323	529	849	-	14,821
31 December 2014	76,108	12,912	4,661	9,754	-	103,435
Net book value:						
31 December 2013	107,552	20,982	1,895	3,348	385	134,162
31 December 2014	148,703	18,597	1,264	2,481	-	171,045
Depreciation for the year						
2013 (Baht 13 million included in cost of rental and utility service, and the balance in selling and administrative expenses)						17,306
2014 (Baht 10 million included in cost of rental and utility service, and the balance in selling and administrative expenses)						14,821

	(Unit: Thousand Baht)	
	Separate financial statements	
	Office equipment	Total
Cost:		
31 December 2012	-	-
Additions	64	64
31 December 2013	64	64
Additions	21	21
31 December 2014	85	85
Accumulated depreciation:		
31 December 2012	-	-
Depreciation for the year	9	9
31 December 2013	9	9
Depreciation for the year	17	17
31 December 2014	26	26
Net book value:		
31 December 2013	55	55
31 December 2014	59	59
Depreciation for the year		
2013 (included in administrative expenses)		9
2014 (included in administrative expenses)		17

As at 31 December 2014, certain building and equipment items of the subsidiary were fully depreciated but are still in use. The gross carrying amount before deducting accumulated depreciation of those assets amounted to approximately Baht 34 million (2013: Baht 28 million).

15. Trade and other payables

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Trade payables - related party	609	514	-	-
Trade payables - unrelated parties	35,036	24,355	-	-
Other payables - related parties	1,995	110	1,995	110
Other payables - unrelated parties	41,810	47,245	1,364	2,109
Total	79,450	72,224	3,359	2,219

16. Land rental payable

Land rental payable represents the future land rental fee payable to government for sold lands.

17. Share capital

On 2 December 2014, the Extraordinary General Meeting of the Company's shareholders passed a resolution approving the following.

- a) Approve to decrease the registered share capital by cancelling 151,370,000 unissued shares or Baht 75,685,000 with the par value of Baht 0.50 per share, resulting in a capital decrease from the existing registered capital of Baht 460,000,000 to Baht 384,315,000. The Company registered the decrease in registered capital with the Ministry of Commerce on 9 December 2014.
- b) Approve to increase the registered share capital by Baht 83,185,000 or Baht 166,370,000 newly issued shares with the par value of Baht 0.50 per share, from the existing registered capital of Baht 384,315,000 to Baht 467,500,000 in order to accommodate the initial public offering. The Company registered the increase in registered capital with the Ministry of Commerce on 11 December 2014.

18. Statutory reserve

Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, the Company is required to set aside to 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.

19. Selling and administrative expenses

Significant expenses classified by nature are as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Salaries and wages and other employee benefits	38,759	56,447	12,832	16,116
Share-based payment transaction	-	22,442	-	-
Utility expenses	3,105	3,465	-	-
Rental expenses	18,623	13,504	1,697	-
Depreciation and amortisation	5,952	5,631	17	9
Others	21,683	32,765	5,933	6,994

20. Income tax

Income tax expenses for the years ended 31 December 2014 and 2013 are made up as follows:

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Current income tax:				
Current income tax charge	38,447	35,690	-	-
Adjustment in respect of income tax of previous year	-	1,321	-	-
Deferred tax:				
Related to origination and reversal of temporary differences	10,960	1,399	-	-
Income tax expenses reported in the income statement	<u>49,407</u>	<u>38,410</u>	<u>-</u>	<u>-</u>

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

	(Unit: Thousand Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Accounting profit before tax	235,970	295,613	82,488	27,852
Applicable tax rate	20%, 22%	20%, 25%	20%	20%
Accounting profit before tax multiplied by income tax rate	52,326	75,067	16,498	5,570
Adjustment in respect of income tax of previous year	-	1,321	-	-
Effects of employee welfare expenses	-	4,105	-	-
Effects of non-deductible expenses	6,484	3,999	570	78
Effects of unrealized taxable profit from sale of real estate development costs	(13,951)	(39,976)	-	-
Effects of promotion privileges	(8,817)	(11,958)	-	-
Effect of additional expense deductions allowed	-	-	(20,620)	(10,225)
Effects from temporary differences	10,960	1,399	-	-
Others	2,405	4,453	3,552	4,577
Income tax expenses reported in the income statement	<u>49,407</u>	<u>38,410</u>	<u>-</u>	<u>-</u>

,The components of deferred tax assets and deferred tax liabilities as at 31 December 2014 and 2013 are as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Deferred tax assets (liabilities)				
Accrual for interest income	(5,711)	(4,010)	-	-
Advances received	(236,502)	(221,844)	-	-
Real estate development costs	1,862	(2,516)	-	-
Land rental payables	25,220	26,121	-	-
Others	19,401	17,479	-	-
Total deferred tax assets (liabilities)	(195,730)	(184,770)	-	-

As at 31 December 2014, the Company has deductible temporary differences and unused tax losses totaling Baht 39 million (2013: Baht 21 million). No deferred tax assets have been recognised on these amounts as the Company believes future taxable profits may not be sufficient to allow utilisation of the temporary differences and unused tax losses.

21. Basic earnings per share

Basic earnings per share is calculated by dividing profit for the year attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the year.

The following table sets forth the computation of basic earnings per share:

	For the year ended 31 December			
	Consolidated		Separate	
	Financial statements		financial statements	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Profit attributable to equity holders of				
the parent for the year (Thousand Baht)	124,410	173,059	82,488	27,851
Weighted average number of ordinary shares				
(Thousand shares)	768,630	768,630	768,630	768,630
Basic earnings per share (Baht per share)	0.162	0.225	0.107	0.036

22. Segment information

Operating 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 decisions 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 financial statements.

The following tables present revenue, profit and total assets information regarding the Company and its subsidiaries' operating segments for the year ended 31 December 2014 and 2013, respectively.

(Unit: Thousand Baht)

	Industrial estate						Consolidation	
	development segment		Rental segment		Utility services segment		2014	2013
	2014	2013	2014	2013	2014	2013		
Revenues	229,030	329,694	181,923	158,962	186,045	149,996	596,998	638,652
Segment income	118,860	222,338	99,589	93,523	28,967	32,917	247,416	348,778
Unallocated income and expense:								
Interest income							80,979	82,092
Gain on exchange rate							490	1,326
Other income							4,358	1,006
Selling expenses							(4,788)	(4,856)
Administrative expenses							(83,334)	(129,399)
Other expenses							(427)	(1,202)
Finance cost							(8,724)	(2,133)
Income tax expenses							(49,407)	(38,410)
Profit for the year							186,563	257,202

(Unit: Thousand Baht)

	Industrial estate						Consolidation	
	development segment		Rental segment		Utility services segment		2014	2013
	2014	2013	2014	2013	2014	2013		
Real estate development costs	400,643	372,975	-	-	-	-	400,643	372,975
Investment properties	-	-	502,823	496,373	-	-	502,823	496,373
Plant and equipment	148,703	107,552	-	-	22,283	26,555	170,986	134,107
Unallocated assets							1,638,877	1,615,537
Total assets							2,713,329	2,618,992

The Company and its subsidiaries operated in Vietnam only. As a result, all of the revenues and assets as reflected in these financial statements exclusively pertain to the this geographical segment.

23. Provident fund

The Company and its employees have jointly established a provident fund in accordance with the Provident Fund Act B.E. 2530. Both employees and the Company contribute to the fund monthly at the rate of 5 percent to 15 percent of basic salary. The fund, which is managed by Kasikorn Asset Management Co., Ltd., will be paid to employees upon termination with the fund rules. During the year 2014, the Company contributed Baht 1 million (2013: Baht 1 million) to the fund.

24. Dividends

Dividends declared for the years ended 31 December 2014 and 2013 consisted of the following:

Dividends	Approved by	Total dividends	(Unit: Thousand Baht)
			Dividend per share
			(Baht)
Interim dividends for 2014	Board of Director's meeting of the subsidiary on 12 May 2014	30,745	0.04
Total dividends for 2014		<u>30,745</u>	<u>0.04</u>
Interim dividends for 2013	Board of Director's meeting of the subsidiary on 22 May 2013	30,745	0.04
Total dividends for 2013		<u>30,745</u>	<u>0.04</u>

25. Commitments and contingent liabilities

25.1 Capital commitments

As at 31 December 2014, the subsidiary company had capital commitments of approximately Baht 147 million (2013: Baht 7 million), relating to the construction of buildings.

25.2 Long-term commitments

The subsidiary company had outstanding commitments to pay remuneration to the Vietnamese government agency pursuant to the agreement as follows.

- To lease land area of 241.04 hectare at the rate of USD 1,000 per hectare per annum and will increase 15 percent every 5 years commencing on 1 January 2006.
- To lease land area of 0.47 hectare at the rate of VND 58 million per hectare per annum for the first five years, after that it will be adjusted in accordance with approval of the Vietnamese government.
- To lease land area of 140.75 hectare at the rate of VND 145 million per hectare per annum for the first five years, after that it will be adjusted in accordance with approval of the Vietnamese government.

- To lease land area of 67.97 hectare at the rate of VND 20.995 million per hectare per annum for the first five years, after that it will be adjusted in accordance with approval of the Vietnamese government.
- To lease land area of 17.10 hectare at the rate of VND 36.225 million per hectare per annum for the first five years, after that it will be adjusted in accordance with approval of the Vietnamese government.
- To lease commercial land area of 15.39 hectare at the rate of VND 750 million per hectare per annum for the first five years, after that it will be adjusted in accordance with approval of the Vietnamese government.

26. Operating lease for which the subsidiary company acts as a lessor

The subsidiary company has entered into several operating lease agreements in respect of the lease of land, ready built factory and office building. As at 31 December 2014 and 2013, future minimum rental income to be generated under these operating leases were as follows.

	(Unit: Thousand Baht)	
	<u>2014</u>	<u>2013</u>
Less than 1 year	93,611	76,416
1 to 5 years	172,464	141,875
More than 5 years	178,539	130,618

27. Financial instruments

27.1 Financial risk management

The financial instruments of the Company and its subsidiary, as defined under Thai Accounting Standard No.107 “Financial Instruments: Disclosure and Presentations”, principally comprise cash and cash equivalents, trade and other receivables, current investments, trade and other payables. The financial risks associated with these financial instruments and how they are managed is described below.

Credit risk

The subsidiary is exposed to credit risk primarily with respect to trade and other receivables. The subsidiary manages the risk by adopting appropriate credit control policies and procedures and therefore do not expect to incur material financial losses. In addition, the subsidiary does not have high concentrations of credit risk since it has a large customer base. The maximum exposure to credit risk is limited to the carrying amounts of trade and other receivables and notes receivable as stated in the statement of financial position.

Interest rate risk

The Company and its subsidiary exposure to interest rate risk relates primarily to their cash at banks. However, since most of financial assets and liabilities of the Company and its subsidiary bear floating interest rates or fixed interest rates which are close to the market rate. The interest rate risk is expected to be minimal.

Foreign currency risk

The subsidiary company exposure to foreign currency risk arises mainly from bank deposits in foreign currency. As at 31 December 2014, the subsidiary company had deposit balance in US Dollar amounting USD 3 million (2013: USD 6 million).

27.2 Fair values of financial instruments

Since the majority of the financial instruments of the Company and its subsidiary are short-term in nature, their fair value is not expected to be materially different from the amounts presented in the statement of financial position.

A fair value is the amount for which an asset can be exchanged or a liability settled between knowledgeable, willing parties in an arm's length transaction. The fair value is determined by reference to the market price of the financial instrument or by using an appropriate valuation technique, depending on the nature of the instrument.

28. Capital management

The primary objective of the Company's capital management is to ensure that it has appropriate capital structure in order to support its business and maximise shareholder value.

29. Approval of financial statements

These financial statements were authorised for issue by the Company's Board of Directors on 11 February 2015.