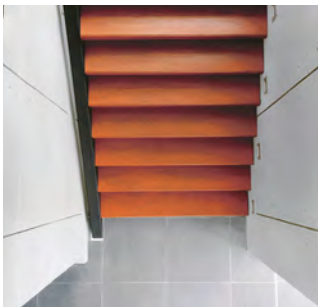
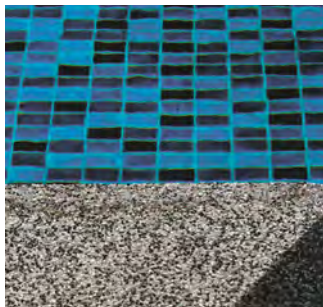
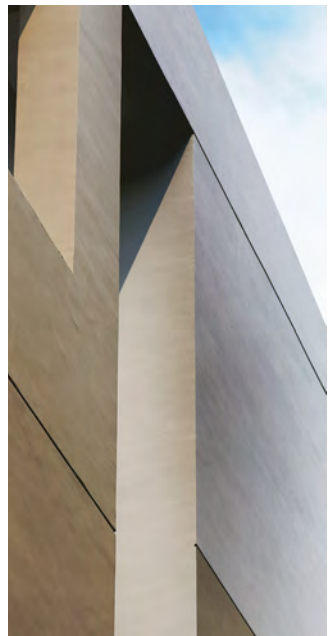


A large graphic on the left side of the page, featuring a dark blue vertical bar and a large red circle with a dark blue segment removed, resembling a stylized 'C' or a partial circle.

THINK SPACE

2017 ANNUAL REPORT

A large yellow semi-circle graphic located in the bottom right corner of the page.



FUNCTIONAL IS BEAUTIFUL

With our thorough understanding of all family members, every element in AP home is designed to be functional and practical to fit every lifestyle. Because when space is used by all family members, it collects and connects everyone's feelings. We take into the heart the relationship between size of the space and joy it projects in order to create the perfect home for everyone.

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FUNCTIONAL IS BEAUTIFUL

THE
PALAZZO

THE
CITY

CENTRO



SPACE YOU CAN FREE INNER ENERGY





SPACE YOU CAN RELY ON





SPACE YOU CAN TRUST





PLATFORM OF SUCCESS



LIFE ASOKE-RAMA 9

LIVE A VISIONARY LIFE



LIFE 9 WIRELESS
LIVE A SPLENDID LIFE



LIFE LADPRAO
LIVE A CONNECTED WORLD



บ้านกลางเมือง



Pleno

10

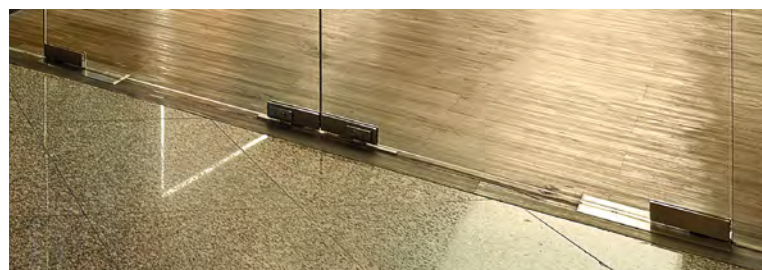
PHENOMENAL



10 BEST LOCATIONS







AP ACADEMY LAB

AP ACADEMY LAB is Thailand's first real estate knowledge center, created to advance human resources' skill and knowledge through a real world practice. The lab is fully equipped with tools that foster learning, creativity, and innovation; all the ingredients needed to develop next generation of living quality.



The background is a solid dark red. In the corners, there are white line-art drawings of geometric shapes. Top-left: a complex arrangement of lines forming a series of nested and overlapping shapes, including a circle and several polygons. Bottom-left: a vertical line with a horizontal segment at the bottom, and a semi-circle on the left side. Bottom-right: a large rectangle with internal lines, a circle, and a diagonal line crossing it.

AP UNUSUAL FOOTBALL FIELD



GRAND PRIX AWARD
CANNES LIONS 2017



OUR AWARDS



1.



2.



3.



5.



7.



4.



9.



8.



6.

1. Thailand Property Award 2011
Real Estate Personality of the Year (2011)
Mr. Anupong Assavabhokhin

2. Thailand Property Awards 2009
Best Condo Development (Bangkok)
The Address Chidlom

3. Agency for Real Estate Affairs 2011
Best Single Detached House Project
The Palazzo

4. Thailand Property Award
Real Estate Personality of the Year (2011)
Mr. Anupong Assavabhokhin

5. Securities Analysts Association 2010
Best CEO of Property and Construction Sector
Mr. Anupong Assavabhokhin

6. Thailand Property Awards 2011
Best Affordable Condo Development
(Bangkok)
Rhythm Ratchada

7. Securities Analysts Association 2010
Best IR of Property and Construction Sector
Mr. Pumipat Sinacharoen

8. The Stock Exchange of Thailand 2005
Best Corporate Governance Report

9. Cannes Lions 2017
Grand Prix Award



1. Thailand Property Awards 2014
Highly Commended
Best Developer
AP (Thailand) Public Company Limited

2. Awards for Listed Companies 2014
Best CEO
Property and Construction Sector
Mr. Anupong Assavabhokhin
Investment Analysis Association

3. Thailand Property Awards 2014
Winner
Best Housing Development (Bangkok)
Soul Ratchadaphisek 68
by AP (Thailand) Public Company Limited

4. Thailand Zocial Awards 2016
The Most Popular Brand on twitter

5. Thailand Property Awards 2015
Highly Commended
Best Housing Development (Bangkok)
DISTRICT SRIWARA
by AP (Thailand) Public Company Limited

6. Asia Responsible Entrepreneurship Awards (AREA)
Investment in People category

7. 2014 South East Asia Property Awards
Highly Commended
Best Villa Development (Thailand)
Soul Ratchadaphisek 68
by AP (Thailand) Public Company Limited

8. Award for 2015/2016
Industry: Property & Construction
Mr. Anupong Assavabhokhin
AP (Thailand) Public Company Limited

9. SET Awards 2015
Outstanding Investor Relations Awards
SET market capitalization
of THB 10 bln. - THB 30 bln.
AP (Thailand) Public Company Limited

COMPREHENSIVE PROPERTY SERVICES



Bangkok CitiSmart

An investment consultant specializing in real estate and helping you maximize your investment.



AP Fix It

A high-quality, reliable home maintenance service.



SQE Construction

Providing quality construction on AP's expanding building projects.

Beyond space innovation, AP Thailand is also focused on meeting residents' and investors' needs through a range of affiliates.

'SMART

Smart Service Management Property Management

A professional real estate management company committed to serving AP communities.

AP CALL SERVICE

AP Call Service

Offering real-time advice and help to ensure AP residents a smooth living.



CEO TALK

In 2017, Thailand's real estate industry was challenged to the core by internal and external factors. The big question is: What caused the rapid turnaround of the real estate industry today? It is safe to say that the country's overall economy, coupled with the consumer index, inevitably influenced the growth of the real estate sector. One obvious change is in the makeup of industry competitors. Just 4-5 years ago, a familiar scenario was of the big fish eating the small fish. Today, equally prepared major players are fiercely competing in terms of product innovation, quality assurance and after sales service.

While business differentiation is a key to survival in the midst of intense competition, simply surviving during difficult times is not the goal that AP aspires to. In the middle of last year, I had the opportunity to participate in a special programme at Stanford University on a subject that is of great interest to business leaders around the world: What can leaders do to make their organization survive in a fast-changing business environment that has unprecedented repercussions for businesses worldwide?

At Stanford University, I sensed that change is creeping closer and closer to us and this will be exciting to those who see opportunities, but terrifying to complacent business leaders. The first question raised after my return to Thailand was: *What can we do to make people in the organization move quickly enough? What can we do to make AP people understand unmet customer needs?* We started by adopting Stanford University's Design Thinking programme, a thinking approach and process which many of the world's leading organizations such as Google, Facebook, Adidas and Amazon used as a major tool to innovate customer-centric products and services.

In addition to elevating the potential and mindset of people in the organization to cope with change, AP experienced an amazingly successful 2017, performance-wise. Condominiums and low-rise developments recorded presales of 42,900 million baht-a new record high. It was a 92% growth from the previous year, exceeding our projected presales of 26,000 million baht by 165%. In addition to

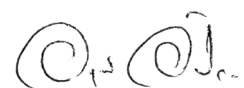
the launch of low-rise developments-22 new detached house and townhome projects whose sales have continued to grow solidly-the jump in presales growth last year was also attributable to the successful launch of three Life condominium projects, namely Life Ladprao, Life Wireless and Life Asoke-Rama 9, which were 90% sold. The higher-than-expected successful performance was also attributed to the company's strong portfolio of more than 90 ongoing projects.

For 2018, the company aims to be one of the top 3 real estate developers in Thailand retaining our principal mission to deliver good living quality in all aspects. We will continue innovating Thailand's real estate sector. We plan to establish a special unit to explore, discover and develop innovations that promote and improve new and all-inclusive living experiences, that will provide convenience and safety for better living quality in the long term.

The company aims to achieve further success through five strategic drivers: 1) building on our successful partnership with Mitsubishi Estate; 2) launching super-luxury products; 3) making a difference through mass customized design in low-rise developments; 4) expanding AP's international portfolio; and 5) developing digital innovation for good quality of life.

Our quality residential product portfolio, together with quality partners and quality team who share the same passion to create quality residential innovations, I believe AP Thailand will continue to make a difference and win the consumer's trust while keeping abreast of the future. We can stand tall as a top 3 real estate company in Thailand that offers residential innovation and technology through continued research and development.

On behalf of AP (Thailand) Public Company Limited, I would like to thank our shareholders, debenture holders and business partners for your continued trust and support. I hope you will continue to walk together with us in our journey to mutual success.



Anuphong Assavabhokhin
Chief Executive Officer

BOARD OF DIRECTORS



Mr. Pichet Vipavasuphakorn
Managing Director



Mr. Anuphong Assavabhokhin
Chief Executive Officer
and Vice Chairman



Mr. Siripong Sombutsiri
Executive Director



Prof. Dr. Naris Chaiyasoot

Chairman of the Board
and Independent Director

Mr. Wason Naruenatpaisan

Executive Director

Ms. Kittiya Pongpujaneegul

Executive Director
and Corporate Secretary

Mr. Visanu Suchatlumpong

Executive Director

BOARD OF DIRECTORS



Mr. Phanporn Dabbaransi

Chairman of Audit Committee
and Independent Director



Mr. Nontachit Tulayanonda

Audit Committee Member
and Independent Director



Mr. Kosol Suriyaporn

Chairman of Corporate
Governance and
Risk Management Committee,
Audit Committee Member
and Independent Director



Mr. Pornwut Sarasin

Chairman of Nomination and
Remuneration Committee
and Independent Director



Mr. Yokporn Tantisawetrat

Independent Director



Mr. Somyod Suteerapornchai

Audit Committee Member
and Independent Director

MANAGEMENT TEAM



Mr. Piyawat Suepaisal
Chief Business Liaison



Mr. Wason Naruenatpaisan
Chief Strategic Property Investment



Mr. Vittakarn Chandavimol
Chief Business Group :
CD1



Mr. Pamorn Prasertsan
Chief Business Group :
TH & CD 2



Mr. Ratchayud Nunthachotsophol
Chief Business Group :
SDH



Mr. Chidapa Amralikit
Chief Financial Officer



Mr. Somchai Wattanasawapak
Chief Information Technology Officer



Mr. Boonchai Jankrajanglerd
Chief Supply Chain Officer



Mr. Worrapong Virojtananugoon
Deputy Chief Business Group :
TH



Mr. Pattaraphurit Rungjaturapat
Deputy Chief Corporate Image Officer



Mr. Set Srisayant
Deputy Chief Business Extension



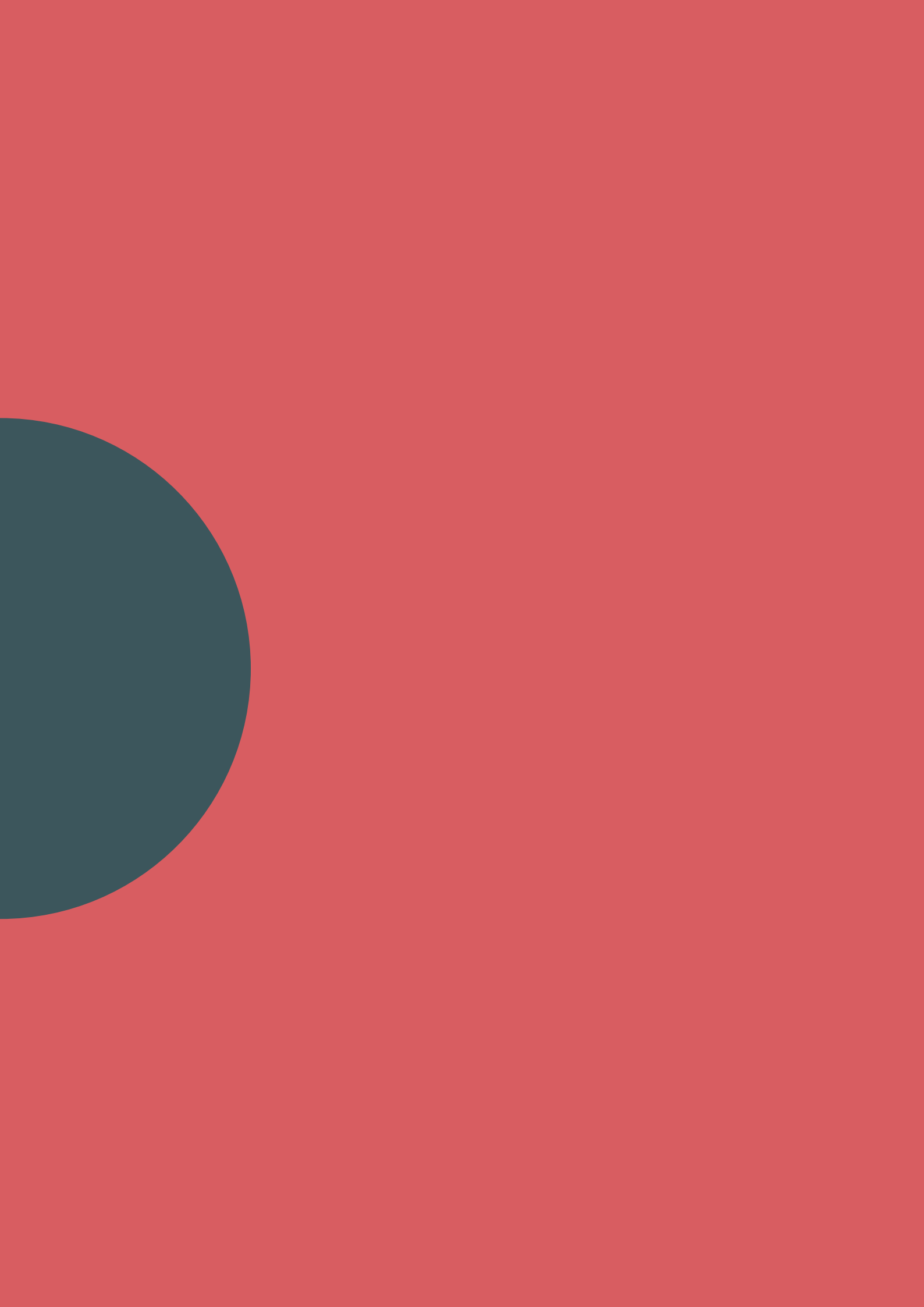
Ms. Tippawan Sirikoon
Deputy Chief People Officer



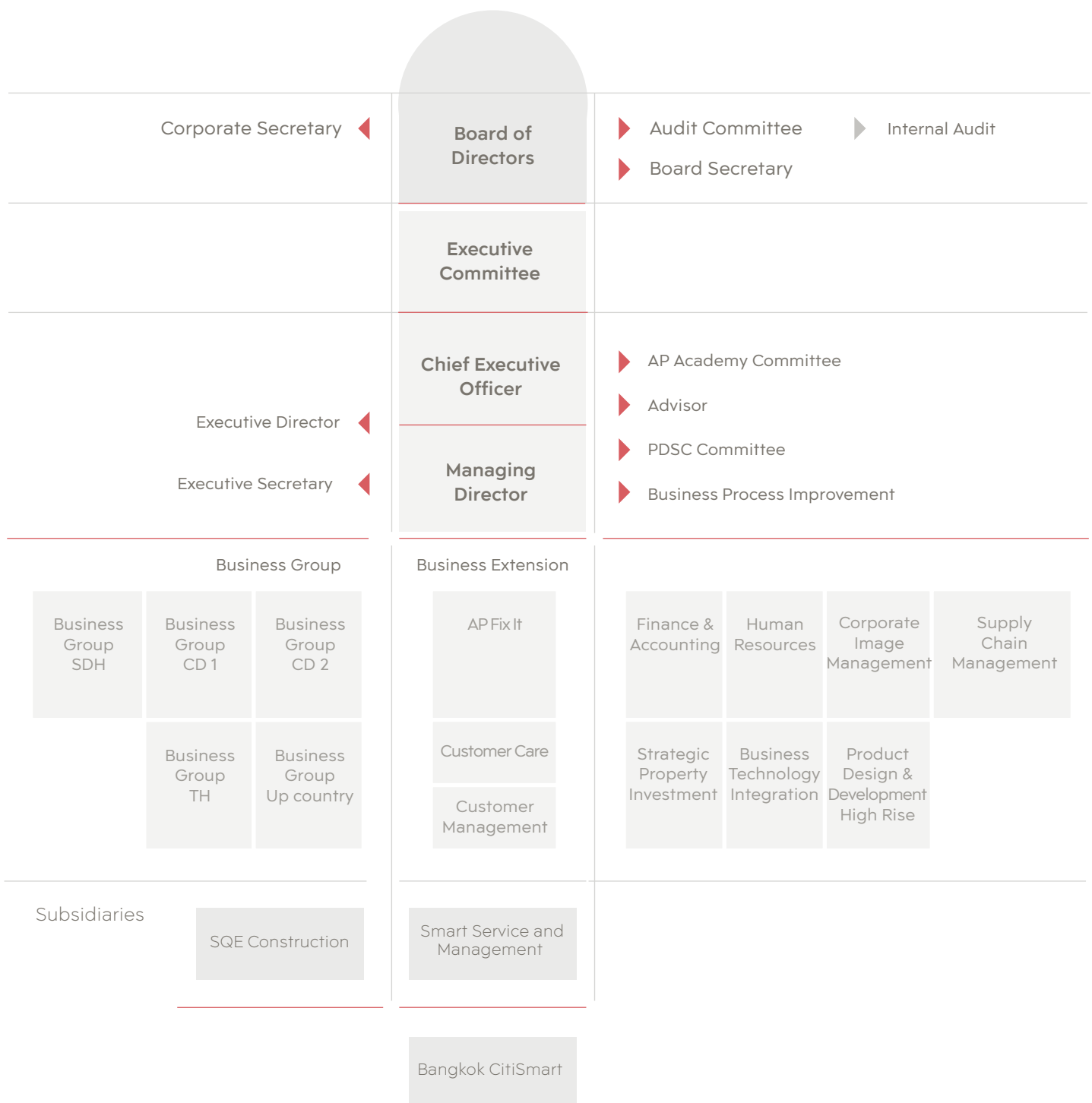
Mr. Opas Ruangrajitpakorn
Advisor



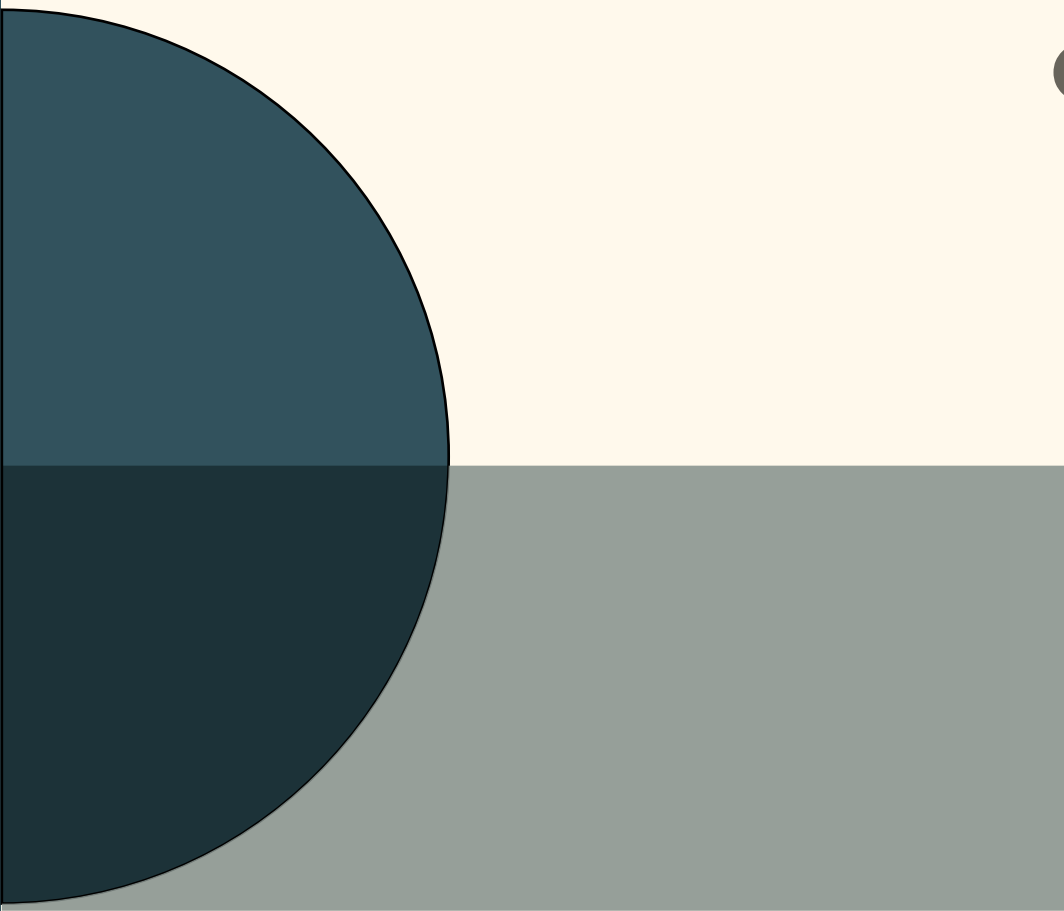
Mr. Tanit Paiboon
Managing Director (SQE)



AP (THAILAND) STRUCTURE



PROPERTY MARKET OUTLOOK



PROPERTY MARKET OUTLOOK

Property Market Outlook

According to the data from the Agency for Real Estate Affair, numbers of new project launches for property market in 2017 showed a slight increase for the first time in three years at 3.7% comparing to 2016. Launches in townhouse and condominium grew by 8.7% and 7.1%, respectively. However, single-detached houses was the only segment that experienced a decrease of -25.4%. New launches in the market has observed a gradual pick up from Q1 2017, after the end of 3-month mourning period for our late King Rama IX. The positive property market trend in 2017 was a result of several macroeconomic indicators such as 1) a continuous growing GDP since Q4 2016 from 3.2% with an expected full year growth at 3.9% by the end of 2017, 2) an increase in consumer confidence to 79.2 which was the highest reading since January 2015, and 3) an increase in government spending mainly driven by an increase in disbursement from construction of water management system, water resources, and transportation system projects.

Table 1: Project launches in 2017 in comparison with 2016

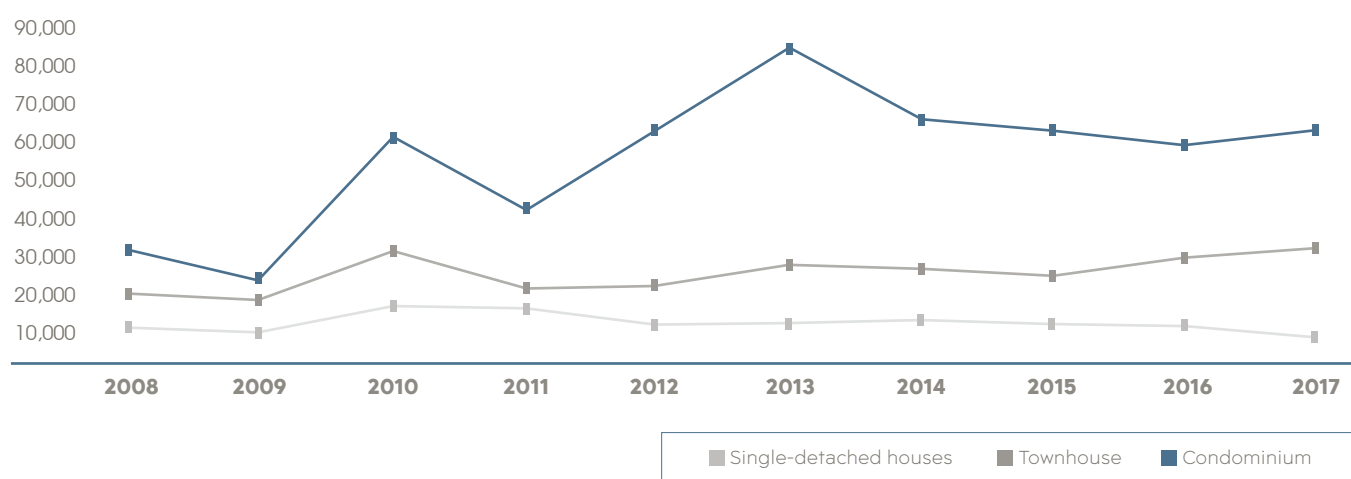
	1H 2016	2H 2016	2016
Single-detached houses	4,954	7,192	12,146
Townhouse	12,424	17,508	29,932
Condominium	25,681	32,669	58,350
Total	43,059	57,369	100,428
	1H 2017	2H 2017	2017
Single-detached houses	2,718	6,338	9,056
Townhouse	16,227	16,318	32,545
Condominium	28,538	33,963	62,501
Total	47,483	56,619	104,102
	%Growth	%Growth	%Growth
Single-detached houses	-45.1%	-11.9%	-25.4%
Townhouse	30.6%	-6.8%	8.7%
Condominium	11.1%	4.0%	7.1%
Total	10.3%	-1.3%	3.7%

Source: Agency for Real Estate Affair

When considering the overall number of new launches of three real estate segments altogether, a clear difference can be observed. Normally, the launch of landed real estate projects corresponds with demand in the market, which fluctuates at a similar rate in each year, whereas the launch of new condominiums usually fluctuates in line with the economic situation or factors that affect the consumer confidence, such as political situation. However, condominium sector has a mechanism that controls supply in the market, which is developers' flexibility to adjust their plans for project launches by looking at existing supply in the market before making a new launch. This mechanism is beneficial for the real estate market in the long run, because it prevents problems of excess supply within the market.

Number of Unit Launched

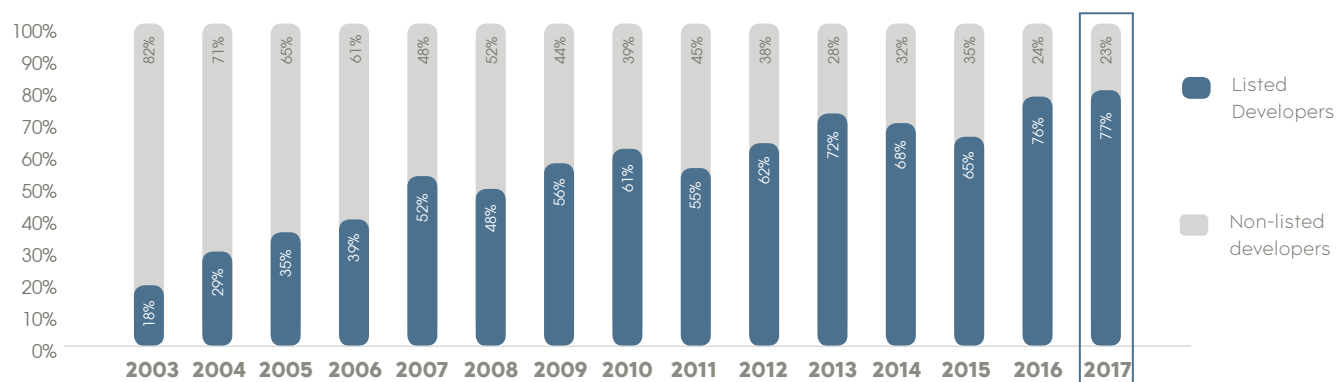
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Single-detached houses	11,707	11,157	17,353	16,824	12,720	12,789	13,830	12,564	12,146	9,056
Townhouse	20,243	19,079	31,365	21,872	22,503	28,047	27,136	25,000	29,932	32,545
Condominium	31,322	23,993	60,972	41,492	62,548	84,250	65,298	62,833	58,350	62,501
Total	63,272	54,229	109,690	80,188	97,771	125,086	106,264	100,397	100,428	104,102
%Growth	-14.5%	-14.3%	102.3%	-26.9%	21.9%	27.9%	-15.0%	-5.5%	0.0%	3.7%



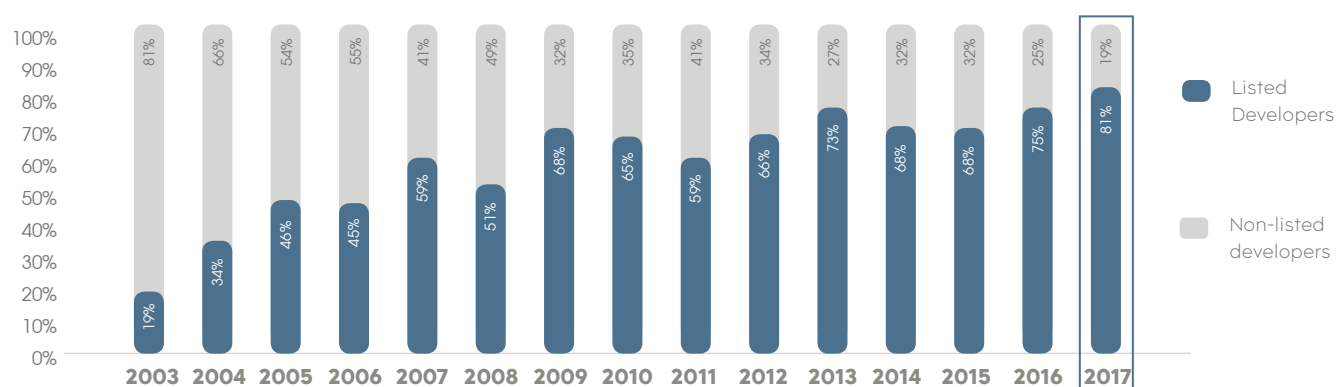
Source: Agency for Real Estate Affairs / AP (Thailand)

Regarding to the market share, most of new units launched and sold are still mainly developed by major listed property developers. In 2017, the number of new units launched of listed developers makes up to 77% of the total launches.

Market Share New Units “Launched”



Market Share New Units “Sold” of New Launches



Apart from adapting to current circumstances, significant challenges in operating real estate business are advantages in business operation and access to financial resources. Both challenges have effects on the business growth. Major entrepreneurs can access to other forms of financial resources, such as by issuing debentures. Thus, they enjoy even more financial advantages. In addition, a joint venture between major entrepreneurs and multi-national property enterprises was observed more in the market, recently. This will further help strengthen their organizations' competitiveness. Therefore, the above factors continue to contribute to the dominance of major entrepreneurs in the real estate market in the present.

With regards to property market outlook in 2018, it is forecasted to grow by 5-7% from 2017 with townhouse as a leading segment followed by condominium and single-detached houses, respectively. The number of transfer unit is also projected to increase by 12% comparing to 2017 (source: <https://www.prachachat.net/property/news-78126>, retrieved in January 2018). There are numerous factors which positively affect the property market including 1) Thai's economic expansion with an expected GDP growth of around 4%, which is in line with estimated 2018 and 2019 global economic growth of 3.9% for both years (source: World Economic Outlook Update, January 2018), 2) the rise of the Eastern Economic Corridor (EEC), 3) government's spending on public infrastructure and mass transit line expansion, 4) a gradual decrease in household debt after first-time car buyer program had finished in 2017, and 5) a constantly low interest rate within the country (source: <https://www.ddproperty.com>, retrieved in January 2018).

Regarding competition, the market shall remain dominated by major developers with their stronger financial status, a reach of human resources, and opportunities to partner with foreign investors in order to lift up their competence. Aligning with an economic recovery, it is expected that major developers will focus on the upper-end residential segment from a strong purchasing power. Last but not least, a key challenge for all developer remains with an ability to find a good plot of land with an affordable price as Bangkok's land price continues to rise, particularly in prime locations. Thus, it will still be a key challenge for developers to cope with since land price is an essential cost in property development which has a high impact on selling prices. (Source: <https://property.bangkokpost.com/news/1385178/good-fortunes-forecast-for-2018>, retrieved in January 2018).

MANAGEMENT DISCUSSION AND ANALYSIS

Financial Summary	2017	2016	2015	%YoY
Total Revenue (Btm)	22,176	20,253	22,079	9.5%
Cost of sales & Service (Btm)	14,262	13,292	14,545	7.3%
Selling and Administrative Expenses (Btm)	4,543	4,012	3,969	13.2%
Selling Expenses (Btm)	2,195	2,014	2,004	9.0%
Admin Expenses (Btm)	2,348	1,998	1,965	17.5%
Share of profit (loss) from investment in Joint Venture	502	371	-207	35.3%
Net Profit from Operation (Btm)	3,078	2,617	2,489	17.6%
Net Profit (Btm)	3,148	2,703	2,623	16.5%
Gross Margin	35.7%	34.4%	34.1%	
SG&A as a % of revenue	20.5%	19.8%	18.0%	
Selling exp as a % of revenue	9.9%	9.9%	9.1%	
Admin exp as a % of revenue	10.6%	9.9%	8.9%	
Net Margin from operation	13.9%	12.9%	11.3%	
Net Margin	14.2%	13.3%	11.9%	
EPS (Bt)	1.00	0.86	0.83	
Net Debt to Equity (x)	0.80	0.70	0.81	

- **2017 Net profit favorably grew by 16.5% YoY, record high NP at THB 3.1 billion. Net margin improved 90bpt to 14.2%. EPS reached THB 1.0 per share, versus THB 0.86 per share in 2016.**

Key factors contributed to 2017 performance were :

- Healthy Gross margin at 35.7% or +130bpt YoY. This was driven by both favorable property GM and sales fees collected from JV projects. Property GM* satisfactorily recorded at 34.0%, +80bpt YoY.
- Momentum of "Share of profits from investments in Joint venture". THB 501.7 million of share profits was booked in 2017 from continuity of existing JV projects transfer and new projects revenue recognition in Q4'2017, namely "Rhythm Rangnam" and "Life Pinklao".
- Gain from sale of investment. AP recorded THB 85.7 million in 2017 from selling 5 companies to joint venture company (Premium Residence Co., Ltd.), of which THB 4.9 million booked in Q4'217 from selling AP ME8 Co., Ltd.

- **Both AP and JV Revenues achieved the targets. Q4 Revenues of AP+51% JV reported an all-time high at THB 9.6 billion, making full year revenues at THB 25.6 billion, or +12.9% YoY. AP (excl JV) reported revenues at THB 22.2 billion (+9.5%).**

Note : * Revenues and Gross margin were based on "AP + 51% portion in JV"

- **Condominium:** Q4 revenues recognition from AP projects was reported at THB 3.6 billion (+180% QoQ), by accelerating "Life Sukhumvit 48" revenues recognition from Q1 2018. Reflecting good backlog quality, the project revenues was at THB 1.3 billion or 57% of ownership transferred. In 2017, AP Condo recorded revenues at THB 7.9 billion, +18.2% YoY. Adding our 51% portion in JV projects, total condo revenues contributed 46.3% of our portfolio or accounted for THB 11.4 billion (+24.5% YoY).

p.m. In 2017, JV projects recognized THB 6.7 billion of revenues. Two new JV projects, namely "Life Pinklao" and "Rhythm Rangnam" started to transfer in Q4 with revenues of THB 1 billion (at 34% transfer rate) and THB 650 million (at 24% transfer rate) respectively.
- **Low Rise:** Q4 revenues were recorded high at THB 4.2 billion Baht (+25.0% YoY). Newly open projects in Q3 have start transferred at a very good rate i.e. Centro Bangna k.m7, Baan Klang Muang Sathorn - Suksawas, Baan Klang Muang Ladprao - Serithai. In 2017, low rise revenues booked at THB 13.2 billion, +2% YoY.

Key revenues contributors in 2017 were as follows:

Top 5 revenues contributors:	% of revenues 2017	% PTD transfer
Rhythm Sukhumvit 42	10%	95%
Life @ Sukhumvit 48	6%	57%
Aspire Erawan TowerB	6%	34%
Rhythm Asoke	4%	100%
Aspire Ngamwongwan	4%	56%

- **Healthy Gross margin at 35.7% or +130bpt YoY driven by both favorable property GM and sales fees collected from JV projects.** Underlying GM (AP+51% portion in JV) for the year reported at 35.8%, compared with 34.8% in 2016. Low rise was favorably recorded GM at 32.7%, well above 30.0% guidance, driven by good margin of new projects. Though price promotion was given in some slow moving condominium projects, especially "Up country", AP+51%JV condominium still delivered GM at 35.4%, driven by good JV projects GM at 36.7%. In 2017, we had billed THB 580.6 million management & sales fees to JV companies.
- **SG&A recorded at THB 4.5 billion or 20.5% of revenues +13.2% YoY.** Since AP admin expenses covered JV operation, like for like comparison, underlying admin expenses would be at 9.2% of revenues*. Overall underlying %SG&A was at 19.1% of revenues*, versus 18.8% in 2016.

Debt Structure/Capex

- Net Debt to Equity ratio was well in control at 0.8x, lower than our 1.0x comfort level, slightly increase from 0.7x in 2016. Total outstanding debt was at THB 18.4 billion with average cost of funds at 2.85%. Majority of our debt structure still remained with fixed rate debenture at 69.1% of total.
- In 2017, we did issue 5 tranches of debenture value THB 4.5 billion with average coupon rate of 2.65%. In addition, recently we just issued 2 tranches of bonds in January at a very competitive rate as below details:

Debenture	Amount (THB Million)	Duration	Interest Rate
AP217A - Jan 2018	1,500	3 yrs 6 mth	2.32%
AP221A - Jan 2018	1,500	4 yrs	2.40%

- In 2017, we aggressively acquired land, especially for low rise. Total spending value was THB 10.1 billion Baht versus THB 8.0 billion budget, however, the DE still controlled below 1.0x.

Note : * Revenues and Gross margin were based on "AP + 51% portion in JV"

Overall Situation and Outlook

- 2017 presales made a new high at THB 42.9 billion, driven by records high booking in both Low rise and Condo at THB 14.8 billion and THB 28.1 billion respectively. Highest ever, we launched 25 new projects worth THB 49.6 billion, of which 3 projects were condo value THB 24.7 billion. Not only new projects were well-accepted by our customers, but also our existing projects were able to continue their sales rate, as seen in presales figures.

Presales performance of 2017 as below: (In THB Million)

Sales Booking	Y2017	Y2016	% Growth	% Achieved Target
Low Rise	14,822	12,332	+20.2%	109.0%
Condominium	28,156	10,033	+180.6%	227.1%
Total Sales booking	42,978	22,365	+92.2%	165.3%

- Very good start of the year with presales to date at THB 4.1 billion (as of Feb 15th). Without new project launched, low rise presales showed at THB 2.7 billion. The weekly run rate was up by 60% to THB 390 million per week, from THB 244 million per week in Q1'2016. Similarly to condo, presales reported at THB 1.3 billion, almost 4 times higher than the same period last year. Good sales came both from JV and AP projects i.e. Vittorio, Aspire Ngamwongwan, Life Ladprao and Life one Wireless.
- Backlog excluding JV projects as of Feb 15th was at THB 9.3 billion, of which THB 3.5 billion from condo and THB 5.8 billion from low rise. Condo backlog will be recognized as revenues per schedule in below table:

High Rise AP projects	2018F	2019F	2020F	2021F	2022F
Based on project completion	7,540	5,802	1,357	192	80
AP Condo Backlog	3,464	-	-	-	-
% Secure	46%	0%	0%	-	-

	Q1 2018 15 th Feb	2017	Q4 2017	Q3 2017	Q2 2017	Q1 2017	2016	2015	2014
Beginning Backlog	5,893	7,827	8,782	7,659	7,586	7,827	9,278	14,275	22,576
Gross sales booking	4,185	28,283	8,490	7,985	6,254	5,553	26,024	24,207	21,245
Cancellation	(785)	(9,093)	(3,565)	(2,224)	(1,555)	(1,749)	(7,821)	(7,567)	(6,606)
Net sales booking (excl. JV)	3,399	19,190	4,925	5,762	4,699	3,804	18,203	16,640	14,640
Revenue Recognition	-	(21,124)	(7,814)	(4,639)	(4,626)	(4,046)	(19,653)	(21,637)	(22,941)
Ending Backlog (excl. JV)	9,293	5,893	5,893	8,782	7,659	7,586	7,827	9,278	14,275
- from TH&SDH	5,828	3,097	3,097	4,139	2,620	2,105	1,473	2,088	1,411
- from Condo	3,464	2,796	2,796	4,643	5,039	5,481	6,354	7,189	12,863
Net Sales Booking (excl. JV)	3,399	19,190	4,925	5,762	4,699	3,804	18,203	16,640	14,640
- from TH&SDH	2,731	14,822	3,141	4,860	3,642	3,178	12,331	13,225	11,752
- from Condo	668	4,368	1,784	901	1,057	626	5,871	3,415	2,888
Net Sales Booking (inc. JV)	4,067	42,978	14,683	13,297	11,266	3,731	22,365	28,185	22,679
- from TH&SDH	2,731	14,822	3,141	4,860	3,642	3,178	12,331	13,225	11,752
- from Condo	1,336	28,156	11,542	8,437	7,624	553	10,033	14,960	10,927
Revenue Recognition	-	21,124	7,814	4,639	4,626	4,046	19,653	21,637	22,941
- from TH&SDH	-	13,198	4,183	3,341	3,127	2,546	12,947	12,548	11,748
- from Condo	-	7,926	3,631	1,298	1,498	1,499	6,706	9,090	11,193

Data as of: Feb 15th, 2018

JV Projects

- In Q4'2017, we have announced 2 more JV projects, namely AP ME6 and AP ME8 with expected project value of THB 8.0 billion and THB 7.0 billion respectively. Currently, there are total 15 projects under JV worth THB 73.4 billion, of which 11 projects have been launched with average take up at 88%.
- Revenues from JV projects were promising, where, in 2017, they were recorded at THB 6.7 billion, (+42% YoY), with "Share of profit from investments in joint venture" at THB 501.7 million, in-line with our guidance. This year, we expect to see THB 8.0 billion revenues, or +19% YoY.
- As of Feb 15th, backlog was recorded at THB 36.7 billion for JV projects. Schedule of revenues recognition is shown in below table.
- There are two more projects starting to transfer in 2018, namely Life Asoke (in Q3'2018) and Rhythm Ekkamai (in Q4'2018).

Condo Projects	Project value (MB)	Total units	% unit sold*	Accumulated transfer until 2017	2018F	2019F	2020F	2021F	2022F
Rhythm Sukhumvit 36-38	2,900	496	100%	99%	1%	-	-	-	-
Aspire Ratchada-Wongsawang	2,850	1,232	75%	71%	29%	0%	-	-	-
Aspire Sathorn-Thapra	3,574	1,218	100%	100%	-	-	-	-	-
Rhythm Asoke II	1,500	346	95%	76%	24%	-	-	-	-
Rhythm Rangnum	2,700	385	100%	24%	76%	-	-	-	-
Life Asoke	7,500	1,642	99%	0%	40%	60%	-	-	-
Life Pinklao	2,900	803	52%	34%	35%	31%	-	-	-
Rhythm Ekkamai	2,700	326	98%	0%	30%	70%	-	-	-
Life Ladprao	7,600	1,615	84%	0%	-	-	40%	60%	-
Life One Wireless	7,500	1,344	91%	0%	-	-	60%	40%	-
Life Asoke - Rama 9	9,600	2,248	93%	0%	-	-	30%	50%	20%
Based on project completion	51,324		89%		8,093	7,289	10,420	12,360	1,920
JV Condo Backlog	36,738				6,779	6,687	10,420	11,615	1,237
% Secure					84%	92%	100%	94%	64%

As of Feb 15th, total Condo backlog (AP and JV) was at THB 40.2 billion, with transfer schedule showed as below:

Total Condo Portfolio:		2018F	2019F	2020F	2021F	2022F
Condo AP projects		7,540	5,802	1,357	192	80
100% JV Condo		8,093	7,289	10,420	12,360	1,920
Based on project completion		15,633	13,091	11,777	12,552	2,000
AP Condo Backlog	3,464	3,464	-	-	-	-
JV Condo Backlog	36,738	6,779	6,687	10,420	11,615	1,237
	40,202	10,243	6,687	10,420	11,615	1,237
% Secure		66%	51%	88%	93%	62%

Appendix

Appendix 1: Financial Summary

Financial Summary	2017	Q4 2017	Q3 2017	Q2 2017	Q1 2017	2016
Revenues from Property Development (Btm)	21,124	7,814	4,639	4,626	4,046	19,653
YoY Chg (%)	7.5%	10.4%	10.1%	7.1%	0.1%	-9.2%
QoQ Chg (%)		68.4%	0.3%	14.3%	-42.8%	
Consolidated Revenues (Btm)	22,176	8,238	4,939	4,798	4,200	20,253
YoY Chg (%)	9.5%	14.4%	11.0%	8.3%	0.7%	-8.3%
QoQ Chg (%)		66.8%	3.0%	14.2%	-41.7%	
Gross profit from Property Development (Btm)	7,077	2,716	1,568	1,531	1,262	6,404
Gross margin from Property (%)	33.5%	34.8%	33.8%	33.1%	31.2%	32.6%
Overall Gross profit (Btm)	7,914	3,081	1,809	1,647	1,376	6,961
Gross margin (%)	35.7%	37.4%	36.6%	34.3%	32.8%	34.4%
Operating profit (Btm)	3,371	1,542	722	645	462	2,949
Operating margin (%)	15.2%	18.7%	14.6%	13.4%	11.0%	14.6%
Net profit from normal operations (Btm)	3,078	1,351	620	561	549	2,617
YoY Chg (%)	17.6%	5.5%	35.8%	20.0%	31.1%	5.1%
QoQ Chg (%)		118.0%	10.5%	2.2%	-57.2%	
Net profit (Btm)	3,148	1,355	636	608	549	2,703
YoY Chg (%)	16.5%	7.1%	39.3%	15.6%	20.6%	3.0%
QoQ Chg (%)		113.1%	4.6%	10.8%	-56.6%	
EPS (Bt)	1.00	0.43	0.20	0.19	0.17	0.86
Total assets (Btm)	43,936	43,936	41,465	40,793	40,069	37,790
Equity (Btm)	21,633	21,633	20,277	19,637	19,972	19,423
Outstanding debt (Btm)	18,402	18,402	17,782	17,881	16,744	14,741
Net debt (Btm)	17,348	17,348	17,118	16,843	15,780	13,654
Net debt to equity (x)	0.80	0.80	0.84	0.86	0.79	0.70
ROE (%) (average equity)	15.3%	N/A	N/A	N/A	N/A	14.6%

Appendix 2: Ongoing Projects

Brand	No of Projects	No of units	Project value (Btm)	% sold unit (as of 31/12/17)	Available for sales (Btm)
Single Detached House					
Palazzo	1	30	778	77%	182
Soul	1	30	823	93%	55
Mind	3	203	1,823	76%	484
City	11	1,237	12,728	35%	8,945
Centro	12	2,499	14,193	39%	8,544
Pleno	1	70	267	56%	118
SDH - Available for Sales	29				18,328
Townhouse					
Baan Klang Muang	20	4,763	25,375	64%	9,702
Pleno	16	4,045	12,732	43%	6,751
District	1	17	259	71%	76
TH-Available for Sales	37				16,529
Condominium (AP)					
Vittorio	1	88	3,200	30%	2,255
Rhythm	2	1,317	9,021	89%	878
Life	1	612	2,200	100%	4
Aspire	7	6,194	12,638	53%	6,015
Coo	1	448	663	38%	410
Condo-Available for Sales (exc. JV)	12				9,561
Total ongoing projects available for sales (exc. JV)					44,418
Brand	No of Projects	No of units	Project value (Btm)	% sold unit (as of 31/12/17)	Available for sales (Btm)
JV	11	11,655	51,324	88%	3,788
Total ongoing projects available for sales (JV)					3,788

Data: as of Dec 31st, 2017

Appendix 3: Projects launches in 2017

	Projects	Rai	No of Units	Project Value (Btm)	% sold unit (as of 31/12/17)	Launch period	Completion (Last unit transfer)
1	Centro Rama9 - Motorway	32.0	141	850	35%	Q2'2017	Q2'2020
2	Centro Changwattana- Chaiyapruk	50.0	168	800	41%	Q2'2017	Q2'2020
3	The City Pattanakarn	46.0	145	1,500	24%	Q3'2017	Q2'2020
4	The City Bangna - km 7	29.0	88	1,000	14%	Q4'2017	Q1'2019
5	Centro Bangna - km 7	32.0	131	1,000	33%	Q3'2017	Q3'2019
6	The City Pinkao - Barom	65.0	150	2,400	6%	Q4'2017	Q3'2020
7	The City Sathorn - Suksawas	49.0	166	1,900	10%	Q4'2017	Q4'2020
8	Centro Phahonyotin - Vipawdee	62.0	269	1,400	10%	Q3'2017	Q4'2021
9	Centro Ramindra - Chaturachote	59.0	266	1,500	15%	Q3'2017	Q4'2021
				12,350			
1	Pleno Bangyai	35.1	350	980	21%	Q1'2017	Q1'2020
2	Pleno Suksawat	49.3	497	1,460	30%	Q1'2017	Q3'2020
3	BKM Pinkao - Charan	24.6	253	1,100	47%	Q1'2017	Q4'2020
4	BKM Sathorn - Suksawas	20.4	204	1,000	20%	Q3'2017	Q3'2020
5	BKM Ladpao - Serithai	32.4	340	1,400	13%	Q3'2017	Q4'2022
6	BKM Ratchapruk - Rama 5	32.4	271	1,050	6%	Q3'2017	Q4'2021
7	BKM Ramindra - Watcharaphol	14.1	145	600	31%	Q3'2017	Q3'2019
8	Pleno Phahonyotin - Watcharaphol	31.0	321	900	28%	Q3'2017	Q1'2020
9	Pleno Chaiyapruk - Changwattana	18.8	229	400	43%	Q3'2017	Q3'2019
10	Pleno Ratchapruk	29.9	346	900	18%	Q3'2017	Q3'2020
11	Pleno Ramindra - Wongwan	22.8	377	950	4%	Q3'2017	Q3'2020
12	Pleno Sukumvit - Bangna	23.8	295	950	13%	Q3'2017	Q4'2019
13	Pleno Phahonyotin - Rangsit	33.3	377	900	7%	Q3'2017	Q3'2020
				12,590			
Low rise				24,940			
1	Life Ladprao	7.2	1,615	7,600	82%	Q2'2017	Q2'2021
2	Life one Wireless	4.6	1,344	7,500	86%	Q3'2017	Q1'2021
3	Life Asoke - Rama 9	8.8	2,248	9,600	96%	Q4'2017	Q4'2021
High Rise				24,700			
Total New launch				49,640			

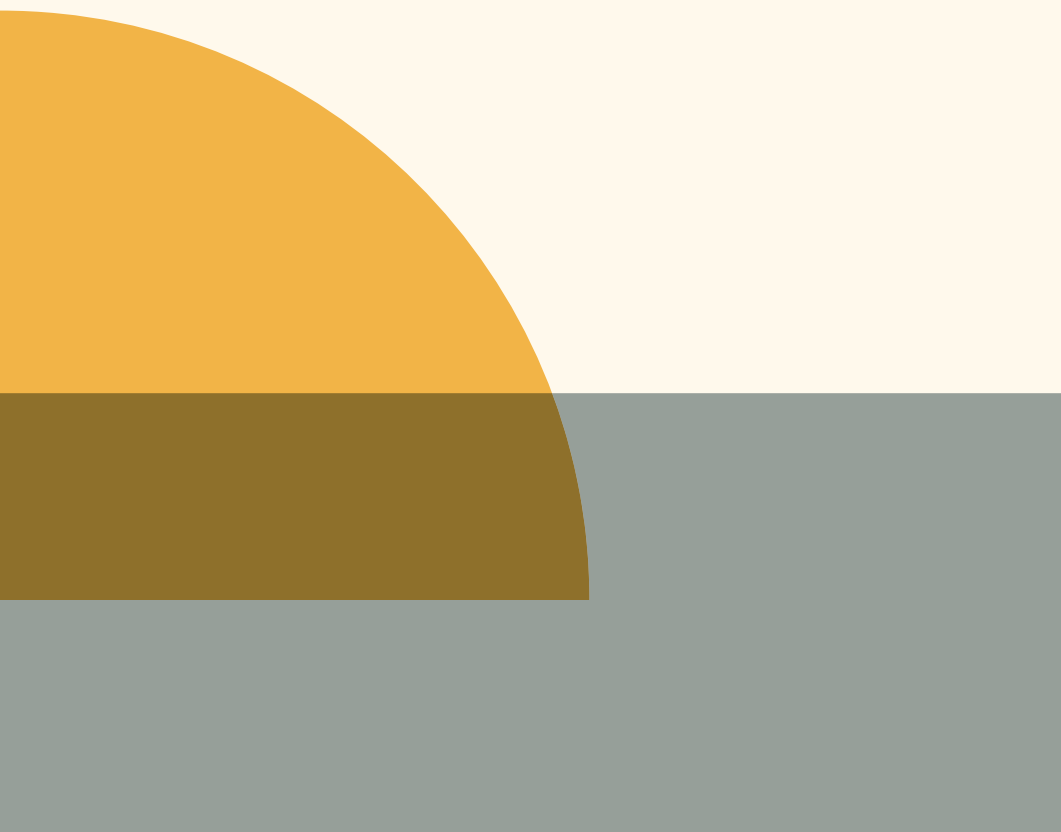
Data: as of Dec 31st, 2017

Appendix 4: Schedule of Condo Transfer

Condo Projects	Project value (million Baht)	Total units	% sold unit (as of 31/12/17)	Accumulated transfer until 2017	2018F	2019F	2020F	2021F	2022F	Launch year	Estimated start transfer	Estimated last unit transferred
Rhythm Sathorn	5,344	910	83%	83%	17%					Q3 2010	Q2 2015	Q4 2018
Aspire Ngamwongwan	2,680	1,458	58%	56%	30%	14%				Q4 2010	Q4 2016	Q4 2019
Vittorio	3,200	88	30%	0%	45%	55%				Q1 2013	Q3 2018	Q4 2019
Aspire Udomthani	662	413	47%	47%	12%	12%	12%	17%		Q1 2013	Q1 2015	Q4 2021
Aspire Rattanaibet II	3,000	1,428	44%	43%	29%	28%				Q1 2013	Q1 2016	Q4 2019
Rhythm Sukhumvit 42	3,500	407	100%	95%	5%					Q2 2013	Q4 2016	Q2 2018
Aspire Sathorn-Taksin phase 2	600	364	100%	100%						Q3 2013	Q4 2015	Q2 2017
Rhythm Asoke	1,500	385	100%	100%						Q3 2013	Q4 2016	Q4 2017
Coo Phitsanulok	664	448	38%	38%	12%	12%	12%	12%	12%	Q4 2013	Q4 2015	Q4 2022
Aspire Wuttakard	390	166	100%	95%	5%					Q2 2015	Q4 2016	Q2 2018
Aspire Ladprao 113	490	270	100%	100%						Q2 2015	Q2 2016	Q2 2017
Aspire Erawan Phase 1	3,500	1,576	44%	34%	23%	22%	21%			Q3 2015	Q4 2017	Q4 2020
Aspire Sathorn-Taksin phase 3	1,260	613	39%	38%	30%	32%				Q2 2016	Q4 2016	Q4 2019
Life Sukhumvit 48	2,200	612	100%	57%	43%					Q2 2016	Q4 2017	Q4 2018
Aspire Sathorn-Ratchaphruek	3,000	1,085	0%	0%	35%	50%	15%			Q1 2018	Q4 2018	Q4 2020
Joint venture projects												
Rhythm Sukhumvit 36-38	2,900	496	100%	99%	1%					Q2 2014	Q4 2016	Q2 2018
Aspire Ratchada Wongsawang	2,850	1,232	72%	71%	29%					Q2 2014	Q3 2016	Q4 2018
Rhythm Asoke II	1,500	346	96%	76%	24%					Q2 2014	Q4 2016	Q4 2017
Aspire Sathorn-Thapra	3,574	1,218	100%	100%						Q3 2014	Q4 2016	Q4 2017
Life Asoke	7,500	1,642	99%	0%	40%	60%				Q2 2015	Q3 2018	Q4 2019
Rhythm Rangnum	2,700	385	100%	24%	76%					Q2 2015	Q4 2017	Q4 2018
Life Ladprao	2,900	803	50%	34%	35%	31%				Q4 2015	Q4 2017	Q4 2019
Rhythm Ekkamai	2,700	326	98%	0%	30%	70%				Q3 2016	Q4 2018	Q4 2019
Life Ladprao	7,600	1,615	82%	0%			40%	60%		Q2 2017	Q1 2020	Q2 2021
Life One Wireless	7,500	1,344	86%	0%			60%	40%		Q3 2017	Q1 2020	Q2 2021
Life Asoke - Rama 9	9,600	2,248	96%	0%			30%	50%	20%	Q4 2017	Q4 2020	Q4 2022
Total JV	51,324		88%									

Data: as of Dec 31st, 2017

POLICY AND OVERVIEW OF THE COMPANY BUSINESS OPERATION



POLICY AND OVERVIEW OF THE COMPANY BUSINESS OPERATION

Background

AP (Thailand) Public Company Limited was established in 1991 under the name Asian Property Co., Ltd. to develop residential property projects. In 2000, the company did a backdoor listing thru PCM Public Company Limited, a precast concrete floor manufacturing which was listed company in the Stock Exchange of Thailand since 22 September 1992, and changed its name to "Asian Property Development Public Company Limited (AP)". Since the merger between Asian Property and PCM, AP set a new company, called PCM Construction Material Company Limited (PCMC), where AP owned 99.99% of its total shares at that time.

In 2002, AP switched its type of business registered in the Stock of Exchange of Thailand from construction material to property development and location from primarily no. 26/1 Moo 4 Phaholyothin-Lamlukka Road, Lamlukka Sub-district, Lamlukka District, Pathumthani Province, to 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey District, Bangkok which is a current head office.

Changes in the shareholding structure

In 2004, AP sold all shares in PCMC to Pre-built Co.,Ltd., a contractor company and increased its shares in Pre-built Co.,Ltd. from 19.8% to 64.73%. In 2005, AP adjusted its structure to focus particularly on property development by reducing its shares in Pre-Built Pcl. until November 2012 when AP no longer holds any share in Pre-Built.

Corporate objective and long term goal

The company's corporate objective and long term goal reflected by our vision and mission, which have been committed over the past few years. In addition, the company also review annually vision, mission and strategies with overseeing the action in order to create the concrete corporate objective together.

The vision and mission of the company group in 2017 are as follows;

Vision

AP will be the most admired developer who inspired by the evolvement of behavior and lifestyle to create residential products, services and community that enhance customers' living quality and satisfaction.

Mission

To be the most responsive creator for our customers

Shareholding structure

Company group consists of AP (Thailand) Plc. and the 36 subsidiary companies, categorized by their types of business as followed;

I Property development business

- | | |
|--|---|
| (1) Asian Property Co., Ltd. | (13) Asian Property (2015) Co., Ltd.* |
| (2) AP (Ratchayothin) Co., Ltd.* | (14) AP ME 2 Co., Ltd.* |
| (3) Asian Property (Krungthep) Co., Ltd. | (15) The Value Property Development Co., Ltd. |
| (4) AP ME (Asoke) Co., Ltd.* | (16) AP ME 3 Co., Ltd.* |
| (5) Asian Property (2011) Co., Ltd. | (17) Thonglor Residence Co., Ltd. |
| (6) AP ME (Krungthep) Co., Ltd.* | (18) AP ME 4 Co., Ltd.* |
| (7) Asian Property (2012) Co., Ltd. | (19) Signature Advisory Partners Co., Ltd. |
| (8) AP ME (Sukhumvit) Co., Ltd.* | (20) AP ME 5 Co., Ltd.* |
| (9) Asian Property (2013) Co., Ltd. | (21) AP (Ekkamai) Co., Ltd.* |
| (10) Premium Residence Co., Ltd.* | (22) Thai Big Belly Co., Ltd. |
| (11) Asian Property (2014) Co., Ltd. | (23) AP (Phetchaburi) Co., Ltd.* |
| (12) AP ME 1 Co., Ltd.* | (24) AP ME 6 Co., Ltd.* |

- (25) AP ME 7 Co., Ltd.
- (26) AP ME 8 Co., Ltd.*
- (27) AP ME 9 Co., Ltd.
- (28) RC1 Co., Ltd.
- (29) RC2 Co., Ltd.
- (30) Asian Property (2017) Co., Ltd.

■ Property management business

- (31) Smart Service and Management Co., Ltd.

■ Property broker business

- (32) Bangkok CitiSmart Co., Ltd.

■ Construction business

- (33) SQE Construction Co., Ltd.

■ Education business

- (34) SEASIA Leadavation Center Co., Ltd.
- (35) SEAC (SINGAPORE) PTE. LTD.

■ Service business











- (36) Som Baan Co., Ltd.

* Joint venture companies with Mitsubishi Estate group with the shareholding ratio of 51:49

The Company and subsidiaries have developed residential projects, i.e. single-detached houses, townhouses, and condominiums, which located in the exceptional areas in the civil community, easily accessed by the mass transportation, designed to match the needs of each lifestyle. We also emphasized on the different lifestyles of customers, thus, we categorized our 18 project brands into 3 segments in order to approach the customers with remarkable products. Our products segments and logos are as follows;

Simplistic Experience	Simple lifestyles, tranquility and quality of life in natural environment
Fresh Experience	Modern lifestyles with Multi-dimensional living
Aesthetic Experience	Aesthetic, Classic and romantic lifestyles

AP PORTFOLIO

LIFESTYLE	AP COLLECTION			AP PREMIUM		
						
SIMPLISTIC EXPERIENCE	MIND THE CITY —Grande— PLENO		Life CUU	SIOUILL Baan Klang Muang CLASSE	DISTRICT	
FRESH EXPERIENCE		บ้านกลางเมือง  BIZTOWN 	 RHYTHM  aspire			
AESTHETIC EXPERIENCE	CENTRO	BAAN KLANG KRUNG		THE PALAZZO		VITTORIO THE ADDRESS

SHAREHOLDING STRUCTURE OF AP GROUP

As of 31st December 2017

AP (Thailand) Public Company Limited

Property development ▼		Other ▼		Joint venture with Mitsubishi group ▼
Asian Property Co., Ltd.	99.97%	Bangkok Citismart (Property brokerage)	99.99%	51.00% of total share held by AP
Asian Property (Krungthep) Co., Ltd.	99.99%	Smart Service and Management Co., Ltd. (Property management)	99.99%	AP ME (Asoke) Co., Ltd.
Asian Property (2011) Co., Ltd.	99.99%	Som Baan Co., Ltd. (Service)	99.99%	AP ME (Krungthep) Co., Ltd.
Asian Property (2012) Co., Ltd.	99.99%	SEAsia Leadavation Center Co., Ltd. (Education) +	90.50%	AP ME (Sukhumvit) Co., Ltd.
Asian Property (2013) Co., Ltd.	99.99%	Ms. Arinya Talerngsri	9.50%	Premium Residence Co., Ltd.
Asian Property (2014) Co., Ltd.	99.99%	SEAC (SINGAPORE) PTE., LTD (Education)	100%	AP ME (Ekkamai) Co., Ltd.
Thai Big Belly Co., Ltd	99.99%			99.99% of total share held by Premium Residence Co., Ltd.
AP ME 7 Co., Ltd.	99.99%			AP (Phetchaburi) Co., Ltd.
AP ME 9 Co., Ltd.	99.99%			Asian Property (2015) Co., Ltd.
The Value Property Development Co., Ltd.	99.99%			AP ME 1 Co., Ltd.
→ SQE Construction Co., Ltd.	99.99%			AP ME 2 Co., Ltd.
→ Asian Property (2017) Co., Ltd.	99.99%			AP (Ratchayothin) Co., Ltd.
Thonglor Residence Co., Ltd.	99.99%			AP ME 3 Co., Ltd.
→ Signature Advisory Partners Co., Ltd.	99.99%			AP ME 4 Co., Ltd.
→ RC 1 Co., Ltd.	99.99%			AP ME 5 Co., Ltd.
→ RC 2 Co., Ltd.	99.99%		→ shares held by subsidiary	AP ME 6 Co., Ltd.
				AP ME 8 Co., Ltd.

CHARACTERISTICS OF BUSINESS

The changes and significant development

In 2013 the company has changed its name from Asian Property Development Pcl. to AP (Thailand) Pcl. to be in line with the symbol of company name which is listed in the Stock Exchange of Thailand. This is also represents the unity of our brand which is widespread to the customers. In addition, the company has changed its logo in order to present the variety of products and design to response the residential demand of customers.

Major event in the past 3 years

Year	Events
2015	<p>January</p> <ul style="list-style-type: none"> AP ME (Krungthep) Co., Ltd., which is a joint venture company, increased its capital for Baht 398,000,000 from Baht 370,000,000 to Baht 768,000,000 AP ME (Sukhumvit) Co., Ltd., which is a joint venture company, increased its capital for Baht 144,000,000 from Baht 428,000,000 to Baht 572,000,000 AP ME (Asoke) Co., Ltd., which is a joint venture company, increased its capital for Baht 125,000,000 from Baht 244,000,000 to Baht 369,000,000 <p>February</p> <ul style="list-style-type: none"> Asian Property (2015) Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares. <p>March</p> <ul style="list-style-type: none"> AP ME 1 Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares <p>April</p> <ul style="list-style-type: none"> AP ME 2 Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares <p>May</p> <ul style="list-style-type: none"> AP (Thailand) PCL. entered into another Joint Venture Agreement with MJR Investment Pte. Ltd. (Singapore), a subsidiary company under Mitsubishi Estate Group (Japan) to jointly develop condominium project as Life Asoke under AP (Phetchaburi) Co., Ltd. The Company held 51.00% and MJRI held 49.00% of the total shares. After the signing of this Joint Venture Agreement, increased its registered capital for Baht 800,000,000 from Baht 620,000,000 to Baht 1,420,000,000. AP (Thailand) PCL. entered into another Joint Venture Agreement with MJR Investment Pte. Ltd. (Singapore), a subsidiary company under Mitsubishi Estate Group (Japan) to jointly develop condominium project as RHYTHM Rangnam under Asian Property (2015) Co., Ltd. The Company held 51.00% and MJRI held 49.00% of the total shares. <p>June</p> <ul style="list-style-type: none"> AP (Thailand) PCL. entered into another Joint Venture Agreement with MJR Investment Pte. Ltd. (Singapore), a subsidiary company under Mitsubishi Estate Group (Japan) to jointly develop condominium project as Life Pinklao under AP ME 1 Co., Ltd. The Company held 51.00% and MJRI held 49.00% of the total shares. <p>July</p> <ul style="list-style-type: none"> AP ME 3 Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares

Year	Events
2015	<p>September</p> <ul style="list-style-type: none"> AP (Thailand) PCL. entered into another Joint Venture Agreement with MJR Investment Pte. Ltd. (Singapore), a subsidiary company under Mitsubishi Estate Group (Japan) to jointly develop properties under AP (Ekkamai) Co., Ltd. The Company held 51.00% and MJRI held 49.00% of the total shares. AP (Ekkamai) Co., Ltd., which is a joint venture company, decreased its registered capital for Baht 300,000,000 from Baht 400,000,000 to Baht 100,000,000.
2016	<p>January</p> <ul style="list-style-type: none"> AP (Ratchayothin) Co., Ltd., which is a joint venture company, increased its capital for Baht 490,000,000 from Baht 10,000,000 to Baht 500,000,000. <p>March</p> <ul style="list-style-type: none"> AP ME 2 Co., Ltd., which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 1,000,000,000 from Baht 1,000,000 to Baht 1,001,000,000 Premium Residence Co., Ltd., which is a joint venture company, increased its capital for Baht 1,609,408,010 from Baht 1,001,000,000 to Baht 2,610,408,010. The company hold 51.00% of total shares. Premium Residence Co., Ltd., which is a joint venture company, increased its capital for Baht 1,500,000,000 from Baht 2,610,408,010 to Baht 4,110,408,010. The company hold 51.00% of total shares. <p>May</p> <ul style="list-style-type: none"> AP ME 4 Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares AP ME 5 Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares AP ME (Sukhumvit) Co., Ltd., which is a joint venture company, increased its capital for Baht 80,000,000 from Baht 572,000,000 to Baht 652,000,000. The company hold 51.00% of total shares. <p>July</p> <ul style="list-style-type: none"> AP (Ratchayothin) Co., Ltd., which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 500,000,000 from Baht 500,000,000 to Baht 1,000,000,000 Premium Residence Co., Ltd., which is a joint venture company, increased its capital for Baht 1,000,000,000 from Baht 4,110,408,010 to Baht 5,110,408,010. The company hold 51.00% of total shares. AP Human Development Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of education and training. Asian Property Co.,Ltd. held 90.50% of the total shares. Thereafter, the name has changed to SEAsia Leadavation Center Co., Ltd. <p>September</p> <ul style="list-style-type: none"> Som Baan Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of service. Signature Advisory Partners Co., Ltd. held 99.99% of the total shares <p>October</p> <ul style="list-style-type: none"> AP ME 2 Co., Ltd., which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 1,000,000,000 from Baht 1,001,000,00 to Baht 2,001,000,000 Premium Residence Co., Ltd., which is a joint venture company, increased its capital for Baht 1,000,000,000 from Baht 5,110,408,010 to Baht 6,110,408,010. The company hold 51.00% of total shares. <p>November</p> <ul style="list-style-type: none"> AP ME (Asoke) Co., Ltd., which is a joint venture company, increased its capital for Baht 21,000,000 from Baht 369,000,000 to Baht 390,000,000. The company hold 51.00% of total shares. AP (Ekkamai) Co., Ltd., which is a joint venture company, increased its registered capital for Baht 120,000,000 from Baht 100,000,000 to Baht 220,000,000. The company hold 51.00% of total shares.

Year**Events****2017****May**

- Premium Residence Co., Ltd., which is a joint venture company, increased its capital for Baht 509,000,000 from Baht 6,110,408,010 to Baht 6,619,408,010. The company hold 51.00% of total shares.
- AP ME 3 Co., Ltd., which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 1,000,000 from Baht 1,000,000 to Baht 2,000,000
- AP ME 3 Co., Ltd., which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 901,000,000 from Baht 2,000,000 to Baht 903,000,000

July

- Premium Residence Co., Ltd., which is a joint venture company, increased its capital for Baht 1,000,000,000 from Baht 6,619,408,010 to Baht 7,619,408,010. The company hold 51.00% of total shares.
- AP ME 6 Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares.
- AP ME 7 Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares.
- SEAsia Leadavation Center Co., Ltd., which is a subsidiary company, hold 90.50% of total shares by Asian Property Co., Ltd., increased its capital for Baht 49,000,000 from Baht 1,000,000 to Baht 50,000,000. Thereafter, the company has changed its head office address and increased branch office.

September

- AP ME 4 Co., Ltd. which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 1,000,000 from Baht 1,000,000 to Baht 2,000,000
- AP ME 5 Co., Ltd. which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 1,000,000 from Baht 1,000,000 to Baht 2,000,000

October

- AP ME 8 Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares.
- AP ME 9 Co., Ltd. was established with the registered capital of Baht 1,000,000 and the objective of property development. The Company held 99.99% of the total shares.
- AP ME 4 Co., Ltd. which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 471,000,000 from Baht 2,000,000 to Baht 473,000,000
- AP ME 5 Co., Ltd. which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 165,000,000 from Baht 2,000,000 to Baht 167,000,000

November

- RC1 Co., Ltd. was established with the registered capital of Baht 500,000 and the objective of property development. Signature Advisory Partners Co., Ltd. held 99.99% of the total shares.
- RC2 Co., Ltd. was established with the registered capital of Baht 500,000 and the objective of property development. Signature Advisory Partners Co., Ltd. held 99.99% of the total shares.
- AP (Ekkamai) Co., Ltd., which is a joint venture company, increased its registered capital for Baht 200,000,000 from Baht 220,000,000 to Baht 420,000,000. The company hold 51.00% of total shares.

December

- The Value Property Development held 99.99% of the total shares in Asian Property (2017) Co., Ltd. with the registered capital of Baht 1,000,000 and the objective of property development.
- Premium Residence co., Ltd., which is a joint venture company, increased its capital for Baht 2,000,000,000 from Baht 7,619,408,010 to Baht 9,619,408,010. The company hold 51.00% of total shares.
- AP ME 6 Co., Ltd. which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 150,000,000 from Baht 1,000,000 to Baht 151,000,000
- AP ME 8 Co., Ltd. which is a joint venture company, hold 99.99% of total shares by Premium Residence Co., Ltd., increased its capital for Baht 1,000,000 from Baht 1,000,000 to Baht 2,000,000

REVENUE STRUCTURE

Revenue structure can be divided by product lines as follows;

(Unit: million Baht)

Product lines / Business Group	2017		2016		2015	
	Revenue	%	Revenue	%	Revenue	%
Revenue from property development business						
• Low-rise	13,173.7	58.9	12,392.0	60.6	12,561.3	56.1
• High-rise	7,950.0	35.6	7,261.2	35.5	9,076.3	40.5
Total revenue from property development business	21,123.7	94.5	19,653.2	96.1	21,637.6	96.6
Revenue from management and service fee.	1,052.0	4.7	599.9	2.9	440.9	2.0
Other revenue	173.7	0.8	194.4	1.0	319.5	1.4
Grand total	22,349.3	100.0	20,447.5	100.0	22,398.0	100.0

STOCKS AND MAJOR SHAREHOLDERS

Register paid-up capital

The registered capital of the Company is Baht 3,145,912,151 and paid-up capital is Baht 3,145,899,495. All shares are ordinary share with Baht 1 par value.

Shareholders

Top ten major shareholders of the Company as of 29 December 2017;

No.	Name of the shareholder	No. of shares	% of total paid-up shares
1	Mr. Anuphong Assavabhokhin	670,047,561	21.30
2	Thai NVDR Co., Ltd.	332,191,074	9.74
3	NORTRUST NOMINEES LIMITED-THE NORTHERN TRUST COMPANY RE IEDU UCITS CLIENTS 10 PCT ACCOUNT	229,656,746	6.23
4	Mr. Pichet Vipavasuphakorn*	113,982,879	3.62
5	THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED	72,298,800	2.81
6	STATE STREET EUROPE LIMITED	70,346,031	2.49
7	Mr. Jaroonsak Bantoonrajinda	66,519,000	2.12
8	Mr. Chanchai Krairitthichai	61,318,060	1.95
9	Krungsri Dividend Stock LTF	47,248,100	1.74
10	K Equity 70:30 LTF	45,114,188	1.43

* Mr. Pichet Vipavasuphakorn and spouse

Other stocks

1. Convertible security

None

2. Debentures

The Company has issued the unsecured bonds which are currently active as of 31st December 2017 with the total value of Baht 12,650 million, as followed;

Debenture	Value (Baht Million)	Term	Maturity date	Interest rate
AP181A	1,250	5 years	24 Jan 2018	4.24%
AP188A	1,250	5 years 3 months	09 Aug 2018	4.13%
AP191A	350	5 years	24 Jan 2019	4.50%
AP197A	1,000	5 years 1 month	27 Jul 2019	4.36%
AP201A	1,500	5 years	22 Jan 2020	3.58%
AP187A	300	3 years 1 month	18 Jul 2018	2.65%
AP181B	500	2 years 6 months	10 Jan 2018	2.30%
AP197B	1,000	4 years	10 Jul 2019	3.04%
AP191B	1,000	2 years 6 months	29 Jan 2019	2.15%
AP191C	500	2 years	19 Jan 2019	2.55%
AP207A	1,500	3 years 6 months	19 Jul 2020	3.06%
AP203A	500	2 years 10 months	30 Mar 2020	2.50%
AP212A	1,000	3 years 6 months	15 Feb 2021	2.50%
AP214A	1,000	3 years 6 months	19 Apr 2021	2.35%

3. Short-term bill of exchange

At 31st December 2017, the Company possesses an undue short-term bill of exchange equivalent to Baht 3,300 million (price on bill).

Dividend payout policy

The Company has dividend payout policy of no more than 50% of net profits (shown in a consolidated financial statement) in any financial year. The Company will consider various factors to determine the dividend, such as operation result and financial status, liquidity, business expansion prospect, and other factors related to the Company's operation. The payout must be approved by the Board of Directors and the Shareholders.

In 2016, the Company achieved Baht 2,702 million net profit and equivalent to Baht 0.86 per share. For 2016 operating result, dividend payment was approved for Baht 0.30 per shares, which was 35% of net profit, complying with the Company dividend payout policy. The dividend was paid to shareholders on 25th May 2017.

For the dividend payout policy of subsidiaries, the subsidiaries would pay dividend from net profits. The subsidiaries will consider various factors to determine the dividend, such as operation result and financial status, liquidity, business expansion prospect, and other factors related to the subsidiaries' operation, similar to how the Company considers the dividend payment.



MANAGEMENT STRUCTURE

Board of directors

In 2017, the board of directors comprises of 13 members, which are 1 female director and 12 male directors. They are competent and knowledgeable, which is beneficial to the business operations of the company with the following details

- 7 independent directors (equivalent to 54%) which is more than one-third of the board in accordance with the notification of the Securities and Exchange Commission. The 7 independent directors namely; 1. Prof. Dr. Naris Chaikasoot 2. Mr. Phanporn Dabbaransi 3. Mr. Kosol Suriyaporn 4. Mr. Nontachit Tulayanonda 5. Mr. Pornwut Sarasin 6. Mr. Yokporn Tantisawetrat 7. Mr. Somyod Suteerapornchai
(The definition of independent director: of AP (Thailand) Public Company Limited is more stringent than the minimum requirement of the Notification of the Securities and Exchange Commission)
- 6 executive directors namely; 1. Mr. Anuphong Assavabhokhin 2. Mr. Pichet Vipavasuphakorn 3. Mr. Siripong Sombutsiri 4. Mr. Wason Naruenatpaisan 5. Ms. Kittiya Pongpujaneegul 6. Mr. Visanu Suchatlumpong

Director	Position	Independent director	Executive director	IOD training course
1. Prof. Dr. Naris Chaikasoot	Chairman of the board	✓	-	✓
2. Mr. Anuphong Assavabhokhin	Vice chairman/Chief executive officer	-	✓	✓
3. Mr. Pichet Vipavasuphakorn	Director/Managing director	-	✓	✓
4. Mr. Siripong Sombutsiri	Director	-	✓	✓
5. Mr. Phanporn Dabbaransi	Chairman of audit committee	✓	-	✓
6. Mr. Nontachit Tulayanonda	Audit committee member	✓	-	✓
7. Mr. Kosol Suriyaporn	Audit committee member	✓	-	✓
8. Mr. Somyod Suteerapornchai	Audit committee member	✓	-	✓
9. Mr. Yokporn Tantisawetrat	Director	✓	-	✓
10. Mr. Pornwut Sarasin	Director	✓	-	✓
11. Ms. Kittiya Pongpujaneegul	Director	-	✓	✓
12. Mr. Visanu Suchatlumpong	Director	-	✓	✓
13. Mr. Wason Naruenatpaisan	Director	-	✓	✓

Authorized signatory directors

Mr. Anuphong Assavabhokhin

Mr. Pichet Vipavasuphakorn

Mr. Siripong Sombutsiri

Mr. Wason Naruenatpaisan

Mr. Visanu Suchatlumpong

Ms. Kittiya Pongpujaneegul

Any one of these directors shall sign and affix the Company's seal

Scope of the company board of directors' responsibilities

1. Assign visions, strategies and work plans of the Company for the best benefit of shareholders. Consider approval of any general business of the Company where significant, such as land sell and purchase or loan application approval without assigning Chief Executive Officer and Managing Director. The Board, however, assign Chief Executive Officer and Managing Director to administrate the Company following its policies.
2. Act in compliance with the Company's objectives, regulations, and shareholders' resolutions.
3. Set up the follow-up and assessment of working operation of the executives and staff, including the internal control and sufficient risk assessment.
4. Consider appointment of person or outsource for internal auditing and consulting of the internal control improvement.
5. Consider, in accordance with Stock Exchange of Thailand's regulations, any arisen business that may have conflicts of interest with the Company.
6. Conduct the company business with fair and transparency.
7. Neither engage in the business of the same nature as the Company that might compete with the Company, nor a partner in the partnership, unlimited-liability partner in limited partnership, or director of another company limited or public company limited that engages in the business of the same nature as the Company that might compete with the Company, unless informing to the shareholders' meeting prior to the appointment.
8. Promptly inform the Company of any conflict of interest, direct or indirect, arisen from any contract made with the Company, or any increase or reduction in holding of the Company's or subsidiaries' shares or debentures.
9. Arrange general ordinary shareholders' meeting within 4 months after the end of Company's fiscal year.
10. Prepare the balance sheet and income statement as at the end of each fiscal year and propose them to the shareholders at the annual general shareholders' meeting.

The sub-committee

The board of director has established the sub-committees to enhance the operating performance with the specific roles, duties and responsibilities. In this regards, the chairman of the board is an independent director and not hold a chairman position of any committee, to ensure an independence of the committees.

There are 4 sub-committees as follows;

1. Audit committee
2. Executive committee
3. Nomination and remuneration committee
4. Corporate governance and risk management committee

Details and Scope of responsibilities are as follows

1. Audit committee

Audit committee consists of 4 directors, matching the Independence Director qualification requirement of Stock Exchange Commission. The committee members are specialized in the relevant aspects and possess the sufficient experiences in financial statement auditing.

Name		Position
1.	Mr. Phanporn Dabbaransi	Chairman of audit committee
2.	Mr. Nontachit Tulayanonda	Audit committee member
3.	Mr. Kosol Suriyaporn	Audit committee member
4.	Mr. Somyod Suteerapornchai*	Audit committee member

* Mr. Somyod was appointed as an audit committee member in May 2017

Scope of the audit committee responsibilities

1. Verify the Company's financial statements to be accurately and adequately disclosed.
2. Ensure that the Company has appropriate and effective internal control and audit system. Consider approval of work plan of the internal audit unit and its independency. Appoint, transfer or terminate the employment of internal audit unit, including remuneration approval.
3. Encourage the Company's business operation to be complied with relevant laws and regulations, and good corporate governance.
4. Seek and propose for appointment or removal of the Company auditors. Consider and propose their remuneration.
5. Seek and propose for appointment or removal of the Company internal auditors. Consider and propose their remuneration.
6. Participate in meetings with the Company audits and in absence of the Company executives. Such meeting is held at least once a year to communicate freely with the Company auditors.
7. Consider the Company disclosure of any related transaction or any action that conflicts may arise in order to ensure the compliance with laws and regulations under the Stock Exchange Commission and the Stock Exchange of Thailand, and the best benefit for the Company.
8. Disclose an Audit Committee's report in the Company's annual report where the audit committee members sign for its verification. Such report must contain the following details;
 - 8.1. The committee's opinion on the accuracy, sufficiency and reliability of the Company financial report;
 - 8.2. The committee's opinion on the adequacy of the Company's internal control system;
 - 8.3. The committee's opinion on the suitability of the Company's auditors;
 - 8.4. The committee's opinion on any action that may cause conflicts;
 - 8.5. The committee's opinion on the Company's Good Governance and compliance with Stock Exchange of Thailand's laws and regulations or any other related laws;
 - 8.6. Other actions under the scope and responsibilities given from the Board of Directors that the Company deems as significant for shareholders and investors.
9. Investigate reports from the Company auditors regarding any suspicious behavior of directors, executives or related persons which is against the law as defined in Security and Stock Exchange Act. The investigation result must be submitted to the Stock Exchange Commission and the auditors within 30 days after the auditors notify such matter.
10. Consider the draft of Audit Committee Charter and review occasionally to keep the charter up-to-dated.
11. Other actions as designated by the Board of Directors and agreed by the Audit Committee

2. Executive committee

Executive committee consists of 6 directors, whose positions are the Company's Chief Executive Officer, Managing Director and other appointed persons by the board of directors whom nominated by the nomination and remuneration committee.

Name		Position
1.	Mr. Anuphong Assavabhokhin	Chief executive officer
2.	Mr. Pichet Vipavasuphakorn	Managing director
3.	Mr. Siripong Sombutsiri	Executive director
4.	Mr. Wason Naruenatpaisan	Executive director
5.	Mr. Visanu Suchatlumpong	Executive director
6.	Ms. Kittiya Pongpujaneegul	Executive director and secretary of executive committee

Scope of the executive committee responsibilities

Executive committee is responsible for considering, approving and assigning any matters under the Company's notification on the operating authorization, power administration and any other important issues

3. Nomination and remuneration committee

Nomination and remuneration consists of 5 directors where 3 members are qualified as independence directors namely; Mr. Pornwut Sarasin, the chairman and 2 members namely; Mr. Nontachit Tulayanonda and Mr. Somyod Suteerapornchai

Name	Position
1. Mr. Pornwut Sarasin*	Chairman of nomination and remuneration committee
2. Mr. Anuphong Assavabhokhin	Member of nomination and remuneration committee
3. Mr. Pichet Vipavasuphakorn	Member of nomination and remuneration committee
4. Mr. Nontachit Tulayanonda	Member of nomination and remuneration committee
5. Mr. Somyod Suteerapornchai	Member of nomination and remuneration committee

* Mr. Pornwut was appointed as a chairman of nomination and remuneration committee in May 2017

Scope of the nomination and remuneration committee responsibilities

1. Nominate persons with matching qualifications for the director position and propose to the Board of Directors in the event that there is a vacancy in the Board of Directors. With an approval from the Board of Directors, the nominated person will be proposed to the shareholders meeting for appointment.
2. Review the self-assessment of the Company directors from time to time.
3. Analyze the result of the Company directors' self-assessment to develop working process.
4. Propose the remuneration principle for the directors, i.e. gratuity, annual bonus and other compensation.
5. Propose the remuneration principle for annual bonus of the executives and staff.

4. Corporate governance and risk management committee

Corporate governance and risk management committee consists of 6 directors where 4 directors are the Company executives for closed monitoring of the company operation. In this regards, the company also appointed Ms. Wirinya Siricharoennan as a secretary of corporate governance and risk management committee.

Name	Position
1. Mr. Kosol Suriyaporn	Chairman of corporate governance and risk management committee
2. Mr. Siripong Sombutsiri	Member of corporate governance and risk management committee
3. Mr. Yokporn Tantissawetrat*	Member of corporate governance and risk management committee
4. Mr. Wason Naruenatpaisan	Member of corporate governance and risk management committee
5. Mr. Visanu Suchatlumpong	Member of corporate governance and risk management committee
6. Ms. Kittiya Pongpujaneegul	Member of corporate governance and risk management committee

* Ms. Yokporn was appointed as a member of corporate governance and risk management committee in May 2017

Scope of the corporate governance and risk management committee responsibilities

1. Consider and propose the Good Corporate Governance Policy to the Board of Directors. Monitor the Company operation to be in accordance with the Good Corporate Governance Policy and review from time to time.
2. Analyze the Good Corporate Governance Policy to ensure that the Company operation is compliance with and to improve the operation to better meet the criteria.

The attendance record of individual directors in the previous year (as of 31st December 2017)

	Board of directors (total meeting 13 times)		Audit Committee (total meeting 4 times)		Nomination and remuneration committee (total meeting 2 times)		Corporate governance and risk management committee (total meeting 4 times)		Executive committee (total meeting 13 times)	
	attendance	%	attendance	%	attendance	%	attendance	%	attendance	%
1. Prof. Dr. Naris Chaiyasoot	13	100%								
2. Mr. Anuphong Assavabhokhin	13	100%			2	100%			12	92%
3. Mr. Pichet Vipavasuphakorn	13	100%			2	100%			13	100%
4. Mr. Siripong Sombutsiri	13	100%					4	100%	13	100%
5. Mr. Wason Naruenatpaisan	13	100%					4	100%	12	92%
6. Ms. Kittiya Pongpujaneegul	12	92%					4	100%	13	100%
7. Mr. Visanu Suchatlumpomg	12	92%					4	100%	12	92%
8. Mr. Pornwut Sarasin <i>(was appointed as a chairman of nomination and remuneration committee on May 12th, 2017)</i>	12	92%			1	100%				
9. Mr. Yokporn Tantisawetrat <i>was appointed as a director of the company on April 28th, 2017 and a member of corporate governance and risk management committee on May 12th, 2017)</i>	10	100%					3	100%		
10. Mr. Phanporn Dabbaransi	13	100%	4	100%						
11. Mr. Kosol Suriyaporn	13	100%	4	100%			4	100%		
12. Mr. Nontachit Tulayanonda	12	92%	3	75%	1	50%				
13. Mr.Somyod Suteerapornchai <i>(was appointed as an audit committee member and a member of nomination and remuneration committee on May 12th, 2017)</i>	13	100%	2	100%	1	100%				

Executives

The Company's executives, as of 31st December 2017, consists of the following:

	Name-Surname		Position
1.	Mr. Anuphong	Assavabhokhin	Chief Executive Officer
2.	Mr. Pichet	Vipavasuphakorn	Managing Director
3.	Mr. Siripong	Sombutsiri	Executive Director
4.	Mr. Wason	Naruenatpaisan	Executive Director/Chief Strategic Property Investment
5.	Ms. Kittiya	Pongpujaneegul	Executive Director/Corporate Secretary
6.	Mr. Visanu	Suchatlumpong	Executive Director
7.	Mr. Opas	Ruangrajitpakorn	Advisor
8.	Mr. Somchai	Wattanasawapak	Chief Information Technology Officer
9.	Mr. Vittakarn	Chandavimol	Chief Business Group - CD1
10.	Mr. Piyawat	Suephaisal	Chief Business Liaison
11.	Mr. Pamorn	Prasertsan	Chief Business Group - TH & CD2
12.	Ms. Chidapa	Amralikit	Chief Financial Officer
13.	Mr. Ratchayud	Nunthachotsophol	Chief Business Group - SDH
14.	Mr. Boonchai	Jankrajanglerd	Chief Supply Chain Officer
15.	Mr. Worrapong	Virojtananugoon	Deputy Chief Business Group - TH
16.	Mr. Pattaraphurit	Rungjaturapat	Deputy Chief Corporate Image Officer
17.	Mr. Set	Srisayant	Deputy Chief Business Extension
18.	Ms. Tippawan	Sirikoon	Deputy Chief People Officer
19.	Mr. Thanit	Paiboon	Managing Director (SQE)

Corporate Secretary

Board of Directors has appointed Ms. Kittiya Pongpujaneegul as a Corporate Secretary. Afterwards, on February 27th, 2018 the Board has appointed Mr. Pramart Kwanchuen in replace of Ms. Kittiya to be responsible for the tasks under Security and Stock Exchange Act. (4th version) B.E. 2551.

Director and management remuneration

(a) Director's remuneration in terms of meeting allowance and gratuity.

Name of the directors	Type of director	Position	2017 Remuneration			2016 Remuneration		
			Attendance	Gratuity (Baht)	Remuneration (Baht)	Attendance	Gratuity (Baht)	Remuneration (Baht)
1. Prof. Dr. Naris Chaiyasoot	Independent Director	Chairman of the Board	100%	361,500	895,000	100%	-none-	567,500
2. Mr. Anuphong Assavabhokhin	Executive Director	Vice Chairman/ Chief Executive Officer	100%	361,500	-none-	100%	361,538.46	-none-
3. Mr. Pichet Vipavasuphakorn	Executive Director	Director/ Managing Director	100%	361,500	-none-	100%	361,538.46	-none-
4. Mr. Siripong Sombutsiri	Executive Director	Director	100%	361,500	-none-	90.9%	361,538.46	-none-
5. Mr. Wason Naruenatpaisan	Executive Director	Director	100%	361,500	-none-	100%	361,538.46	-none-
6. Ms. Kittiya Pongpujaneegul	Executive Director	Director	92%	361,500	-none-	90.9%	361,538.46	-none-
7. Mr. Visanu Suchartlumpomg	Executive Director	Director	92%	361,500	-none-	100%	361,538.46	-none-
8. Mr. Pornwut Sarasin	Independent Director	Director	92%	361,500	670,000	72.7%	361,538.46	630,000
9. Mr. Phanporn Dabbaransi	Independent Director	Chairman of Audit committee	100%	361,500	862,500	90.9%	361,538.46	845,000
10. Mr. Kosol Suriyaporn	Independent Director	Member of Audit committee	100%	361,500	780,000	100%	361,538.46	770,000
11. Mr. Nontachit Tulayanonda	Independent Director	Member of Audit committee	92%	361,500	710,000	100%	361,538.46	720,000
12. Mr. Somyod Suteerapornchai	Independent Director	Member of Audit committee	100%	361,500	700,000	100%	361,538.46	660,000
13. Mr. Yokporn Tantisawetrat*	Independent Director	Director	100%	-none-	490,000	-none-	-none-	-none-

* Mr. Yokporn was appointed as director on 27th April 2017

(b) Executive director and management's remuneration

Total remuneration for directors and managements in 2016 and 2017 for 16 and 19 persons in terms of salary and bonus were Baht 194.8 million and Baht 158.8 million, respectively.

Human Resource

As of 31st December 2017, the Company and its subsidiaries have total 1,995 employees.

Labor dispute

From 2015 to 2017, the Company has no dispute with executives or staff, regarding the violation or employment contract breaching.

Remuneration of the employees

Remunerations offered to the Company employees in cash; for example, monthly salary, bonus and the employer's contribution in provident fund, excluding the remunerations of the executives, which is equivalent to baht 1,284.5 million as of 31st December 2017 (Baht 994.5 million in 2016). The Company has offered new provident fund schemes for employees where employees have more choices, increasing from 1 policy to 3 policies, to better match their needs. Choices of provident funds are K Master Pool Fund, SCB Master Fund and TMBAM M Choice. Moreover, not only the Company selected the most appropriate scheme in each funds, but also acknowledge employees on their details.

Directors and executives profile

Prof. Dr. Naris Chaayasoot

Age 71

Position: Chairman of the Board of Directors
Independent Director

Date of appointment: 28 April 2016

Education

- Ph.D. in Economics, University of Hawaii, USA
- M.A. in Economics (English Program), Thammasat University
- B.A. in Economics (Honors), Thammasat University

Training courses by Thai Institute of Directors

- Chartered Director Class (CDC) 3/2008
- Director Certification Program (DCP) 82/2006
- Director Accreditation Program (DAP) 32/2005
- Finance for Non-Finance Directors (FND) 19/2005

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

- | | |
|--------------|---|
| 2016-Present | Chairman of the Board of Directors and Independent Director
AP (Thailand) Pcl.
Type of business: Property development |
| 2015-Present | Chairman of the Board of Directors and Chairman of the Audit Committee
Banpu Power Plc.
Type of business: Energy |
| 2013-Present | Chairman of the Audit Committee and Independent Director
GMM Grammy Plc.
Type of business: Entertainment |
| 2012-Present | Chairman of the Audit Committee and Independent Director
Fortune Parts Industry Plc.
Type of business: Spare Parts |

Positions in non-listed company

- | | |
|--------------|--|
| 2016-Present | Director
Foundation of Business and Industrial Development |
| 2016-Present | Executive Director
Institute of Business and Industrial Development |
| 2015-Present | Advisor
Organization for Researches in art, culture, urban and leisure development (ORAC) |

Mr. Anuphong Assavabhokhin

Age 56

Position: Vice Chairman
Chief Executive Officer

Date of appointment: 5 July 2000

Education

- MBA, Wayne State University, Detroit, Michigan, USA
- Bachelor of Engineering (B.Eng.) (Industrial Engineering)
Chulalongkorn University

Training courses by Thai Institute of Directors

- Director Accreditation Program (DAP) 30/2004

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

- | | |
|--------------|---|
| 2000-Present | Vice Chairman and CEO
AP (Thailand) Pcl.
Type of business: Property development |
| 2004-2007 | Director
Pre Built Pcl.
Type of business: Property construction |

Positions in non-listed company

- | | |
|--------------|---|
| 2013-Present | Director
Joint ventures companies between AP subsidiary companies and Mitsubishi group.*
Type of business: Property development |
| 1994-Present | Director
AP subsidiary companies
Type of business: Property development |
| 1994-2012 | Director
Pathumwan Asset Co., Ltd.
Type of business: Property development |

Mr. Pichet Vipavasuphakorn

Age 61

Position: Director
Managing Director

Date of appointment: 5 July 2000

Education

- Bachelor of Business Administration (BBA)
(second-class honors), Ramkhamhaeng University

Training courses by Thai Institute of Directors

- Director Accreditation Program (DAP) 30/2004

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2000-Present Director and Managing Director
AP (Thailand) Pcl.
Type of business: Property development

Positions in non-listed company

2013-Present Director
Joint ventures companies between
AP subsidiary companies and Mitsubishi group.*
Type of business: Property development

1994-Present Director
AP subsidiary companies
Type of business: Property development

1994-2012 Director
Pathumwan Asset Co., Ltd.
Type of business: Property development

Mr. Siripong Sombutsiri

Age 63

Position: Director
Executive Director

Date of appointment: 24 April 2002

Education

- Master of Business Administration (MBA), Sul Ross University, USA
- Bachelor of Accountancy (M.Acc.), Chulalongkorn University

Training courses by Thai Institute of Directors

- Director Accreditation Program (DAP) 2/2003
- Ethical Leadership Program (ELP) 1/2015

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2002-Present Director and Executive Director
AP (Thailand) Pcl.
Type of business: Property development

2015-Present Director
TMB Bank Pcl.
Type of business: Banking

2014-Present Chairman of the Board of Directors and
Chairman of the Audit Committee
Com7 Pcl.
Type of business: Retail

2013-Present Director and Chairman of the Audit Committee
Pan Asia Footwear Pcl.
Type of business: Footwear manufacturing

2004-Present Director and Audit Committee Member
Bangkok Chain Hospital Pcl.
Type of business: Hospital

2007-2008 Executive Vice President
TMB Bank Pcl.
Type of business: Banking

Positions in non-listed company

2009-Present Director
AP subsidiary companies
Type of business: Property development

2011-Present Director
Infinite Electronic (Thailand) Co., Ltd.
Type of business: Electronic appliance manufacturing

2001-2006 Director
Muang Thai Insurance Co., Ltd.
Type of business: Insurance

* Joint venture companies between AP (Thailand) Pcl. and Mitsubishi Estate group namely: 1. AP ME (Asoke) Co., Ltd. 2. AP ME (Krungthep) Co., Ltd. 3. AP ME (Sukhumvit) Co., Ltd. 4. Premium Residence Co., Ltd. 5. AP (Phetchaburi) Co., Ltd. 6. Asian Property (2015) Co., Ltd. 7. AP ME1 Co., Ltd. 8. AP ME (Ekkamai) Co., Ltd. 9. AP ME2 Co., Ltd. 10. AP (Ratchayothin) Co., Ltd. 11. AP ME3 Co., Ltd. 12. AP ME4 Co., Ltd. 13. AP ME5 Co., Ltd. 14. AP ME6 Co., Ltd. 15. AP ME8 Co., Ltd.

Mr. Wason Naruenatpaisan

Age 53

Position: Director

Executive Director

Chief Strategic Property Investment

Date of appointment: 25 September 2009

Education

- Master of Business Administration (MBA), Burapha University
- Bachelor of Business Administration (BBA), Bangkok University

Training courses by Thai Institute of Directors

- Director Accreditation Program (DAP) 81/2009

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2013-Present	Director and Chief Strategic Property Investment AP (Thailand) Pcl. Type of business: Property development
2009-2012	Director and Chief Operation Officer AP (Thailand) Pcl. Type of business: Property development

Positions in non-listed company

2005-Present	Director AP subsidiary companies Type of business: Property development
2005-Present	Director Capital and Property Management Co., Ltd. Type of business: Property development

Ms. Kittiya Pongpujaneegul

Age 53

Position: Director

Executive Director

Corporate Secretary

Date of appointment: 27 April 2010

Education

- Master of Accountancy (M.Acc.), Chulalongkorn University

Training courses by Thai Institute of Directors

- Director Accreditation Program (DAP) 84/2010

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2017-Present	Corporate Secretary AP (Thailand) Pcl. Type of business: Property development
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2010-Present	Director AP (Thailand) Pcl. Type of business: Property development
2001-2016	Chief Financial Officer AP (Thailand) Pcl. Type of business: Property development

Positions in non-listed company

2005-Present	Director AP subsidiary companies Type of business: Property development and property brokerage
2005-Present	Director Capital and Property Management Co., Ltd. Type of business: Asset management
1996-Present	Director and Executive Vice President, Accounting Smart Service and Management Co., Ltd. Type of business: Property management

Mr. Visanu Suchartlumpont

Age 56

Position: Director

Executive Director

Date of appointment: 22 September 2010

Education

- Master of Business Administration (MBA), Thammasat University
- Bachelor of Engineering (B.Eng.), (Civil Engineering),
Chiang Mai University

Training courses by Thai Institute of Directors

- Director Accreditation Program (DAP) 87/2010

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2010-Present	Director AP (Thailand) Pcl. Type of business: Property development
2009-2016	Chief Business Unit 1 AP (Thailand) Pcl. Type of business: Property development

Positions in non-listed company

2005-Present	Director AP subsidiary companies Type of business: Property development and property management
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Mr. Pornwut Sarasin

Age 58

Position: Director

Independent Director

Date of appointment: 12 November 2009

Education

■ Master of Business Administration (MBA), Pepperdine University, California, USA

■ Bachelor of Business Administration, Boston University, USA

Training courses by Thai Institute of Directors

■ Director Accreditation Program (DAP) 45/2005

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2009-Present	Director AP (Thailand) Pcl. Type of business: Property development
2015-Present	Director Crown Seal Pcl. Type of business: Crown, pilfer-proof, maxi-series and plastic cap manufacturing
2015-Present	Director Home product center Pcl. Type of business: A retail business
Present	Director and Chairman of the Audit Committee Charoong Thai Wire & Cable Pcl. Type of business: Cable export and manufacturing

Positions in non-listed company

2014-Present	Director Bangkok Glass Pcl. Type of business: Glass & packaging
2013-Present	Chairman of the Board of Directors Thai Nam Thip Co., Ltd. Type of business: Beverage manufacturing
Present	Director Denso (Thailand) Co., Ltd. Type of business: Automobile manufacturing
Present	Director Honda Automobile (Thailand) Co., Ltd. Type of business: Automobile manufacturing
Present	Director Isuzu Motor (Thailand) Co., Ltd. Type of business: Truck assembling and component parts manufacturing
Present	Director Thai Asia Pacific Brewery Co., Ltd. Type of business: Brewery
Present	Director Thai Bridgestone Co., Ltd. Type of business: Tire manufacturing
Present	Director Thai-MC Co., Ltd. Type of business: Raw material and component for electronics industry
Present	Director Tri Petch Isuzu Sales Co., Ltd. Type of business: Automobile and spare parts distribution
Present	Director Tri Petch Isuzu Leasing Co., Ltd. Type of business: Automotive leasing

Mr. Phanporn Dabbaransi

Age 68

Position: Chairman of the Audit Committee

Independent Director

Date of appointment: 27 April 2010

Education

■ Master of Business Administration (MBA) (Finance), Michigan State University, USA

■ Bachelor of Accountancy (B.Acc.) (Finance and Banking) Chulalongkorn University

Training courses by Thai Institute of Directors

■ Director Accreditation Program (DAP) 84/2010

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2010-Present	Director and Chairman of the Audit Committee AP (Thailand) Pcl. Type of business: Property development
2012-2014	Executive Advisor SCB Life Assurance Pcl. Type of business: Insurance
2001-2012	Senior Executive Vice President SCB Life Assurance Pcl. Type of business: Insurance

Positions in non-listed company

2015-Present	Audit Committee Member Generali Insurance (Thailand) Pcl. Type of business: Insurance
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Mr. Kosol Suriyaporn

Age 54

Position: Audit Committee Member
Independent Director

Date of appointment: 26 April 2000

Education

- Bachelor of Laws (LL.B.), Chulalongkorn University
- Thai barrister at law

Training courses by Thai Institute of Directors

- Audit Committee Program (ACP) 1/2004

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2000–Present Director and Audit Committee Member
AP (Thailand) Pcl.
Type of business: Property development

Positions in non-listed company

2017–Present Director
JTJB International Lawyers
Type of business: Legal advisory

2001–2017 Senior lawyer
Price Sanond Praphas & Wynne Ltd.
Type of business: Legal advisory

Mr. Nontachit Tulayanonda

Age 59

Position: Audit Committee Member
Independent Director

Date of appointment: 26 April 2000

Education

- Bachelor of Arts (BA), Tarleton State University, Texas, USA

Training courses by Thai Institute of Directors

- Audit Committee Program (ACP) 1/2004
- Director Accreditation Program (DAP) 139/2017

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2000–Present Director and Audit Committee Member
AP (Thailand) Pcl.
Type of business: Property development

2010–Present First Executive Vice President,
Credit development and assets management group
Land and House Bank Pcl.
Type of business: Banking

Positions in non-listed company

None

Mr. Somyod Suteerapornchai

Age 51

Position: Audit Committee Member
Independent Director

Date of appointment: 28 April 2015

Education

- Master of Laws (LL.M.), University of New South Wales
- Bachelor of Laws (LL.B.), Chulalongkorn University

Training courses by Thai Institute of Directors

- Director Accreditation Program (DAP) 119/2015

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2017–Present Audit Committee Member
AP (Thailand) Pcl.
Type of business: Property development

2015–Present Director
AP (Thailand) Pcl.
Type of business: Property development

Positions in non-listed company

2014–Present Director
Joint ventures companies between
AP subsidiary companies and Mitsubishi Estate group.*
Type of business: Property development

2010–Present Director
Green Partner Holding Co., Ltd.
Type of business: Lending, selling and buying

2010–Present Director
Wayu and Partners Co., Ltd.
Type of business: Consultant

* Joint venture companies between AP (Thailand) Pcl. and Mitsubishi Estate group namely; 1. AP ME (Asoke) Co., Ltd. 2. AP ME (Krungthep) Co., Ltd. 3. AP ME (Sukhumvit) Co., Ltd. 4. Premium Residence Co., Ltd. 5. AP (Phetchaburi) Co., Ltd. 6. Asian Property (2015) Co., Ltd. 7. AP ME1 Co., Ltd. 8. AP ME (Ekkamai) Co., Ltd. 9. AP ME2 Co., Ltd. 10. AP (Ratchayothin) Co., Ltd. 11. AP ME3 Co., Ltd. 12. AP ME4 Co., Ltd. 13. AP ME5 Co., Ltd. 14. AP ME6 Co., Ltd. 15. AP ME8 Co., Ltd.

Mr. Yokporn Tantisawetrat

Age 62

Position: Director

Independent Director

Date of appointment: 28 April 2017

Education

- Master's Degree in Economics, Thammasat University
- Bachelor's Degree in Economics, Chulalongkorn University
- National Defence College
- Advanced Management Program (AMP), Harvard Business School
- Advanced Bank Management Program, Wharton School
- Advanced Bank Management Program, Asian Institute of Management

Training courses by Thai Institute of Directors

- Director Accreditation Program (DAP) 66/2007
- Risk Management Program for Corporate Leaders
- Director Certification Program (DCP) 229/2016
- Advance Audit Committee Program (AACP) 25/2017

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2017-Present Independent Director
AP (Thailand) Pcl.
Type of business: Property development

2015- Present Independent Director and
Chairman of the Audit Committee
Banpu Power Pcl.
Type of business: Energy

2015-Present Director
TMB Bank Pcl.

Type of business: Banking
2002-2015 Senior Executive Vice President, Chief Risk Officer,
Risk Management Group
Siam Commercial Bank Pcl
Type of business: Banking

Positions in non-listed company

2017-Present Director
Kirkoskar Brothers (Thailand) Limited
Type of business: Manufacturing and exporting
2016-Present Expert Member
Securities and Exchange Commission
Type of business: Supervising securities businesses
2014-2015 Vice Chairman
Vina Siam Bank, Vietnam
Type of business: Banking
2011-2015 Director
SCB Securities Co., Ltd.
Type of business: Brokerage

Mr. Opas Ruangrajitpakorn

Age 57

Position: Advisor

Education

- Master of Business Administration (MBA), Kasetsart University
- Bachelor of Economics (B.E.), Thammasat University

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2016-Present Advisor
AP (Thailand) Pcl.
Type of business: Property development
2009-2016 Chief Risk Officer
AP (Thailand) Pcl.
Type of business: Property development

Positions in non-listed company

2005-Present Director
Smart Service and Management Co., Ltd.
Type of business: Property management

Mr. Piyawat Suephaial

Age 59

Position: Chief Business Liason

Education

- Bachelor of Business Administration (BBA),
Ramkhamhaeng University

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2016-Present Chief Business Liason
AP (Thailand) Pcl.
Type of business: Property development
2001-2016 Deputy Chief Business Liason
AP (Thailand) Pcl.
Type of business: Property development

Positions in non-listed company

1994-2010 Executive Vice President - Sales
Asian Property Co., Ltd.
Type of business: Property development

Mr. Somchai Wattanasaowapak

Age 54

Position: Chief IT Officer

Education

■ Master of Business Administration (MBA), Kasetsart University

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2012-Present	Chief IT Officer AP (Thailand) Pcl. Type of business: Property development
2009-2012	Deputy Chief IT Officer AP (Thailand) Pcl. Type of business: Property development

Positions in non-listed company

None

Mr. Vittakarn Chandavimol

Age 49

Position: Chief Business Group - CD1

Education

■ Master of Business Administration (MBA),
University of Portland, Oregon, USA

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2016-Present	Chief Business Group - CD1 AP (Thailand) Pcl. Type of business: Property development
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2012-2016	Chief Marketing Officer AP (Thailand) Pcl. Type of business: Property development
2010-2012	Deputy Chief Marketing Officer AP (Thailand) Pcl. Type of business: Property development

Positions in non-listed company

2017-Present	Director Joint ventures companies between AP subsidiary companies and Mitsubishi group.* Type of business: Property development
2007-2009	Associate Director - Strategic Marketing CIGNA Insurance Co., Ltd. Type of business: Insurance

Mr. Pamorn Prasertsan

Age 46

Position: Chief Business Group - TH & CD2

Education

■ Master of Business Administration (MBA), NIDA
■ Bachelor of Engineering (B.Eng.)(Civil Engineering),
King Mongkut's University of Technology Thonburi

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2017- Present	Chief Business Group - TH & CD2 AP (Thailand) Pcl. Type of business: Property development
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2016-Present	Chief Business Group - TH AP (Thailand) Pcl. Type of business: Property development
2013-2016	Chief Business Unit 2 AP (Thailand) Pcl. Type of business: Property development
2010-2013	Deputy Chief Business 2 AP (Thailand) Pcl. Type of business: Property development
2008-2010	Vice President AP (Thailand) Pcl. Type of business: Property development

Positions in non-listed company

2017-Present	Director Joint ventures companies between AP subsidiary companies and Mitsubishi group.* Type of business: Property development
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* Joint venture companies between AP (Thailand) Pcl. and Mitsubishi Estate group namely; 1. Premium Residence Co., Ltd. 2. AP ME2 Co., Ltd. 3. AP (Ratchayothin) Co., Ltd. 4. AP ME3 Co., Ltd. 5. AP ME4 Co., Ltd. 5. AP ME5 Co., Ltd. 7. AP ME6 Co., Ltd. 8. AP ME8 Co., Ltd.

Ms. Chidapa Amralikit

Age 46

Position: Chief Financial Officer

Education

- Master of Business Administration (MBA), (Finance),
University of Wisconsin - Whitewater
- Bachelor of Accountancy (B.Acc.) (Costing), Chulalongkorn University

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

- 2016–Present Chief Finance Officer
AP (Thailand) Pcl.
Type of business: Property development

- 2013–2016 Deputy Chief Finance Officer
AP (Thailand) Pcl.
Type of business: Property development

Positions in non-listed company

- 2017–Present Director
SEAC (SINGAPORE) PTE. LTD.
Type of business: Education
- 2016–Present Director
SEAsia Leadavation Center Co. Ltd.
Type of business: Education
- 2014–Present Director
Asian property Co. Ltd.
Type of business: Property development
- 2012 Director – Finance and Customer Development
Uniliver Thai Trading Co., Ltd.
Type of business: Consumer product
manufacturing and distributing

Mr. Ratchayud Nunthachotsophol

Age 43

Position: Chief Business Group – SDH

Education

- Master of Business Administration (MBA), Thammasat University
- Bachelor of Engineering (B.Eng.)(Civil Engineering),
Thammasat University

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

- 2016–Present Chief Business Group – SDH
AP (Thailand) Pcl.
Type of business: Property development
- 2013–2016 Deputy Chief Operation Officer
AP (Thailand) Pcl.
Type of business: Property development
- 2013 Head of Commercial Service
AP (Thailand) Pcl.
Type of business: Property development

Positions in non-listed company

None

Mr. Boonchai Jankrajanglerd

Age 41

Position: Chief Supply Chain Officer

Education

- Master of Engineering (M.Eng.),
King Mongkut's University of Technology Thonburi
- Bachelor of Engineering (B.Eng.), Srinakharinwirot University

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

- 2017–Present Chief Supply Chain Officer
AP (Thailand) Pcl.
Type of business: Property development

- 2015–2017 Deputy Chief Supply Chain Officer
AP (Thailand) Pcl.
Type of business: Property development
- 2012–2014 Assistant General Manager, Supply Chain
Sermsook Pcl.
Type of business: Beverage manufacturing

Positions in non-listed company

- 2010–2012 Senior Supply Chain Manager
Interface-Modernform Co., Ltd.
Type of business: Furniture manufacturing
- 2001–2010 Supply Chain Manager
Nestle (Thai) Ltd.
Type of business: Consumption manufacturing

Mr. Worrapong Virojtananugoon

Age 45

Position: Deputy Chief Business Group - TH

2013-2016

Deputy Chief Business Unit 2 Officer
AP (Thailand) Pcl.

Education

■ Bachelor of Engineering (B.Eng.)(Civil Engineering),
King Mongkut's University of Technology Thonburi

2010-2013

Type of business: Property development
Head of Business Unit 2
AP (Thailand) Pcl.

Relationship between management: None

2009-2010

Type of business: Property development
Project Manager
AP (Thailand) Pcl.
Type of business: Property development

Experiences during the last 5 years

Positions in listed company

2016-Present Deputy Chief Business Group - TH
AP (Thailand) Pcl.
Type of business: Property development

Positions in non-listed company
None

Mr Pattaraphurit Rungjaturapat

Age 40

Position: Deputy Chief Corporate Image Officer

2015-2016

Online Marketing Director
VGI Global media Pcl.
Type of business: Advertising

Education

■ Bachelor of Business Administration Program in Business Computer,
Assumption University

Positions in non-listed company

2015

Senior Marketing Manager
LAVA International (HK)
Type of business: Smartphone

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2016-Present Deputy Chief Corporate Image Officer
AP (Thailand) Pcl.
Type of business: Property development

2012-2014

Digital Marketing Manager
Gameloft Limited
Type of business: Game and mobile advertising

2004-2012

Project Manager
The Aspirers Group Co., Ltd
Type of business: Advertising and marketing service

Mr. Set Srisayant

Age 43

Position: Deputy Chief Business Extension

2010-2012

Demand & Supply Planning Manager
Moongpattana International (Public)
Type of business: Consumer products

Education

■ Master of Science King's Mongkut Institute of Technology Ladkrabang
■ Bachelor of Science Rajamangala University of Technology

Positions in non-listed company

2014-2016

Planning & Warehouse Director
Bio-Manufacturing
Type of business: Consumer products

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2016-Present Deputy Chief Business Extension
AP (Thailand) Pcl.
Type of business: Property development

2012-2014

SEA Supply Chain Manager
Franke (Thailand)

2005-2010

Type of business: Kitchen solution
Demand & Distribution Manager
PZ Cussons (Thailand)

1998-2005

Type of business: Consumer products
Senior Demand & Supply Planning
Nestle (Thai) Ltd.
Type of business: Consumer products

Ms. Tippawan Sirikoon

Age 56

Position: Deputy Chief People Officer

Education

■ Master of Political Science, Kasetsart University

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2017-Present Deputy Chief People Officer
AP (Thailand) Pcl.

Type of business: Property development

2016-2017 Assistant Vice President Human Resources and Service
Advanced Info Service Public Company Limited

Type of business: Telecommunications

2012-2016 Assistant Vice President Human Resources Management
Advanced Info Service Public Company Limited

Type of business: Telecommunications

Positions in non-listed company

None

Mr. Tanit Paiboon

Age 55

Position: Managing Director (SQE)

Education

■ Master of Business Administration (MBA),
Chulalongkorn University

Relationship between management: None

Experiences during the last 5 years

Positions in listed company

2016-Present Managing Director (SQE)
SQE Construction Co., Ltd.

Type of business: Property Development

2010-2015 Deputy Managing Director
SQE Construction Co., Ltd.

Type of business: Property Development

Positions in non-listed company

None

Subsidiary companies of AP (Thailand) Plc.

	Prof. Dr. Naris Chalyasoot	Mr. Anuphong Assavabholhin	Mr. Pichet Vipavassaphakom	Mr. Somyod Suteerapornchai	Mr. Siripong Sombutsiti	Mr. Wason Naruenatpaisan	Ms. Kittiya Pongpajaneegul	Mr. Visanu Suchatklompong	Mr. Pornwut Sarasin	Mr. Yokporn Tantisawetrat	Mr. Phanporn Dabbaransi	Mr. Kosol Suriyaporn	Mr. Nontachit Tulayanonda	Mr. Opas Ruangsriitpakorn
AP (Thailand) Plc.	X	#	✓✓	y	✓	✓	✓	✓	✓	✓	y	y	y	
Asian Property Co., Ltd.		✓	✓			✓	✓	✓						
Asian Property (Krungthep) Co., Ltd.		✓	✓		✓	✓	✓	✓						
Thonglor Residence Co., Ltd.		✓	✓		✓	✓	✓	✓						
Signature Advisory Partners Co., Ltd.		✓	✓		✓	✓	✓	✓						
Bangkok CitiSmart Co., Ltd.					✓	✓	✓	✓						
Smart Service & Management Co., Ltd.		✓	✓			✓	✓	✓						✓
SQE Construction Co., Ltd.					✓	✓	✓	✓						
Value Property Development Co., Ltd.		✓	✓		✓	✓	✓	✓						
Asian Property (2011) Co., Ltd.		✓	✓		✓	✓	✓	✓						
Asian Property (2012) Co., Ltd.		✓	✓		✓	✓	✓	✓						
Asian Property (2013) Co., Ltd.		✓	✓		✓	✓	✓	✓						
Asian Property (2014) Co., Ltd.		✓	✓		✓	✓	✓	✓						
Thai Big Belly Co., Ltd.		✓	✓		✓	✓	✓	✓						
AP (Ekkamai) Co., Ltd.		✓	✓	✓										
AP (Phetchaburi) Co., Ltd.		✓	✓	✓										
AP ME (Ratchayothin) Co., Ltd.		✓	✓	✓										
AP ME (Asoke) Co., Ltd.		✓	✓	✓										
AP ME (Krungthep) Co., Ltd.		✓	✓	✓										
AP ME (Sukhumvit) Co., Ltd.		✓	✓	✓										
Premium Residence Co., Ltd.		✓	✓	✓										
Asian Property (2015) Co., Ltd.		✓	✓	✓										
AP ME 1 Co., Ltd.		✓	✓	✓										
AP ME 2 Co., Ltd.		✓	✓	✓										
AP ME 3 Co., Ltd.		✓	✓	✓										
AP ME 4 Co., Ltd.		✓	✓	✓										
AP ME 5 Co., Ltd.		✓	✓	✓										
Som Baan Co., Ltd.														
SEAsia Leadavation Center Co., Ltd.		✓	✓		✓									
AP ME 6 Co., Ltd.		✓	✓		✓	✓								
AP ME 7 Co., Ltd.		✓	✓		✓	✓								
AP ME 8 Co., Ltd.		✓	✓		✓	✓								
AP ME 9 Co., Ltd.		✓	✓		✓	✓								
Asian Property (2017) Co., Ltd.		✓	✓		✓	✓	✓	✓						
RC 1 Co., Ltd.							✓	✓						
RC 2 Co., Ltd.							✓	✓						
SEAC (SINGAPORE) PTE. LTD.		✓	✓											

Remark ✓ = Director X = Chairman # = Vice chairman ✓✓ = Managing director y = Audit committee member

Mr. Thanit Paiboon	Mr. Ratchayud Nunthachatsaphol	Mr. Vittakarn Chandavimal	Mr. Pamorn Prosertan	Mr. Kowit Koklakanisitha	Ms. Chidapa Amralikit	Mr. Shojiro Kojima	Mr. Jiro Mearashi	Mr. Norikazu Hayashi	Mr. Hideaki Sato	Mr. Yuji Okamoto	Mr. Takanobu Yoshida	Mr. James Robert Engel	Mrs. Arinya Talerngsri	Mr. Lim Eugene	Mr. Worasit Kijittikorn	Mr. Winai Krapaothong	Ms. Juathip Yamsai
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					✓							✓	✓	✓			

RISK FACTORS

Business risk

Economic volatility risk

As being one of the big players in Thai property sector which is adversely affected by the economic impediment, the company has set strategic plans to tackle with such volatile economic circumstance. New project launch, new land purchase, construction and cash flow management are primary concerns. For example, during the economic downturn the company shall proceed the construction when the sales rate is on track to avoid high inventory level. Besides, deceleration in new project launch and new land purchase is also considered a tool to manage cash flow and mitigate economic volatility risk.

Product/Service risk

1. Construction material cost risk

Project construction encounters risk of rising construction material prices, which results in additional cost and lower profit. The company moderates the risk by limiting each project development period to be within 2-3 years from land purchase to last unit's ownership transfer period. The company usually negotiates material price and places order before setting each unit selling price. Since the company's portfolio consists of high valued projects of Baht 500-6,000 million each, the company buys materials in large quantity, thus having substantial bargaining power over contractors and suppliers. In addition, the company has initiated "Supply Chain Project" to ensure data synchronization between the company and suppliers. Therefore, manufacturing planning and management and material price forecasting shall be more accurate and the construction material cost risk is consequently lessened.

2 .Labor shortage risk

Due to the raising infrastructure project development by Thai government and the economic expansion, labor shortage in Thailand property sector has become worsen. However, the company mitigates such risk by (1) switching construction technique from conventional method to precast system which less relies on human workforce (2) maintaining a good relationship with contractors and continuously offer new projects to enhance loyalty among good contractors (3) working with contractors in project planning and developing to ensure the project delivery within timeline.

Financial risk

1. Receivable collection risk

As of 31st December 2017, the total account receivables of the company and subsidiaries was totaling Baht 201.5 million. Trade account receivable and note receivable can be classified by due period as follows:

(Unit: MB)			
Due Period	2017	2016	2015
Undue	190.87	14.40	9.76
Overdue			
Less than 12 months	10.67	1.27	4.73
Over 12 months	1.31	3.05	2.44
Less Allowance for doubtful debt	(1.32)	(1.32)	(1.52)
Account Receivable-Net	201.54	17.40	15.41

At the end of years 2015 - 2017, the account receivables increased Baht 2 million and 184 million, respectively, as a result of the rising number of Joint-Venture projects, general management and marketing service according to the management agreement.

2. Risk from being guarantor for subsidiaries and related companies

The company has guaranteed loans for subsidiaries and related companies according to the shareholding proportion, as detailed in the table below. Hence, the company shall be entitled to the default risk of the borrowers, which consequently may affect the

operations and financial status of the company as a guarantor. As of 31st December 2017, the outstanding debt balance of subsidiaries amounted to Baht 50 million which is deemed to be paid off. However, the outstanding debt of the subsidiaries, guaranteed by the company, is shown in the consolidated financial statement of the company.

Summary of loans guaranteed by the company to its subsidiaries and related companies.

Guarantor		Guarantee (Subsidiaries)		Credit Line (MB)		Progress	Financial Status of Guarantees/ Shareholders' equity (MB)	
Company	Shares Holding (%)	Company	Guaranteed Proportion (%)	31-Dec-17	31-Dec-16		31-Dec-17	31-Dec-16
APT	99.99	VPD	100	1,108	1,387	Guarantee for partial overdrafts; other loan credits are in the process of repayment to the creditor	636	1,613
APT	99.99	AP2012	100	330	635	Guarantee for partial overdrafts; other loan credits are in the process of repayment to the creditor	191	242
APT	99.97	AP2014	100	1,300	1,300	Guarantee for partial overdrafts; other loan credits are in the process of repayment to the creditor	376	379
APT	99.97	AP	100	1,453	825	Guarantee for partial overdrafts; other loan credits are in the process of repayment to the creditor	1,710	1,800
APT	99.97	AP2013	100	200	405	Guarantee for partial overdrafts; other loan credits are in the process of repayment to the creditor	766	521
APT	99.99	AM4	100	-	150	Guarantee for partial overdrafts; other loan credits are in the process of repayment to the creditor	-	1
APT	99.99	APK	100	1,340	85	Guarantee for partial overdrafts; other loan credits are in the process of repayment to the creditor	383	377
APT	99.99	TBB	100	25	25	Guarantee for partial overdrafts; other loan credits are in the process of repayment to the creditor	42	4
APT	99.99	AP2011	100	-	-	Guarantee for partial overdrafts; other loan credits are in the process of repayment to the creditor	322	327
Total				5,756	4,812			

APT = AP (Thailand) PCL.
 VPD = The Value Property Development Co., Ltd.
 AP2012 = Asian Property (2012) Co., Ltd.
 AP2011 = Asian Property (2011) Co., Ltd.
 AP2013 = Asian Property (2013) Co., Ltd.

AP2014 = Asian Property (2014) Co., Ltd.
 APK = Asian Property (Krungthep) Co., Ltd.
 AP = Asian Property Co., Ltd.
 AM4 = AP ME 4 Co., Ltd.
 TBB = Thai Big Belly Co., Ltd.

3) Risk from loan repayment to financial institutions and mature bond

Owing to China and US sluggish economy, the world economy has been adversely affected. As well, Thai economy has been impacted especially Thai export and manufacturing sector. The Thai government, therefore, attempts to boost up investment and domestic consumption to sustain economic growth. However, the political unrest situation is yet another factor which has negative aftermath on the country stability and economic development. Thus, the company has continued its flexible policies and strategies to keep up with economic situation in each particular period. The approach includes new project launch, land procurement, inventory control, and cash flow management.

As of 31st December 2017, the company had total outstanding bond value of Baht 12,650 million and liability to financial institutions (i.e., overdraft accounts, promissory notes, bill of exchange, and long-term loans) of Baht 5,751 million. As of 31st December 2017, the company perceived the backlog amount of Baht 7,827 million (exclude the backlog of Joint venture companies) and maintains its financial performance and operating result in good standard with current ratio of 3.0 and debt to equity ratio of 1.0 The company has cash balance and/or equivalent items of Baht 1,054 million. This shows that the company ability to pay off debt's when it is due. Furthermore, the company conducts a timely funding policy by issuing bonds to match with the construction period and maintains an appropriate amount of bond issuance each round (currently, the company has over Baht 10,000 million credit line with financial institutions). The company aims to remain the debt to equity ratio at the agreed rate illustrated in the bond covenant.

Year	2018	2019	2020	2021
Amount of bonds that mature (MB)	3,300	3,850	3,500	2,000

4) Risk from engagement in Land Purchase Agreements and Lease Agreement

As of 31st December 2017, the Company and related entities were engaged in land purchase agreements with other companies or external parties for future project development. And the outstanding balance under land purchase obligation was Baht 2,878 million. And Baht 259 million balance under the operating lease obligation.

As being flexibility-oriented, the company always plans ahead and adjusts its strategy to best suit with the current economic situation; new project launch, land procurement, construction and cash flow management are deemed as vital roles. The company sustains its financial status and operating result in good standard (as previously stated in "Risk from loan repayment to financial institutions and mature bonds"); therefore, the company is capable of paying off these obligations.

5) Risk from interest rate fluctuation

Due to uncertainty in global interest rate which may impact cost of capital for project development and operation, the company mitigates the risk by issuing fixed-interest bonds in order to remain the interest rate low and be shielded from the upward interest rate trend. As of 31st December 2017, the company's interest-bearing debts (inclusive of bonds and long-term loans due within a year) were Baht 12,740 million and the proportions of fixed-rate and floating rate are 99.3 and 0.7 respectively.

INTERNAL CONTROL AND RISK MANAGEMENT

AP (Thailand) Pcl. continually emphasizes on the internal control system, the internal audit system and the risk management system as well as the anti-corruption practice. The board of directors assigned the audit committee to be mainly responsible for review such system to ensure its adequacy and appropriateness.

Furthermore, the Board recognizes that the good systems are able to minimize the business risks and the operation risks into the acceptance level and able to detect any weaknesses. These can ensure that the financial statements of the company are accuracy and reliability. Thus, the company's operations are able to achieve its goals.

The opinion of the board of directors and audit committee on the internal control system

In the audit committee meeting no. 1/2018 on 27th February 2018, the committee has evaluated internal control system with the evaluation form issued by the Stock and Exchange Commission , which rely on the concept of COSO (The Committee of Sponsoring Organizations of the Treadway Commission). The audit committee concluded that the Company has adequate and appropriate internal control system with the 5 aspects, which are 1) control environment, 2) risk

assessment, 3) control activities, 4) information & communication, and 5) monitoring activities. In this regard, the audit committee reported their opinion to the board and the board agreed with that. (please see the audit committee's report)

In the aspect of the internal audit, the roles and responsibilities of the audit committee are complies with the charter in order to review the internal audit system to be accurate and sufficient, to approve the work plans, to consider the independence of the internal audit and to approve the appointment, transference, disemployment and remuneration of internal auditors. In previous year, the audit committee approved the year plan for auditing, considered the auditing report and the executive's guideline and agreed that the company has prioritized the internal auditing and provided sufficient budget to support the internal auditors to work efficiently in accordance with the plans. The executives have also provided the adequate guideline to the solutions.

Furthermore, the audit committee agreed that the head of internal auditor, who acts as the secretary of the audit committee, is fulfilled with the qualifications, experiences and certificates of specialization, which is sufficient and appropriate to perform the duties.

¹ The Committee of Sponsoring Organizations of the Treadway Commission (COSO) is a joint initiative of the five private sector organizations; American Institute of Certified Public Accountants (AICPA), Institute of Internal Auditors (IIA), Financial Executives Institute (FEI), American Accounting Association (AAA) and Institute of Management Accountants (IMA)

RELATED TRANSACTION

The Company and its subsidiaries have performed the following transactions with persons or juristic persons that may have conflicts. (Further details can be found in the financial statement's notes)

Persons/ Juristic Persons	Relations (as of 31 st Dec 2017)	Transaction description	Value (Baht Million)		Opinion of the Audit Committee
			31 st Dec 2017	31 st Dec 2016	
A&P Associate Co., Ltd. ("A&P")	- Mr. Anuphong Assavabhokhin (Son of Ms. Piengjai Hanpanich who holds 99.99% in A&P) is the number 1 of major shareholder of the Company	- The Company made the rental agreement with A&P to rent the office and parking space. Expense	9.40	9.17	Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
AP ME (Sukhumvit) Co., Ltd. ("AMSV")	- The company holds 51% of total paid-up capital of AMSV - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies	- AMSV is a joint-venture company between AP and MEC Thailand Investment Pte. with the shareholding ration 51:49 - The company charges AMSV for project management fees and sale fees Management fee	15.68	16.82	Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
AP ME (Krungthep) Co., Ltd ("AMK")	- The company holds 51% of total paid-up capital of AMK - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies	- AMK is a joint-venture company between AP and MEC Thailand Investment Pte. with the shareholding ration 51:49 - The company charges AMK for project management fees and sale fees Management fee	22.45	23.05	Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
AP ME (Asoke) Co., Ltd ("AMA")	- The company holds 51% of total paid-up capital of AMA - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies	- AMA is a joint-venture company between AP and MEC Thailand Investment Pte. with the shareholding ration 51:49 - The company charges AMA for project management fees and sale fees Management fee	10.86	10.66	Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.

Persons/ Juristic Persons	Relations (as of 31 st Dec 2017)	Transaction description	Value (Baht Million)		Opinion of the Audit Committee
			31 st Dec 2017	31 st Dec 2016	
Premium Residence Co., Ltd. ("PR")	<ul style="list-style-type: none"> - The company holds 51% of total paid-up capital of PR - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies 	<ul style="list-style-type: none"> - PR is a joint-venture company between AP and MJRI (Thailand) Co., Ltd. with the shareholding ration 51:49. - The company charges PR for project management fees and sale fees 			Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
		Management fee	21.10	28.81	
AP (Phetchaburi) Co., Ltd. ("APP")	<ul style="list-style-type: none"> - PR holds 100% of total paid-up capital of APP - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies 	<ul style="list-style-type: none"> - APP is a subsidiary company of PR, which is a joint venture of the company. 			Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
		Management fee	42.76	196.31	
AP (Ratchayothin) Co., Ltd. (APR)	<ul style="list-style-type: none"> - PR holds 100% of total paid-up capital of APR - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies 	<ul style="list-style-type: none"> - APR is a subsidiary company of PR, which is a joint venture of the company. 			Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
		Management fee	168.31	-	
Asian Property (2015) Co., Ltd. ("AP2015")	<ul style="list-style-type: none"> - PR holds 100% of total paid-up capital of AP2015 - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies 	<ul style="list-style-type: none"> - AP2015 is a subsidiary company of PR, which is a joint venture of the company. 			Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
		Management fee	10.59	59.34	
AP ME 1 Co., Ltd. ("AM1")	<ul style="list-style-type: none"> - PR holds 100% of total paid-up capital of AM1 - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies 	<ul style="list-style-type: none"> - AM1 is a subsidiary company of PR, which is a joint venture of the company. 			Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
		Management fee	26.62	40.25	

Persons/ Juristic Persons	Relations (as of 31 st Dec 2017)	Transaction description	Value (Baht Million)		Opinion of the Audit Committee
			31 st Dec 2017	31 st Dec 2016	
AP (Ekkamai) Co., Ltd. ("APE")	<ul style="list-style-type: none"> - The company holds 51% of total paid-up capital of AME - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies 	<ul style="list-style-type: none"> - APE is a joint-venture company between AP and MJRI (Thailand) Co., Ltd. with the shareholding ration 51:49 - The company charges APE for project management fees and sale fees 			Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
		Management fee	73.16	10.10	
Mr. Somyod Suteerapornchai	<ul style="list-style-type: none"> - Director of AP (Thailand) Pcl. 	<ul style="list-style-type: none"> - Mr. Somyod Suteerapornchai is a Director of AP (Thailand) Pcl. And received consulting fees from the company. 			Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
		Consulting fees	0.24	0.48	
AP ME 2 Co., Ltd. ("AM2")	<ul style="list-style-type: none"> - PR holds 100% of total paid-up capital of AM2 - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies 	<ul style="list-style-type: none"> - AM2 is a subsidiary company of PR, which is a joint venture of the company. 			Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
		Management fee	142.23	-	
AP ME 3 Co., Ltd. ("AM3")	<ul style="list-style-type: none"> - PR holds 100% of total paid-up capital of AM3 - Mr.Anuphong Assavabhokhin, Mr.Pichet Vipavasuphakorn and Mr. Somyod Suteerapornchai are the directors of both companies 	<ul style="list-style-type: none"> - AM3 is a subsidiary company of PR, which is a joint venture of the company. 			Assessed by the Audit Committee and executives, the price paid for such service is appropriate and fair.
		Management fee	46.87	-	

Necessity and appropriateness of the items

Related transaction is necessary and is done on a reasonable basis aiming for the most benefit of the Company. The Audit Committee has assessed the transaction to be a normal business and the Company has received and paid payment in fair amount compared with the market. Loan guarantee to the bank and loans to the subsidiary and related companies are to support the liquidity and improve the financial status of the Company. These related transactions are done according to the Related Transaction policy which was approved by the Company Board of the Directors.

Measures/Steps to approve the related transaction

The related transactions which are of the normal business of the Company, the supporting transaction of the normal business, the assets or services related items, short term leasing and financial aid items must be done with the discretion of a normal person in the common situation and without the power of the directorship, management, or those of the related persons. The transactions must be approved by the authorized persons of the Company's Board of Directors or the Board of Directors themselves, as the case may be. Moreover, according to the Board of the Directors' resolution at the meeting no. 8/2008 which held on 13 August 2008, the transactions must be reported in the Board of the Directors' meeting.

Regarding the financial aid transaction to the subsidiaries, the Company is prohibited to grant any loan to the subsidiaries in which the Company held not less than 90% shares, over the request amount. For the company in which the Company held less than 90% shares, the Company is allowed to grant any loan in the share holding ratio percentage of the request amount and the loan grant must be approved by the Company's Board of the Directors.

Any item with the condition different from a normal transaction or the longer term or the exceeding value than specified must be approved by the Company's Board of the Directors or the shareholders. Nevertheless, such transaction must comply with the law and regulations of the Stock Exchange Commission and the Stock Exchange of Thailand. It must also follow the instructions of the related transaction disclosure and the acquisition and disposal of the asset.

Occurrence of the related transaction

The Company has adopted the policy of the related transaction which is formed up to be in compliance with the normal business which the prices are comparable to the transaction with the third party. Nevertheless, the audit committee, or the Company auditor or the independent specialists has reviewed the suitability of the price and condition of the transaction.

However, if there is to be a conflict occurred in any of the related transaction, such transaction must be reviewed by the Audit Committee. In case that such transaction is not in the knowledge and experience filed of the Audit Committee, it will be reviewed by the independent specialist on the matter and the comments made by such independent specialist will be presented to the Board of the Directors or the Company's shareholders, as the case may be, as supporting information in approving such transaction. The Company has disclosed the related transaction in the financial statement notes.

STATEMENTS OF FINANCIAL POSITION AND REPORTS



AUDIT COMMITTEE REPORT

The Audit Committee of AP (Thailand) Public Company Limited (“the Company”) appointed the audit committee consisting 4 independent directors with fully qualified and experienced. The chairman of audit committee is Mr. Phanporn Dabbaransi and the three member are Mr. Nontachit Tulayanonda, Mr. Kosol Suriyaporn and Mr. Somyod Suteerapornchai, an independent director, who was appointed as an audit committee member on May 12th, 2017.

The Audit Committee performed its duty assigned by the board of directors. Duties and responsibilities of the Audit Committee are reviewing the financial reports, internal control, good corporate governance and the compliance with laws, as well as observing any item that can be in conflict with the Company’s benefit. In 2017, the audit committee meeting were held 4 times among executives, internal auditors, external auditors to inquire, acknowledge and discuss the following matters;

1. Reviewing the financial statement and reporting operating results.

The Audit Committee reviewed the Company’s quarterly and annual financial statements 2017 jointly with the management team and the auditors in the aspect of an accuracy and completeness including the sufficiency of disclosure before proposing the financial statements to the Board of Directors. Audit Committee also attended the exclusive meeting with the auditors and/or internal auditors without management team in order to discuss any matter independently.

The Audit Committee found the Company’s financial reports and operating results are accuracy according to the accounting standards and the financial statements are disclosed sufficiently.

2. The Internal control system assessment.

The Audit Committee assessed the sufficiency of the internal control system to be in accordance with The Committee of Sponsoring Organizations of the Treadway Commission (COSO), the template designated by the Stock Exchange Commission which consists of 5 parts, i.e. 1) the environment of the control 2) risk assessment of the activities 3) information system 4) communication and 5) follow-up system.

The Audit Committee found that the Company has achieved the sufficient and suitable internal control system and amended to comply with the changing situations. Furthermore, the committee also suggested the management team to continuously improve the internal control system.

3. The appointment of the company’s auditors 2017

The Audit Committee considered and appointed the auditors and remuneration from EY Office Limited to be the company’s auditors by considering the qualification, knowledge, ability, experience, and independence in accordance with the regulations of the Stock Exchange of Thailand or related authorities as well as the quality of reviewing the financial report in the previous year. The audit committee proposed to appoint the auditors from EY Office Limited to be the company’s auditors to the board of directors in order to get approval in the Annual General Meeting of shareholders 2017.

The Audit Committee found that the auditors are qualified as approved auditors by Stock Exchange Commission and carried out their duties by exercising knowledge, abilities, precautions and independence as well as provided useful comments and suggestions. The auditor's fee is suitable to the size and type of the Company business.

4. The connected transaction or conflict of interest monitor.

The Audit Committee monitored the Company's disclosure of connected transaction and conflict of interest.

The Audit Committee deemed the Company's disclosure sufficient and conformed to rules and regulations of Stock Exchange Commission and Stock Exchange of Thailand.

5. The good corporate governance and other relevant law compliance.

The Audit Committee encouraged the Company to strictly follow the good governance principles of the Stock Exchange of Thailand. On 9th March 2017, the company was officially certified as a member of Private Sector Collective Action Coalition against Corruption (CAC) by the Thai Institute of Directors (IOD). The committee also examine and monitor the company's operations in order to comply with the Securities and Exchange laws, regulations of Stock Exchange of Thailand and relevant business law. The quarterly meeting were held to acknowledge the Company's operations.

The Audit Committee agreed that the Company has complied with the Good Corporate Governance and has not operated its business against any law that may significantly affect the reputation and financial status of the company.

6. The internal audit.

The Audit Committee examined the performance of internal auditor team covering the mission, scope of responsibilities, the independence of auditing as well as the organization arrangement and manpower. The committee reviewed and approved the year plan for auditing which prepared from the results of risk assessment and advised the internal auditors to perform duties in accordance with international standard as well as followed up the implementation to comply with the significant issues of internal audit report.

The Audit Committee found that the Company has sufficient and efficient internal audit and information management. The internal auditors can perform duties independently and provide suggestion and benefit information in order to develop the company's operation.

The Audit Committee has performed their tasks and fulfilled their responsibilities as assigned by the Company's Board of Directors with their utmost discreet and capability for the benefit of the Company, shareholders and stakeholders.

The Audit Committee agreed that the board of directors, executives and employees of the Company are intentionally performed their duties to achieve the goals under the suitable internal control system as well as the good corporate governance with sufficiency, transparency and reliability. The company continuously improve the business operation for benefits of the Company, shareholders and stakeholders.



[Mr. Phanporn Dabbaransi]

Chairman of Audit Committee

REPORT OF THE NOMINATION AND REMUNERATION COMMITTEE

The nomination and remuneration committee of AP (Thailand) Public Company Limited ("the Company") consisted of 5 directors, namely

1. Mr. Pornwut	Sarasin	Chairman of nomination and remuneration committee
2. Mr. Nontachit	Tulayanonda	Member of nomination and remuneration committee
3. Mr. Somyod	Suteerapornchai	Member of nomination and remuneration committee
4. Mr. Anuphong	Assavabhokin	Member of nomination and remuneration committee
5. Mr. Pichet	Vipavasuphakorn	Member of nomination and remuneration committee

These three members namely; Mr. Pornwut Sarasin, Mr. Nontachit Tulayanonda and Mr. Somyod Suteerapornchai are qualified as independent directors

In 2017, the nomination and remuneration committee held 2 meetings for considering important issues and reporting the resolutions of meeting with comments and suggestions to the board of directors as followings;

1. The selection of directors

The Committee had reviewed and nominated candidates with suitable qualifications in accordance with the provisions of the law, whereby such nominated persons must not possess prohibited characteristics according to the article of association of the Company in order to be appointed as directors in replacement of the directors who are retire by rotation in the annual general meeting of shareholders 2018.

Thus, the nomination and remuneration committee had also invited shareholders to nominate suitable persons to be selected as candidates for election in AGM 2018, during 1-31st December 2017 but there was no nominee proposed by shareholders.

2. The remuneration

The Committee had proposed the remuneration of directors comprise of monthly compensation, meeting allowance and bonus to the board of directors and the Annual General Meeting of shareholders respectively.

In addition, the Committee also proposed the salary increase and bonus for executives and employees to the board of directors for approval.

The nomination and remuneration committee has performed its assigned duties carefully, transparently, honestly and reasonably by taking into account maximum benefits of the Company and the shareholders in line with the guideline of good corporate governance of the Stock Exchange of Thailand.



[Mr. Pornwut Sarasin]

Chairman of nomination and
remuneration committee

REPORT OF CORPORATE GOVERNANCE AND RISK MANAGEMENT COMMITTEE

The corporate governance and risk management committee emphasized on the corporate governance principle in order to comply with the corporate governance policy and code of conduct of the company as well as aimed to continually develop the corporate governance to be in line with the international standard. The corporate governance and risk management committee consisted of 6 directors, namely; 1. Mr. Kosol Suriyaporn , Chairman of corporate governance and risk management committee and independent director. 2. Mr. Siripong Sombutsiri 3. Mr. Visanu Suchatlumpomg 4. Mr. Wason Naruenatpaisan 5. Ms. Kittiya Pongpujaneeagul. During the year, the Board of directors passed the resolution to appoint Mr. Yokporn Tantisawetratm an independent director, to be a member of corporate governance and risk management committee, effective from May 12th, 2017 onwards.

In 2017, the corporate governance and risk management committee held 4 meetings. The attendance record can be found in the topic of meeting attendance in Management structure section. The committee has performed the following tasks in accordance with the scope of responsibilities and duties assigned by the board of directors.

The encouragement and implementation of the good corporate governance policy

- To consider the plan for Annual General Meeting of shareholders and provide suggestion according to the good corporate governance and AGM checklist of the Stock Exchange of Thailand in order to held the complete, efficient and transparent meeting in every steps from the pre-AGM to post-AGM. In 2017, the company was praised at excellent level from the AGM assessment by the Thai Investors Association (TIA)
- For the Corporate Governance Report of Thai Listed Companies 2017 conducted by the Thai Institute of Directors (IOD), the company has achieved the corporate governance scoring at excellent level, which represented the intention of the company to continually develop the standard of CG.
- To consider and provide guidance relating the review of the Company's corporate governance policy, code of conduct, anti-corruption policy, whistle blowing policy and related policies. For more information, please check out our website www.apthai.com
- To encourage the courses enrollment for directors in order to continually enhance the knowledge of directors.

Risk management

- To provide comments, advices, complaints from customers and follow up the solutions of the company including the prevention measure in every quarters.
- To encourage all executives and employees to realize an important of risk management in order to achieve the goal setting.

The corporate governance and risk management committee aimed to develop the operation of the corporate governance and risk management. The committee also monitored the company to strictly comply with the various regulations, which are the essential factors to promote and support the confidential from the stakeholders and create the sustainability for the company.



[Mr. Kosol Suriyaporn]

Chairman of corporate governance and
risk management committee

REPORT OF THE BOARD OF DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Board of Directors is responsible for AP (Thailand) Public Company Limited and its subsidiaries' consolidated financial statements and financial information presented in this annual report. The aforementioned financial statements are prepared in accordance with generally accepted accounting principles, using appropriate accounting policy, consistent basis and careful judgement. Important information is adequately and transparently disclosed in the notes to the financial statements.

The Board of Directors has provided and maintained an efficient internal control system to ensure that accounting records are accurate, reliable, and adequate to protect its assets and uncover any weaknesses that may be presented in order to prevent fraud or materially irregular operations.

In this regard, the Board of Directors has appointed the Audit Committee which is non-executive directors to be responsible for the quality of financial reporting and the internal control system. All their comments on these issues have been included in the Audit Committee Report which is presented in this annual report.

The Board of Directors believes that the Company's overall internal control system has performed to a satisfactory level to lend credibility and provide reliability to AP (Thailand) Public Company Limited and its subsidiaries' financial statements as of 31st December 2017. The Board of Directors also believes all these financial statements have been presented fairly for both operating results and cash flow in all material respects.

(Prof. Dr. Naris Chaiyasoot)
Chairman of the Board of Directors

(Mr. Anuphong Assavabhokhin)
Vice Chairman and
Chief Executive Officer

(Mr. Pichet Vipavasuphakorn)
Director and
Managing Director

(Mr. Siripong Sombutsiri)
Director

(Mr. Wason Naruenatpaisan)
Director

(Ms. Kittiya Pongpujaneegul)
Director

(Mr. Visanu Suchartlumpom)
Director

(Mr. Pornwut Sarasin)
Director

(Mr. Yokporn Tantisawetrat)
Director

(Mr. Phanporn Dabbaransi)
Chairman of Audit Committee

(Mr. Kosol Suriyaporn)
Audit Committee Member

(Mr. Nontachit Tulayanonda)
Audit Committee Member

(Mr. Somyod Suteerapornchai)
Audit Committee Member

REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

Independent Auditor's Report

To the Shareholders of AP (Thailand) Public Company Limited

Opinion

I have audited the accompanying consolidated financial statements of AP (Thailand) Public Company Limited and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at 31 December 2017, and the related consolidated statements of 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 AP (Thailand) 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 AP (Thailand) Public Company Limited and its subsidiaries of AP (Thailand) Public Company Limited as at 31 December 2017, 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 period. 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 matters and how audit procedures respond for the matter are described below.

Revenue recognition from sales of real estate

Revenue from sales of real estate is the most significant amount in the statement of comprehensive income, representing 95 percent and 80 percent of total revenues in the consolidated and separate financial statements, respectively. It is also the main performance indicator to which the users of the financial statements pay attention. Moreover, the Group has numerous real estate projects and sales agreements with a variety of conditions, pertaining to matters such as sales promotions and offering special discounts to boost sales. I have therefore focused on the recognition of revenue from sales of real estate of the Group.

I have examined the Group's recognition of revenue from sales of real estate by assessing and testing the Group's IT system and its internal controls with respect to the revenue cycle, by making enquiry of responsible executives, gaining an understanding of the controls and selecting representative samples to test the operation of the designed controls. I also applied a sampling method to select sales agreements to assess whether revenue recognition was consistent with the conditions of the relevant agreement, and whether it was in compliance with the Group's policy, examined supporting documents for actual sales transactions occurring during the year and near the end of the accounting period on a sampling basis, and performed analytical procedures on revenue from sales of real estate data to detect possible irregularities in sales transactions throughout the period, particularly for 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 period 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.

Satida Ratananurak

Certified Public Accountant (Thailand) No. 4753

EY Office Limited

Bangkok: 27 February 2018

STATEMENTS OF FINANCIAL POSITION

AP (Thailand) Public Company Limited and its subsidiaries
As at 31 December 2017

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2017	2016	2017	2016
Assets					
Current assets					
Cash and cash equivalents	6	1,054,168,567	1,086,818,313	540,591,206	722,615,177
Trade and other receivables	7	390,356,483	163,715,158	262,255,984	91,502,612
Inventories	8	35,424,614,750	30,742,693,469	16,245,119,862	19,576,509,163
Interest receivable - related parties	9	-	-	843,448,941	845,566,795
Short-term loans to related parties	9	-	-	15,229,100,000	6,071,600,000
Deposits for construction materials		49,260,699	380,043,096	23,415,523	133,415,990
Deposits for land		822,211,269	745,178,561	3,750,000	451,689,916
Total current assets		37,740,611,768	33,118,448,597	33,147,681,516	27,892,899,653
Non-current assets					
Restricted bank deposits	6	993,151	2,215,247	549,059	740,155
Investments in subsidiaries	10	-	-	2,562,160,450	2,563,160,420
Investments in joint ventures	11	4,795,403,155	3,526,126,065	5,215,314,940	3,541,668,290
Land and cost of project held for development	12	654,422,429	606,842,394	144,456,631	96,876,596
Investment properties	13	70,648,590	73,412,408	52,410,320	55,354,771
Property, plant and equipment	14	265,111,554	94,226,634	63,938,656	60,043,331
Goodwill		100,063,166	100,063,166	-	-
Intangible assets	15	29,334,685	15,779,315	25,520,477	15,213,885
Deferred tax assets	23	194,877,804	167,725,163	90,419,556	100,820,768
Other non-current assets		84,576,603	85,129,848	30,485,762	31,814,757
Total non-current assets		6,195,431,137	4,671,520,240	8,185,255,851	6,465,692,973
Total assets		43,936,042,905	37,789,968,837	41,332,937,367	34,358,592,626

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

STATEMENTS OF FINANCIAL POSITION

AP (Thailand) Public Company Limited and its subsidiaries
As at 31 December 2017

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2017	2016	2017	2016
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	16	5,661,852,703	1,990,834,616	4,800,852,703	1,990,834,616
Trade and other payables	9, 17	1,232,109,229	1,031,155,968	787,220,889	686,425,366
Accrued interest expenses - related parties	9	-	-	11,981,540	8,742,691
Short-term loans from related parties	9	-	-	1,137,700,000	628,500,000
Current portion of debentures	19	3,300,000,000	4,450,000,000	3,300,000,000	4,450,000,000
Current portion of hire purchase payable		355,379	-	-	-
Unearned revenue		304,361,178	544,266,842	152,198,433	254,234,013
Accrued expenses		1,499,474,087	1,374,792,954	1,093,627,717	1,079,774,336
Income tax payable		359,408,834	179,727,468	206,433,937	53,670,597
Accrued interest expenses		133,844,086	150,168,389	133,655,602	150,150,169
Total current liabilities		12,491,405,496	9,720,946,237	11,623,670,821	9,302,331,788
Non-current liabilities					
Long-term loans - net of current portion	18	90,000,000	150,000,000	40,000,000	50,000,000
Debentures - net of current portion	19	9,350,000,000	8,150,000,000	9,350,000,000	8,150,000,000
Hire purchase payable - net of current portion		1,001,128	-	-	-
Retention payable	9	240,764,370	246,319,492	115,278,444	140,820,828
Provision for long-term employee benefits	20	129,854,788	98,767,920	108,688,148	89,067,281
Total non-current liabilities		9,811,620,286	8,645,087,412	9,613,966,592	8,429,888,109
Total liabilities		22,303,025,782	18,366,033,649	21,237,637,413	17,732,219,897

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

STATEMENTS OF FINANCIAL POSITION (CONTINUED)

AP (Thailand) Public Company Limited and its subsidiaries
As at 31 December 2017

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2017	2016	2017	2016
Shareholders' equity					
Share capital					
Registered					
3,145,912,151 ordinary shares of Baht 1					
each Issued and fully paid up		3,145,912,151	3,145,912,151	3,145,912,151	3,145,912,151
3,145,899,495 ordinary shares of Baht 1					
each Share premium		3,145,899,495	3,145,899,495	3,145,899,495	3,145,899,495
Share premium		89,415,830	89,415,830	89,415,830	89,415,830
Retained earnings					
Appropriated - statutory reserve	27	314,591,215	314,591,215	314,591,215	314,591,215
Unappropriated		18,086,738,066	15,873,406,140	16,545,393,414	13,076,466,189
Equity attributable to owners					
of the Company		21,636,644,606	19,423,312,680	20,095,299,954	16,626,372,729
Non-controlling interests of the subsidiaries		(3,627,483)	622,508	-	-
Total shareholders' equity					
		21,633,017,123	19,423,935,188	20,095,299,954	16,626,372,729
Total liabilities and shareholders' equity					
		43,936,042,905	37,789,968,837	41,332,937,367	34,358,592,626
		-	-	-	-

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

STATEMENTS OF COMPREHENSIVE INCOME

AP (Thailand) Public Company Limited and its subsidiaries
For the year ended 31 December 2017

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2017	2016	2017	2016
Profit or loss:					
Revenues					
Revenues from sales of real estate		21,123,662,525	19,653,190,564	15,117,302,856	14,439,381,480
Service income		471,371,529	214,606,435	-	-
Management income	9	580,624,967	385,348,257	580,624,967	385,348,257
Interest income		6,457,167	6,825,148	388,579,463	300,437,029
Dividend income	9, 10, 11	-	-	2,618,886,508	39,799,898
Gain from sales of investments	10	85,730,502	105,022,457	156,700,000	157,856,315
Other income		81,511,899	82,567,001	39,373,029	34,327,305
Total revenues		22,349,358,589	20,447,559,862	18,901,466,823	15,357,150,284
Expenses					
Costs of sales	22	14,047,063,478	13,249,245,312	10,203,146,019	9,981,477,623
Costs of services		214,804,142	43,154,764	-	-
Selling expenses		2,195,261,626	2,013,932,982	1,658,306,723	1,601,058,798
Administrative expenses		2,347,822,929	1,997,903,849	1,742,122,800	1,623,757,876
Other expenses		8,701,936	3,891,352	-	5,374,619
Total expenses		18,813,654,111	17,308,128,259	13,603,575,542	13,211,668,916
Profit before share of profit from investments in joint ventures, finance cost and income tax expenses		3,535,704,478	3,139,431,603	5,297,891,281	2,145,481,368
Share of profit from investments in joint ventures	11	501,733,825	370,836,113	-	-
Profit before finance cost and income tax expenses		4,037,438,303	3,510,267,716	5,297,891,281	2,145,481,368
Finance cost		(150,411,784)	(188,869,633)	(424,933,884)	(393,349,202)
Profit before income tax expenses		3,887,026,519	3,321,398,083	4,872,957,397	1,752,132,166
Income tax expenses	23	(738,722,912)	(618,772,231)	(460,265,991)	(346,164,981)
Profit for the year		3,148,303,607	2,702,625,852	4,412,691,406	1,405,967,185
Other comprehensive income:					
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent periods</i>					
Actuarial gain from post-employment benefits	20	-	12,141,072	-	5,848,703
Less: Income tax effect	23	-	(1,231,928)	-	(1,169,741)
Other comprehensive income for the year		-	10,909,144	-	4,678,962
Total comprehensive income for the year		3,148,303,607	2,713,534,996	4,412,691,406	1,410,646,147

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

STATEMENTS OF COMPREHENSIVE INCOME (CONTINUED)

AP (Thailand) Public Company Limited and its subsidiaries
For the year ended 31 December 2017

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2017	2016	2017	2016
Profit attributable to:					
Equity holders of the Company		3,157,096,107	2,702,560,791	4,412,691,406	1,405,967,185
Non-controlling interests of the subsidiaries		(8,792,500)	65,061		
Total		3,148,303,607	2,702,625,852		
Total comprehensive income attributable to:					
Equity holders of the Company		3,157,096,107	2,713,469,935	4,412,691,406	1,410,646,147
Non-controlling interests of the subsidiaries		(8,792,500)	65,061		
Total		3,148,303,607	2,713,534,996		
Earnings per share					
	24				
Basic earnings per share					
Profit attributable to equity holders of the Company		1.004	0.859	1.403	0.447
Weighted average number of ordinary shares (Shares)		3,145,899,495	3,145,899,495	3,145,899,495	3,145,899,495

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

CASH FLOW STATEMENTS

AP (Thailand) Public Company Limited and its subsidiaries
For the year ended 31 December 2017

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Cash flows from operating activities				
Profit before tax	3,887,026,519	3,321,398,083	4,872,957,397	1,752,132,166
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities:				
Depreciation	54,169,858	42,453,126	28,514,838	28,309,505
Amortisation	13,743,280	11,697,241	12,891,511	11,262,820
Doubtful debts	7,673,651	1,192,044	-	-
Allowance for diminution in value of inventories	-	300,000	-	300,000
Reversal of allowance for impairment loss on land held for development	-	(10,009,712)	-	-
Allowance for diminution in value of assets (reversal)	(21,860)	55,519,335	(21,860)	(69,565)
Loss on disposals/write-off of assets	926,861	310,420	523,963	44,185
Share of profit from investments in joint ventures	(501,733,825)	(370,836,113)	-	-
Gain from sales of investments	(85,730,502)	(105,022,457)	(156,700,000)	(157,856,315)
Loss on diminution in value of investments	-	-	-	5,099,999
Dividend income	-	-	(2,618,886,508)	(39,799,898)
Provision for long-term employee benefits	31,240,738	31,050,165	19,774,737	25,941,649
Write-off of income tax	2,816,907	115,383	-	-
Interest income	(6,457,167)	(6,825,148)	(388,579,463)	(300,437,029)
Interest expenses	124,831,163	164,514,566	403,052,367	373,153,833
Profit from operating activities before changes in operating assets and liabilities	3,528,485,623	3,135,856,933	2,173,526,982	1,698,081,350
Operating assets (increase) decrease				
Trade and other receivables	(809,913,132)	(521,634,008)	387,187,012	(210,456,941)
Inventories	(8,007,411,515)	(1,589,530,471)	3,437,742,121	1,458,817,345
Other non-current assets	6,365,678	(65,797,209)	1,328,995	1,183,211
Operating liabilities increase (decrease)				
Trade and other payables	328,025,480	(13,120,501)	114,648,903	(78,255,387)
Unearned revenue	(239,905,664)	(50,791,443)	(102,035,580)	72,798,792
Retention payable	(5,514,122)	(2,252,937)	(25,542,384)	(48,346,614)
Cash from (used in) operating activities	(5,199,867,652)	892,730,364	5,986,856,049	2,893,821,756
Cash paid for long-term employee benefits	(153,870)	(14,711,020)	(153,870)	(14,711,020)
Cash paid for interest expenses	(564,884,665)	(563,943,960)	(574,215,778)	(620,797,686)
Cash paid for income tax	(627,452,037)	(710,981,254)	(297,101,439)	(506,118,128)
Net cash from (used in) operating activities	(6,392,358,224)	(396,905,870)	5,115,384,962	1,752,194,922

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

CASH FLOW STATEMENTS (CONTINUED)

AP (Thailand) Public Company Limited and its subsidiaries
For the year ended 31 December 2017

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Cash flows from investing activities				
Decrease in restricted bank deposits	1,222,096	4,116,508	191,096	4,116,508
Cash received from short-term loans to related parties	-	855,000,000	10,262,024,338	7,044,100,000
Cash paid for short-term loans to related parties	-	-	(19,419,524,338)	(6,371,900,000)
Cash received from sale of investments in subsidiaries	94,040,334	596,492,897	161,699,850	648,448,075
Cash paid for investments in subsidiaries	-	-	(3,999,880)	(491,999,940)
Cash paid for investments in joint ventures	(1,673,646,650)	(1,549,854,300)	(1,673,646,650)	(1,549,854,300)
Dividend received	816,873,729	-	2,618,886,508	39,799,898
Cash received from disposals of assets	1,087,572	253,663	898,272	186,584
Cash paid for purchases of equipment	(220,164,077)	(31,000,101)	(29,773,163)	(14,762,909)
Cash paid for purchases of intangible assets	(27,599,028)	(17,795,801)	(23,198,103)	(17,357,801)
Cash received from interest	6,457,167	6,825,148	390,697,318	181,861,448
Net cash used in investing activities	(1,001,728,857)	(135,961,986)	(7,715,744,752)	(527,362,437)
Cash flows from financing activities				
Increase in short-term loans from financial institutions	5,087,900,000	1,429,936,000	2,812,900,000	1,200,000,000
Cash received from short-term loans from related parties	-	-	1,077,700,000	106,000,000
Cash paid for short-term loans from related parties	-	-	(568,500,000)	(80,000,000)
Cash received from long-term loans	3,262,930,400	1,994,500,000	40,000,000	50,000,000
Cash paid for repayment of long-term loans	(100,000,000)	(282,000,000)	(50,000,000)	(99,000,000)
Cash received from issuance of debentures	4,500,000,000	2,000,000,000	4,500,000,000	2,000,000,000
Cash paid for debentures	(4,450,000,000)	(3,000,000,000)	(4,450,000,000)	(3,000,000,000)
Cash paid for hire purchase payable	(171,393)	-	-	-
Dividend payment	(943,764,181)	(943,759,921)	(943,764,181)	(943,759,921)
Cash received from non-controlling interests of subsidiaries	4,655,000	-	-	-
Dividend payment to non-controlling interests of subsidiaries	(112,491)	-	-	-
Net cash from (used in) financing activities	7,361,437,335	1,198,676,079	2,418,335,819	(766,759,921)
Net increase (decrease) in cash and cash equivalents	(32,649,746)	665,808,223	(182,023,971)	458,072,564
Cash and cash equivalents at beginning of year	1,086,818,313	421,010,090	722,615,177	264,542,613
Cash and cash equivalents at end of year (Note 6)	1,054,168,567	1,086,818,313	540,591,206	722,615,177

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

CASH FLOW STATEMENTS (CONTINUED)

AP (Thailand) Public Company Limited and its subsidiaries
For the year ended 31 December 2017

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Supplemental cash flow information				
Non-cash transactions from investing activities				
Transfer inventories to investment properties	2,291,178	28,845,488	1,092,925	18,700,763
Transfer inventories to land and cost of project held for development	47,580,035	-	47,580,035	-
Purchase of asset under hire purchase agreement	1,527,900	-	-	-

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

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

AP (Thailand) Public Company Limited and its subsidiaries
For the year ended 31 December 2017

Consolidated financial statements									(Unit: Baht)
Equity attributable to owners of the Company									
Note	Retained earnings					Total equity attributable to owners of the Company	Equity attributable to non-controlling interests of the subsidiaries	Total shareholders' equity	
	Issued and paid-up share capital	Share premium	Appropriated - statutory reserve	Unappropriated					
	3,145,899,495	89,415,830	314,591,215	14,103,696,126	17,653,602,666	462,444	17,654,065,110		
Profit for the year	-	-	-	2,702,560,791	2,702,560,791	65,061	2,702,625,852		
Other comprehensive income for the year	-	-	-	10,909,144	10,909,144	-	10,909,144		
Dividend paid	-	-	-	(943,759,921)	(943,759,921)	-	(943,759,921)		
Increase in non-controlling interests	-	-	-	-	-	95,003	95,003		
Balance as at 31 December 2016	3,145,899,495	89,415,830	314,591,215	15,873,406,140	19,423,312,680	622,508	19,423,935,188		
	3,145,899,495	89,415,830	314,591,215	15,873,406,140	19,423,312,680	622,508	19,423,935,188		
Profit for the year	-	-	-	3,157,096,107	3,157,096,107	(8,792,500)	3,148,303,607		
Dividend paid	-	-	-	(943,764,181)	(943,764,181)	-	(943,764,181)		
Increase in non-controlling interests of subsidiaries from increase share capital of subsidiary	-	-	-	-	-	4,655,000	4,655,000		
Decrease in non-controlling interests from dividend payment of subsidiaries	-	-	-	-	-	(112,491)	(112,491)		
Balance as at 31 December 2017	3,145,899,495	89,415,830	314,591,215	18,086,738,066	21,636,644,606	(3,627,483)	21,633,017,123		

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

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY (CONTINUED)

AP (Thailand) Public Company Limited and its subsidiaries
For the year ended 31 December 2017

(Unit: Baht)

Separate financial statements

	Note	Issued and paid-up share capital	Share premium	Retained earnings			Total shareholders' equity
				Appropriated - statutory reserve	Unappropriated		
Balance as at 1 January 2016		3,145,899,495	89,415,830	314,591,215	12,609,579,964		16,159,486,504
Profit for the year		-	-	-	1,405,967,185		1,405,967,185
Other comprehensive income for the year		-	-	-	4,678,962		4,678,962
Dividend paid	25	-	-	-	(943,759,922)		(943,759,922)
Balance as at 31 December 2016		3,145,899,495	89,415,830	314,591,215	13,076,466,189		16,626,372,729
Balance as at 1 January 2017		3,145,899,495	89,415,830	314,591,215	13,076,466,189		16,626,372,729
Profit for the year		-	-	-	4,412,691,406		4,412,691,406
Dividend paid	25	-	-	-	(943,764,181)		(943,764,181)
Balance as at 31 December 2017		3,145,899,495	89,415,830	314,591,215	16,545,393,414		20,095,299,954

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

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

AP (Thailand) Public Company Limited and its subsidiaries
For the year ended 31 December 2017

1. General information

AP (Thailand) Public Company Limited ("the Company") is a public company, incorporated and domiciled in Thailand. The Company is principally engaged in real estate development. The registered office of the Company is at 170/57 18th floor, Ocean Tower I Building, Rajadapisek Road, Klongtoey, Bangkok.

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 11 October 2016, 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) These consolidated financial statements include the financial statements of AP (Thailand) Public Company Limited (hereinafter called as "the Company") and the following subsidiary companies (hereinafter called as "the subsidiaries"), with the change in the group structure during the current year from the establishment of the subsidiaries and sell the investments in subsidiaries as described in Note 10.

Company's name	Nature of business	Country of incorporation	Percentage of shareholding	
			2017	2016
Held by the Company				
The Value Property Development Co., Ltd. and subsidiaries	Real estate development	Thailand	100	100
Asian Property (Krungthep) Co., Ltd.	Real estate development	Thailand	100	100
Asian Property Co., Ltd. and subsidiary	Real estate development	Thailand	100	100
Thonglor Residence Co., Ltd. and subsidiary	Real estate development	Thailand	100	100
Smart Service & Management Co., Ltd.	Service	Thailand	100	100
Bangkok CitiSmart Co., Ltd.	Service	Thailand	100	100
Asian Property (2011) Co., Ltd.	Real estate development	Thailand	100	100
Asian Property (2012) Co., Ltd.	Real estate development	Thailand	100	100
Asian Property (2013) Co., Ltd.	Real estate development	Thailand	100	100
Thai Big Belly Co., Ltd.	Real estate development	Thailand	100	100
Asian Property (2014) Co., Ltd.	Real estate development	Thailand	100	100
AP ME 3 Co., Ltd.	Real estate development	Thailand	-	100
AP ME 4 Co., Ltd.	Real estate development	Thailand	-	100
AP ME 5 Co., Ltd.	Real estate development	Thailand	-	100
AP ME 7 Co., Ltd.	Real estate development	Thailand	100	-
AP ME 9 Co., Ltd.	Real estate development	Thailand	100	-

Company's name	Nature of business	Country of incorporation	Percentage of indirect shareholding	
			2017	2016
Held by the subsidiaries of the Company				
SQE Construction Co., Ltd. (100 percent held by The Value Property Development Co., Ltd.)	Construction	Thailand	100	100
Asian Property (2017) Co.,Ltd. (100 percent held by The Value Property Development Co.,Ltd.)	Real estate development	Thailand	100	-
Signature Advisory Partners Ltd. (100 percent held by Thonglor Residence Co., Ltd.)	Real estate development	Thailand	100	100
SEASIA Leadavation Center Co., Ltd. (90 percent held by Asian Property Co., Ltd.)	Service	Thailand	90	90
Som Baan Co.,Ltd. (100 percent held by Signature Advisory Partners Ltd.)	Service	Thailand	100	100
RC 1 Co.,Ltd. (100 percent held by Signature Advisory Partners Ltd.)	Real estate development	Thailand	100	-
RC 2 Co.,Ltd. (100 percent held by Signature Advisory Partners Ltd.)	Real estate development	Thailand	100	-

- b) The Company 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 Company 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) Material balances and transactions between the Company and its subsidiaries have been eliminated from the consolidated financial statements.
- f) Investments in the subsidiaries as recorded in the Company's books of account are eliminated against the equity of subsidiaries.
- g) The premium of investment exceeds the fair value of net assets of subsidiaries at the acquisition date is presented as goodwill or intangible asset under non-current assets in the consolidated statement of financial position.
- h) Non-controlling interests represent the portion of profit or loss and net assets of the subsidiaries that are not held by the Company 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 joint ventures under the cost method.

3. New financial reporting standards

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

During the year, the Company and its subsidiaries have adopted the revised financial reporting standards and interpretations (revised 2016) and new accounting treatment guidance which are effective for fiscal years beginning on or after 1 January 2017. 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 standards. The adoption of these financial reporting standards does not have any significant impact on the Company and its subsidiaries' financial statements.

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

During the current year, the Federation of Accounting Professions issued a number of revised financial reporting standards and interpretations (revised 2017) which are effective for fiscal years beginning on or after 1 January 2018. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes and clarifications directed towards disclosures in the notes to financial statements.

The management of the Company and its subsidiaries believe that the revised financial reporting standards will not have any significant impact on the financial statements when they are initially applied.

4. Significant accounting policies

4.1 Revenue recognition

Revenue from sales of real estate

Revenues from sales of land and houses/condominium units/land are recognised when the ownership has been transferred to buyer. Revenues are the contract value which ownership is transferred to buyer.

Construction income

Revenue from construction contract works is recognised as income, excluding value added tax, on the basis of percentage of completion which is estimated by project engineers.

Revenue from construction contract of the projects which were launched from the year 2014 onward is recognised as income on the basis of percentage of completion which is estimated by the proportion that contract costs incurred up to date bear to the estimated total costs.

Provision for anticipated loss from construction contracts will be made in the accounts as soon as the possibility of such loss is ascertained.

Construction income represents revenue from service rendered by a subsidiary to the group, which has been eliminated from the consolidated financial statements.

Rendering of services

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

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 Cost of sales of real estate

Cost of sales of land and houses/condominium units

Cost of sales of land and houses/condominium units is determined based on the anticipated total development costs (after considering the actual costs incurred to date) attributed to units already sold on the basis of the salable value and area, and is recognised as cost of sales in accordance with the revenue recognition.

Cost of land

Cost of land is recognised as cost of sales in accordance with the revenue recognition.

Cost of construction

Cost of construction comprises the costs of materials, labour, subcontractors' charges, other services and overheads, which are recognised on the percentage of completion method.

Cost of construction represents cost on construction projects of a subsidiary providing to the group, which has been eliminated from the consolidated financial statements.

4.3 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.

4.4 Trade accounts receivable

Trade accounts receivable 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 experiences and analysis of debt aging.

4.5 Inventories

Inventories are valued at the lower of cost and net realisable value. Cost of inventories is calculated as detailed below.

Land

Land is valued at cost on a weighted average method (calculated separately for each project) and is recognised as cost in accordance with the revenue recognition.

Deferred interest

Interest expenses relating to project development are recorded as deferred interest, with capitalisation ceasing when the ownership is transferred to buyer. Such deferred interest is recorded as a part of inventories and is recognised as cost of sales in accordance with the average revenue recognition (calculated separately for each project).

Infrastructure

The costs of construction for infrastructure like road, electricity system, water supply system and others are recorded as a part of inventories and are recognised as cost of sales in accordance with the revenue recognition.

Deferred project development costs

Preparation costs and project development costs before sales are recorded as a part of inventories and are recognised as cost of sales in accordance with the revenue recognition.

The Company and its subsidiaries recognise loss on diminution in value of projects (if any) in profit or loss.

4.6 Investments

- a) Investments in joint ventures are accounted for in the consolidated financial statements using the equity method.
- b) Investments in subsidiaries and joint ventures are accounted for in the separate financial statements using the cost method.

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

In the event the Company reclassifies investments from one type to another, such investments will be readjusted to their fair value as at the reclassification date. The difference between the carrying amount of the investments and the fair value on the date of reclassification are recorded in profit or loss or recorded as other components of shareholders' equity, depending on the type of investment that is reclassified.

On disposal of an investment, the difference between net disposal proceeds and the carrying amount of the investment is recognised as income or expenses in profit or loss.

4.7 Investment properties

Investment properties are initially measured 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 20 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.

4.8 Property, plant 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 plant and equipment is calculated by reference to their costs on the straight-line basis over the following estimated useful lives.

Land improvement	-	5	and	10	years
Buildings, buildings improvement and constructions	-	10	and	20	years
Club houses, swimming pool and playground	-	20	years		
Sample houses and sales office	-	5	years		
Furniture, fixtures and office equipment	-	3	and	5	years
Motor vehicles	-	5	years		
Mold	-	3	years		
Other fixed assets	-	5	years		

Depreciation is included in determining income. No depreciation is provided on land and assets under installation.

An item of property, plant 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.

4.9 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.

4.10 Intangible assets

Intangible assets are initially recognised at cost. Following the initial recognition, the intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses (if any).

Intangible assets with finite lives are amortised on a systematic basis over the economic useful life and tested for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method of such intangible assets are reviewed at least at each financial year end. The amortisation expense is charged to profit or loss.

A summary of the intangible assets with finite useful lives is as follows:

	Useful lives
Computer software	3 and 5 years

4.11 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 Company's cash-generating units (or group of cash-generating units) that are expected to benefit from the synergies of the combination. The Company estimates the recoverable amount of each cash-generating unit (or group of cash-generating units) 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.

4.12 Related party transactions

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

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

4.13 Operating leases

Leases, which a significant portion of the risks and rewards of ownership are not transferred to the lessee, are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the lease period. When an operating lease is terminated before the lease period has expired, any payment required to be made to the lessor by way of penalty is recognised as an expense in the period in which termination takes place.

4.14 Impairment of assets

At the end of each reporting period, the Company and its subsidiaries perform impairment reviews in respect of the property, plant and equipment and other intangible assets whenever events or changes in circumstances indicate that an asset may be impaired. The Company and its subsidiaries also carry 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. In determining value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used. These calculations are corroborated by a valuation model that, based on information available, reflects the amount that the Company and its subsidiaries could obtain from the disposal of the asset in an arm's length transaction between knowledgeable, willing parties, after deducting the costs of disposal.

An impairment loss is recognised in profit or loss.

In the assessment of asset impairment if there is any indication that previously recognised impairment losses may no longer exist or may have decreased, the Company and its subsidiaries estimate the asset's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The increased carrying amount of the asset attributable to a reversal of an impairment loss shall not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in profit or loss.

4.15 Employee benefits

Short-term employee benefits

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

Post-employment benefits

Defined contribution plans

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

Defined benefit plans

The Company and its subsidiaries have obligations in respect of the severance payments they 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 other comprehensive income.

4.16 Long-term leases

Leases of 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 other long-term payables, while the interest element is charged to profit or loss over the lease period. The assets acquired under finance leases are depreciated over the useful life of the asset.

Leases of equipment which do not transfer 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.

4.17 Provisions

Provisions are recognised when the Company and its subsidiaries 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.

4.18 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 Company and its subsidiaries 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 subsidiaries 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 subsidiaries record deferred tax directly to shareholders' equity if the tax relates to items that are recorded directly to shareholders' equity.

4.19 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 Company and its subsidiaries apply 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 Company and its subsidiaries measure 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 observable 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 Company and its subsidiaries determine 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:

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 risk and rewards of ownership of the leased asset has been transferred, taking into consideration terms and conditions of the arrangement.

Allowance for doubtful accounts

In determining an allowance for doubtful accounts, the management needs to make judgement and estimates based upon, among other things, past collection history, aging profile of outstanding debts and the prevailing economic condition.

Fair value of financial instruments

In determining the fair value of financial instruments recognised in the statement of financial position that are not actively traded and for which quoted market prices are not readily available, the management exercise judgement, using a variety of valuation techniques and models. The input to these models is taken from observable markets, and includes consideration of credit risk (bank and counterparty, both) liquidity, correlation and longer-term volatility of financial instruments. Change in assumptions about these factors could affect the fair value recognised in the statement of financial position and disclosures of fair value hierarchy.

Investment property

The Company and its subsidiaries present investment property at the fair value estimated by an independent appraiser, and recognises changes in the fair value in profit or loss. The independent appraiser valued the investment property using the market approach by referring to the purchase-sale information and the comparable transactions of the assets bought-sold during the same period, taking into account the location, size and shape of land, type and condition of the assets.

Property, plant and equipment and depreciation

In determining depreciation of plant and equipment, the management is required to make estimates of the useful lives and residual values of the plant 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, plant 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.

Goodwill and intangible assets

The initial recognition and measurement of goodwill and intangible assets, 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.

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.

Post-employment benefits under defined benefit plans

The obligation under the defined benefit plan is determined based on actuarial techniques. Such determination is made based on various assumptions, including discount rate, future salary increase rate, mortality rate and staff turnover rate.

Litigation

The Company and its subsidiaries have contingent liabilities as a result of litigation. The Company and its subsidiaries' managements have used judgement to assess the results of the litigation and believes that provision for such contingent liabilities recorded as at the end of reporting period is sufficient.

6. Cash and cash equivalents

Cash and cash equivalents as at 31 December 2017 and 2016 consisted of the following:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Cash	1,916	1,777	1,170	1,243
Deposits at banks	1,053,246	1,087,256	539,970	722,112
Total	1,055,162	1,089,033	541,140	723,355
Less: Restricted bank deposits	(993)	(2,215)	(549)	(740)
Cash and cash equivalents	1,054,169	1,086,818	540,591	722,615

As at 31 December 2017, bank deposits in savings accounts carried interests between 0.10 and 1.03 percent per annum (2016: between 0.37 and 1.10 percent per annum).

The above restricted bank deposits are bank deposits that the Company and its subsidiaries have placed with banks to secure letters of guarantee issued by the banks on behalf of the Company and its subsidiaries.

7. Trade and other receivables

As at 31 December 2017 and 2016, the outstanding balances of trade and other receivables were unrelated parties, as detailed below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Trade receivables				
<u>Aged on the basis of due dates</u>				
Not yet due	190,871	14,395	171,182	-
Past due				
Up to 12 months	10,669	1,269	-	-
Over 12 months	1,312	3,051	-	-
Total trade receivables	202,852	18,715	171,182	-
Less: Allowance for doubtful accounts	(1,312)	(1,315)	-	-
Trade receivables - net	201,540	17,400	171,182	-
Other receivable - the Revenue department	22,797	21,107	-	-
Other receivables	166,019	125,208	91,074	91,503
Trade and other receivables - net	390,356	163,715	262,256	91,503

8. Inventories

(Unit: Thousand Baht)

	Consolidated financial statements					
	Cost		Reduce cost to net realisable value		Inventories - net	
	2017	2016	2017	2016	2017	2016
Land	19,940,829	15,600,604	-	-	19,940,829	15,600,604
Land improvement	789,838	583,546	-	-	789,838	583,546
Work in progress	10,523,547	10,895,907	-	-	10,523,547	10,895,907
Infrastructures	2,268,091	1,751,668	-	-	2,268,091	1,751,668
Deferred interest expenses	1,026,907	972,696	-	-	1,026,907	972,696
Deferred project development costs	859,012	903,940	-	-	859,012	903,940
Inventories held for sale	13,959	13,959	(1,278)	(1,278)	12,681	12,681
Construction materials	1,722	21,651	-	-	1,722	21,651
Other inventories	1,988	-	-	-	1,988	-
Total	35,425,893	30,743,971	(1,278)	(1,278)	35,424,615	30,742,693

(Unit: Thousand Baht)

	Separate financial statements					
	Cost		Reduce cost to net realisable value		Inventories - net	
	2017	2016	2017	2016	2017	2016
Land	8,901,420	11,392,277	-	-	8,901,420	11,392,277
Land improvement	507,901	549,066	-	-	507,901	549,066
Work in progress	4,355,584	5,114,113	-	-	4,355,584	5,114,113
Infrastructures	1,617,698	1,556,173	-	-	1,617,698	1,556,173
Deferred interest expenses	443,289	485,413	-	-	443,289	485,413
Deferred project development costs	412,068	472,307	-	-	412,068	472,307
Inventories held for sale	7,704	7,704	(544)	(544)	7,160	7,160
Total	16,245,664	19,577,053	(544)	(544)	16,245,120	19,576,509

Details of the Company's and subsidiaries' projects on hand are as follows:

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Number of projects on hand at beginning of year	72	74	56	54
Completed projects	(20)	(18)	(16)	(13)
New projects	22	16	13	15
Projects on hand at end of year	74	72	53	56

The Company and its subsidiaries have mortgaged their land and construction thereon, with total net book value as at 31 December 2017 and 2016 of Baht 17,323 million and Baht 13,337 million, respectively (Separate financial statements: Baht 9,458 million and Baht 10,771 million, respectively), with banks as collateral for overdrafts and loans from those banks, as described in Note 16 and 18.

During the years, the Company and its subsidiaries included borrowing costs in cost of inventories. These were determined by applying a capitalisation rate which is the weighted average of the financial charges on total borrowings as follows:

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Borrowing costs included in cost of inventories (Thousand Baht)	419,169	397,001	155,026	204,744
Capitalisation rate (Percent per annum)	3.08 – 4.53	2.97 – 4.78	3.08 – 4.50	2.97 – 4.78

9. Related party transactions

During the years, the Company and its subsidiaries 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 those related parties.

For the years ended 31 December					(Unit: Thousand Baht)
	Consolidated financial statements		Separate financial statements		Pricing policy
	2017	2016	2017	2016	
<u>Transactions with subsidiaries</u>					
<i>(eliminated from the consolidated financial statements)</i>					
Revenues from sales	-	-	-	35,839	Reference price from the Land Department
Guarantee income	-	-	3,141	2,931	At the rate of 1.00% of the average of outstanding guarantee balance
Rental income	-	-	4,408	3,466	At the contractual price
Interest income	-	-	383,184	294,547	Interest at rate of 3.50 – 3.80% per annum (2016: 4.00 – 4.30% per annum)
Dividend income	-	-	1,802,013	39,800	At the declared rate
Cost of sales	-	-	322,150	272,356	Comparable price with third parties
Selling and administrative expenses	-	-	123,217	65,069	Comparable price with third parties
Interest expenses	-	-	20,617	24,179	Interest at rate of 3.50 – 3.80% per annum (2016: 4.00 – 4.30% per annum)
<u>Transactions with joint ventures</u>					
Management income	580,625	385,348	580,625	385,348	Comparable price with third parties
Service income	9,772	8,049	-	-	Comparable price with third parties
Dividend income	-	-	816,874	-	At the declared rate
Other income	26,276	-	-	-	At the contractual price
<u>Transactions with related parties</u>					
Selling and administrative expenses	9,637	9,648	9,637	9,648	Comparable price with third parties

As at 31 December 2017 and 2016, the balances of the accounts between the Company and those related parties are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Interest receivable - related parties				
<u>Subsidiaries</u>				
Asian Property (Krungthep) Co., Ltd.	-	-	13,059	-
Asian Property Co., Ltd.	-	-	64,745	42,885
The Value Property Development Co., Ltd.	-	-	440,697	391,460
Smart Service & Management Co., Ltd.	-	-	-	370
Thonglor Residence Co., Ltd.	-	-	3,488	11,707
Asian Property (2012) Co., Ltd.	-	-	259,362	191,620
Asian Property (2013) Co., Ltd.	-	-	-	144,922
Asian Property (2014) Co., Ltd.	-	-	38,661	17,074
Thai Big Belly Co., Ltd.	-	-	22,940	24,874
AP ME 3 Co., Ltd.	-	-	-	20,654
AP ME 7 Co., Ltd.	-	-	497	-
Total interest receivable - related parties	-	-	843,449	845,566
Trade accounts payable - related parties (Note 17)				
<u>Subsidiaries</u>				
Signature Advisory Partners Ltd.	-	-	54,563	54,563
SQE Construction Co., Ltd.	-	-	20,787	12,266
Total trade accounts payable - related parties	-	-	75,350	66,829
Interest payable - related parties				
<u>Subsidiaries</u>				
Asian Property (Krungthep) Co., Ltd.	-	-	-	953
Asian Property (2011) Co., Ltd.	-	-	6,758	7,789
Asian Property (2013) Co., Ltd.	-	-	5,223	-
Total interest payable - related parties	-	-	11,981	8,742
Retention payable - related party				
<u>Subsidiary</u>				
SQE Construction Co., Ltd.	-	-	438	344
Total retention payable - related party	-	-	438	344

The balances of loans between the Company and those related parties as at 31 December 2017 and 2016, and the movements of are as follows:

Short-term loans to related parties

(Unit: Thousand Baht)

Company's name	Balance as at 31 December 2016	During the year		Balance as at 31 December 2017
		Additional granting	Receiving	
Asian Property (Krungthep) Co., Ltd.	-	2,923,700	(872,000)	2,051,700
Asian Property Co., Ltd.	382,000	7,057,800	(1,298,600)	6,141,200
The Value Property Development Co., Ltd.	1,473,500	3,063,400	(981,300)	3,555,600
Smart Service & Management Co., Ltd.	13,900	1,400	(15,300)	-
Thonglor Residence Co., Ltd.	34,700	1,061,000	(1,025,000)	70,700
Asian Property (2012) Co., Ltd.	1,984,000	213,000	(13,000)	2,184,000
Asian Property (2013) Co., Ltd.	505,000	-	(505,000)	-
Asian Property (2014) Co., Ltd.	295,600	708,000	(1,700)	1,001,900
Thai Big Belly Co., Ltd.	281,000	3,000	(156,000)	128,000
AP ME 3 Co., Ltd.	1,101,900	1,364,800	(2,466,700)	-
AP ME 4 Co., Ltd.	-	492,600	(492,600)	-
AP ME 5 Co., Ltd.	-	806,000	(806,000)	-
AP ME 6 Co., Ltd.	-	645,100	(645,100)	-
AP ME 7 Co., Ltd.	-	121,000	(25,000)	96,000
AP ME 8 Co., Ltd.	-	958,724	(958,724)	-
Total short-term loans to related parties	6,071,600	19,419,524	(10,262,024)	15,229,100

Short-term loans from related parties

(Unit: Thousand Baht)

Company's name	Balance as at 31 December 2016	During the year		Balance as at 31 December 2017
		Additional borrowing	Repayment	
Asian Property (Krungthep) Co., Ltd.	299,500	-	(299,500)	-
Asian Property (2011) Co., Ltd.	329,000	300	(3,000)	326,300
Asian Property (2013) Co., Ltd.	-	1,077,400	(266,000)	811,400
Total short-term loans from related parties	628,500	1,077,700	(568,500)	1,137,700

The above loans to and loans from related parties are in the form of promissory notes, which are uncollateralised and due at call.

Directors' and management's remuneration

During the years ended 31 December 2017 and 2016, the Company and its subsidiaries had employee benefit expenses payable to their directors and management as below.

(Unit: Thousand Baht)

	Consolidated and separate financial statements	
	2017	2016
Short-term employee benefits	152,143	182,080
Post-employment benefits	6,641	12,739
Total	158,784	194,819

Guarantee obligations with related parties

The Company had outstanding guarantee obligations with its related parties, as described in Note 28.4 a) to the financial statements.

10.1 Details of investments in subsidiaries as presented in the separate financial statements are as follows;

Company's name	Nature of business	Paid-up share capital		Percentage of shareholding		Investment value under cost method		Allowance for impairment of investments		Investments in subsidiaries - net		Dividend received for the years	
		2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016
Asian Property (Krungthep) Co., Ltd.	Real estate development	300	300	100	100	294	294	-	-	294	294	21	-
Asian Property Co., Ltd.	Real estate development	896	896	100	100	407	407	-	-	407	407	403	-
The Value Property Development Co., Ltd.	Real estate development	500	500	100	100	500	500	-	-	500	500	1,150	-
Smart Service & Management Co., Ltd.	Service	5	5	100	100	5	5	-	-	5	5	-	-
Bangkok CitiSmart Co., Ltd.	Service	4	4	100	100	4	4	-	-	4	4	18	20
Thonglor Residence Co., Ltd.	Real estate development	10	10	100	100	10	10	(10)	(10)	-	-	-	-
Asian Property (2011) Co., Ltd.	Real estate development	300	300	100	100	300	300	-	-	300	300	12	20
Asian Property (2012) Co., Ltd.	Real estate development	300	300	100	100	300	300	-	-	300	300	-	-
Asian Property (2013) Co., Ltd.	Real estate development	300	300	100	100	300	300	-	-	300	300	198	-
Thai Big Belly Co., Ltd.	Real estate development	50	50	100	100	50	50	-	-	50	50	-	-
Asian Property (2014) Co., Ltd.	Real estate development	400	400	100	100	400	400	-	-	400	400	-	-
AP ME 3 Co., Ltd.	Real estate development	-	1	-	100	-	1	-	-	-	1	-	-
AP ME 4 Co., Ltd.	Real estate development	-	1	-	100	-	1	-	-	-	1	-	-
AP ME 5 Co., Ltd.	Real estate development	-	1	-	100	-	1	-	-	-	1	-	-
AP ME 7 Co., Ltd.	Real estate development	1	-	100	-	1	-	-	-	1	-	-	-
AP ME 9 Co., Ltd.	Real estate development	1	-	100	-	1	-	-	-	1	-	-	-
Total investments in subsidiaries						2,572	2,573	(10)	(10)	2,562	2,563	1,802	40

10.2 Significant changes in investments in subsidiaries

Establishment of new subsidiaries

AP ME 6 Co., Ltd.

On 18 March 2016, the meeting of the Company's Board of Directors passed a resolution to establish AP ME 6 Co., Ltd. It has registered capital of Baht 1 million, comprising 0.1 million ordinary shares of Baht 10 each and the Company holds 99.99% interest. This company registered its establishment with the Ministry of Commerce on 27 July 2017.

AP ME 7 Co., Ltd.

On 13 June 2017, the meeting of the Company's Board of Directors passed a resolution to establish AP ME 7 Co., Ltd. It has registered capital of Baht 1 million, comprising 0.1 million ordinary shares of Baht 10 each and the Company holds 99.99% interest. This company registered its establishment with the Ministry of Commerce on 27 July 2017.

AP ME 8 Co., Ltd.

On 13 June 2017, the meeting of the Company's Board of Directors passed a resolution to establish AP ME 8 Co., Ltd. It has registered capital of Baht 1 million, comprising 0.1 million ordinary shares of Baht 10 each and the Company holds 99.99% interest. This company registered its establishment with the Ministry of Commerce on 17 October 2017.

AP ME 9 Co., Ltd.

On 13 June 2017, the meeting of the Company's Board of Directors passed a resolution to establish AP ME 9 Co., Ltd. It has registered capital of Baht 1 million, comprising 0.1 million ordinary shares of Baht 10 each and the Company holds 99.99% interest. This company registered its establishment with the Ministry of Commerce on 20 October 2017.

Asian Property (2017) Co., Ltd.

On 20 November 2017, the meeting of the Board of Directors of The Value Property Development Co., Ltd., the Company's subsidiary, passed a resolution to acquired the share capital of Vistra Real estate Co., Ltd. which was subsequently changed the name to Asian Property (2017) Co., Ltd. It has registered capital of Baht 1 million, comprising 0.1 million ordinary shares of Baht 10 each and The Value Property Development Co., Ltd. holds 99.99% interest.

RC 1 Co., Ltd.

On 7 November 2017, the meeting of the Board of Directors of Signature Advisory Partners Ltd. passed a resolution to establish RC 1 Co., Ltd. This Company has registered capital of Baht 0.5 million, comprising 0.05 million ordinary shares of Baht 10 each and Signature Advisory Partners Ltd. holds 99.99% interest. This company registered its establishment with the Ministry of Commerce on 13 November 2017.

RC 2 Co., Ltd.

On 26 November 2017, the meeting of the Board of Directors of Signature Advisory Partners Ltd. passed a resolution to establish RC 2 Co., Ltd. This Company has registered capital of Baht 0.5 million, comprising 0.05 million ordinary shares of Baht 10 each and Signature Advisory Partners Ltd. holds 99.99% interest. This company registered its establishment with the Ministry of Commerce on 29 November 2017.

Sales of investments in subsidiaries

AP ME 3 Co., Ltd.

On 18 May 2017, the Company sold investment in AP ME 3 Co., Ltd. to Premium Residence Co., Ltd., which is a joint venture company between AP (Thailand) Public Company Limited and MJRI (Thailand) Co., Ltd. totaling Baht 114 million. The Company recognised gain from sales of investment of approximately Baht 60.6 million in the consolidated financial statements (Baht 113 million in the separate financial statements). Therefore, the status of this company was changed to subsidiary of Premium Residence Co., Ltd., which is the Company's joint venture as mentioned in Note 11.

AP ME 4 Co., Ltd.

On 26 September 2017, the Company sold investment in AP ME 4 Co., Ltd. to Premium Residence Co., Ltd., which is a joint venture company between AP (Thailand) Public Company Limited and MJRI (Thailand) Co., Ltd. totaling Baht 19 million. The Company recognised gain from sales of investment of approximately Baht 10.3 million in the consolidated financial statements (Baht 18 million in the separate financial statements). Therefore, the status of this company was changed to subsidiary of Premium Residence Co., Ltd., which is the Company's joint venture as mentioned in Note 11.

AP ME 5 Co., Ltd.

On 26 September 2017, the Company sold investment in AP ME 5 Co., Ltd. to Premium Residence Co., Ltd., which is a joint venture company between AP (Thailand) Public Company Limited and MJRI (Thailand) Co., Ltd. totaling Baht 20 million. The Company recognised gain from sales of investment of approximately Baht 9.9 million in the consolidated financial statements (Baht 19 million in the separate financial statements). Therefore, the status of this company was changed to subsidiary of Premium Residence Co., Ltd., which is the Company's joint venture as mentioned in Note 11.

AP ME 6 Co., Ltd.

On 25 December 2017, the Company sold investment in AP ME 6 Co., Ltd. to Premium Residence Co., Ltd., which is a joint venture company between AP (Thailand) Public Company Limited and MJRI (Thailand) Co., Ltd. totaling Baht 1 million. The Company recognised gain from sales of investment of approximately Baht 0.6 million in the consolidated financial statements. Therefore, the status of this company was changed to subsidiary of Premium Residence Co., Ltd., which is the Company's joint venture as mentioned in Note 11.

AP ME 8 Co., Ltd.

On 25 December 2017, the Company sold investment in AP ME 8 Co., Ltd. to Premium Residence Co., Ltd., which is a joint venture company between AP (Thailand) Public Company Limited and MJRI (Thailand) Co., Ltd. totaling Baht 7.7 million. The Company recognised gain from sales of investment of approximately Baht 4.3 million in the consolidated financial statements (Baht 6.7 million in the separate financial statements). Therefore, the status of this company was changed to subsidiary of Premium Residence Co., Ltd., which is the Company's joint venture as mentioned in Note 11.

Share capital increase of subsidiary

Asian Property Co., Ltd.

On 20 July 2017, the Extraordinary General Meeting of shareholders of SEASIA Leadavation Center Co., Ltd., the subsidiary of Asian Property Co., Ltd., passed a resolution to increase its registered share capital by Baht 49 million (4.9 million ordinary shares of Baht 10 each) from Baht 1 million (0.1 million ordinary shares of Baht 10 each) to Baht 50 million (5 million ordinary shares of Baht 10 each). This company registered with the Ministry of Commerce for increase its share capital on 24 July 2017.

11. Investments in joint ventures

11.1 Details of investments in joint ventures:

Investments in joint ventures represent investments in entities which are jointly controlled by the Company and other company.

Details of these investments are as follows:

(Unit: Million Baht)

Joint ventures	Nature of business	Shareholding percentage		Separate financial statements		Consolidated financial statements		Separate financial statements	
				Cost		Carrying amounts based on equity method		Dividend received during the year	
		2017	2016	2017	2016	2017	2016	2017	2016
		(%)	(%)						
AP ME (Sukhumvit) Co., Ltd.	Real estate development	51	51	332	332	368	397	253	-
AP ME (Krungthep) Co., Ltd.	Real estate development	51	51	392	392	407	481	159	-
AP ME (Asoke) Co., Ltd.	Real estate development	51	51	199	199	228	192	78	-
AP (Ekkamai) Co., Ltd.	Real estate development	51	51	122	71	69	50	-	-
Premium Residence Co., Ltd. and its subsidiaries	Real estate development	51	51	4,170	2,548	3,723	2,406	327	-
Total				5,215	3,542	4,795	3,526	817	-

11.2 Share of comprehensive income from investments in joint ventures

During the years, the Company recognised its share of comprehensive income from investments in the joint venture in the consolidated financial statements as follows:

(Unit: Million Baht)

Joint ventures	Consolidated financial statements	
	For the years ended 31 December	
	2017	2016
AP ME (Sukhumvit) Co., Ltd.	224	127
AP ME (Krungthep) Co., Ltd.	86	136
AP ME (Asoke) Co., Ltd.	114	27
AP (Ekkamai) Co., Ltd.	(32)	(19)
Premium Residence Co., Ltd. and its subsidiaries	110	132
AP (Phetchaburi) Co., Ltd.	-	(6)
Asian Property (2015) Co., Ltd.	-	(20)
AP ME 1 Co., Ltd.	-	(6)
Total	502	371

11.3 Summarised financial information about material joint ventures

Summarised information about financial position

(Unit: Million Baht)

	31 December 2017				
	AP ME (Sukhumvit) Co., Ltd.	AP ME (Krungthep) Co., Ltd.	AP ME (Asoke) Co., Ltd.	Premium Residence Co., Ltd. and its subsidiaries	AP (Ekkamai) Co., Ltd
Cash and cash equivalents	814	320	311	1,054	11
Other current assets	25	512	220	18,197	798
Non-current assets	7	6	5	619	26
	846	838	536	19,870	835
Short-term loans	-	-	-	200	25
Current liabilities	124	36	87	3,113	221
Long-term loans	-	-	-	8,842	450
Other non-current liabilities	1	3	2	47	4
	125	39	89	12,202	700
Net asset	721	799	447	7,668	135
Shareholding percentage (%)	51	51	51	51	51
Share of net assets	368	407	228	3,911	69
Elimination	-	-	-	(188)	-
Carrying amounts of joint ventures based on equity method	368	407	228	3,723	69

(Unit: Million Baht)

	31 December 2016				
	AP ME (Sukhumvit) Co., Ltd.	AP ME (Krungthep) Co., Ltd.	AP ME (Asoke) Co., Ltd.	Premium Residence Co., Ltd. and its subsidiaries	AP (Ekkamai) Co., Ltd
Cash and cash equivalents	250	125	73	929	12
Other current assets	1,071	1,054	805	9,366	550
Non-current assets	4	5	4	358	10
	1,325	1,184	882	10,653	572
Short-term loans	-	-	15	332	45
Current portion of long-term loan	246	88	-	-	-
Current liabilities	277	137	136	1,164	107
Long-term loans	-	-	338	4,189	320
Other non-current liabilities	23	16	17	57	1
	546	241	506	5,742	473
Net assets	779	943	376	4,911	99
Shareholding percentage (%)	51	51	51	51	51
Share of net assets	397	481	192	2,505	50
Elimination	-	-	-	(99)	-
Carrying amounts of joint ventures based on equity method	397	481	192	2,406	50

These joint ventures have mortgaged their land, with a total net book value as at 31 December 2017 of approximately Baht 17,580 million (the Company's proportion: Baht 8,966 million), as collateral for credit facilities granted by the commercial banks (2016: Baht 12,308 million (the Company's proportion: Baht 6,277 million)).

Summarised information about comprehensive income

(Unit: Million Baht)

	For the year ended 31 December 2017				
	AP ME (Sukhumvit) Co., Ltd.	AP ME (Krungthep) Co., Ltd.	AP ME (Asoke) Co., Ltd.	AP (Ekkamai) Co., Ltd.	Premium Residence Co., Ltd. and its subsidiaries
Revenues	1,794	894	980	2	3,373
Interest income	5	2	1	-	6
Interest expenses	(1)	-	(4)	(2)	(25)
Income tax revenue (expenses)	(109)	(42)	(57)	16	(56)
Profit (loss)	439	168	225	(64)	216
Profit (loss) for the year	439	168	225	(64)	216

(Unit: Million Baht)

	For the year ended 31 December 2016							
	AP ME (Sukhumvit) Co., Ltd.	AP ME (Krungthep) Co., Ltd.	AP ME (Asoke) Co., Ltd.	AP (Ekkamai) Co., Ltd.	Premium Residence Co., Ltd. and its subsidiaries	Asian Property Company (2015) Co., Ltd.	AP ME 1 Co., Ltd.	AP (Petchaburi) Co., Ltd.
Revenues	1,097	1,237	263	1	2,194	1	1	1
Interest income	-	1	-	-	-	-	-	-
Interest expenses	(8)	(8)	(3)	(1)	(16)	(1)	(1)	(1)
Income tax revenue (expenses)	(63)	(67)	(13)	7	(66)	10	3	3
Profit (loss)	249	266	53	(38)	259	(41)	(11)	(10)
Profit (loss) for the year	249	266	53	(38)	259	(41)	(11)	(10)

11.4 Changes in investments in joint ventures

Premium Residence Co., Ltd.

A resolution was passed by the Extraordinary General Meeting of shareholders of Premium Residence Co., Ltd. on 30 June 2016, to increase its registered share capital by Baht 1,000 million, to be called up gradually. On 26 September 2017, the third and final call of the additional registered share capital was made, equal to 36.5 percent of the additional share capital, or Baht 365 million.

On 14 September 2016, the Extraordinary General Meeting of shareholders of Premium Residence Co., Ltd. passed a resolution to increase its registered share capital by Baht 1,000 million. During the current period, the additional call up of registered share capital was made as follows:

- On 19 January 2017, the second call up of additional registered share capital was made at 13 percent of additional registered share capital or equivalent to Baht 130 million.
- On 19 May 2017, the third call up of additional registered share capital was made at 62 percent of additional registered share capital or equivalent to Baht 620 million.

On 18 May 2017, the Extraordinary General Meeting of shareholders of Premium Residence Co., Ltd. passed a resolution to additionally increase its registered share capital by Baht 509 million (50.9 million ordinary shares of Baht 10 each) to Baht 6,619.4 million (661.9 million ordinary shares of Baht 10 each). This company registered this share capital increase with the Ministry of Commerce on 19 May 2017 and this additional registered share capital totaling of Baht 509 million had been fully paid.

On 13 July 2017, the Extraordinary General Meeting of shareholders of Premium Residence Co., Ltd. passed a resolution to additionally increase its registered share capital by Baht 1,000 million (100 million ordinary shares of Baht 10 each) to Baht 7,619.4 million (761.9 million ordinary shares of Baht 10 each). This company registered this share capital increase with the Ministry of Commerce on 14 July 2017. During the current period, the additional call up of registered share capital was made as follow;

- On 13 July 2017, the first call up of additional registered share capital was made at 35 percent of additional registered share capital or equivalent to Baht 350 million.
- On 26 September 2017, the second call up of additional registered share capital was made at 34.9 percent of additional registered share capital or equivalent to Baht 349 million.
- On 18 October 2017, the third call up of additional registered share capital was made at 12 percent of additional registered share capital or equivalent to Baht 120 million.
- On 16 November 2017, the fourth call up of additional registered share capital was made at 18.10 percent of additional registered share capital or equivalent to Baht 181 million.

On 25 December 2017, the Extraordinary General Meeting of shareholders of Premium Residence Co., Ltd. passed a resolution to additionally increase its registered share capital by Baht 2,000 million (200 million ordinary shares of Baht 10 each) to Baht 9,619.4 million (961.9 million ordinary shares of Baht 10 each). This company registered this share capital increase with the Ministry of Commerce on 26 December 2017 and on 25 December 2017, the first call up of this additional registered share capital was made at 27.885 percent of additional registered share capital or equivalent to Baht 557.7 million.

As a result, paid-up share capital increased to Baht 8,177.1 million. During the year 2017, the Company additionally invested in the same proportion amounting to Baht 1,622.65 million.

AP (Ekkamai) Co., Ltd.

On 16 November 2017, the Extraordinary General Meeting of shareholders of AP (Ekkamai) Co., Ltd. passed a resolution to additionally increase its registered share capital by Baht 200 million (20 million ordinary shares of Baht 10 each) to Baht 420 million (42 million ordinary shares of Baht 10 each). This company registered this share capital increase with the Ministry of Commerce on 21 November 2017 and the 50 percent of this additional share capital or equivalent to Baht 100 million was made.

12. Land and cost of project held for development

Land and cost of project held for development as at 31 December 2017 and 2016 consisted of the following:

	(Unit: Thousand Baht)			
	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Land	719,857	672,277	163,420	115,840
Land improvement	15,923	15,923	-	-
Infrastructure	8,637	8,637	-	-
Deferred interest expenses	233,781	233,781	-	-
Deferred expenses	18,238	18,238	-	-
Total	996,436	948,856	163,420	115,840
Less: Allowance for impairment loss	(342,014)	(342,014)	(18,963)	(18,963)
Land and cost of project held for development - net	654,422	606,842	144,457	96,877

13. Investment properties

The net book value of investment properties, representing condominium units for rent, as at 31 December 2017 and 2016 is presented below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Cost	88,626	87,145	67,378	67,095
Less: Accumulated depreciation	(17,978)	(13,733)	(14,968)	(11,740)
Net book value	<u>70,648</u>	<u>73,412</u>	<u>52,410</u>	<u>55,355</u>

A reconciliation of the net book value of investment properties for the years 2017 and 2016 is presented below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Net book value at beginning of year	73,412	48,239	55,355	39,693
Transfer from inventories	2,291	28,845	1,093	18,701
Disposal - net	(709)	-	(709)	-
Depreciation charged during the year	(4,346)	(3,672)	(3,329)	(3,039)
Net book value at end of year	<u>70,648</u>	<u>73,412</u>	<u>52,410</u>	<u>55,355</u>

The fair value of the investment properties as at 31 December 2017 is approximately Baht 300 million (Separate financial statements: Baht 216 million) (2016: Baht 291 million (Separate financial statements: Baht 210 million)). The fair value has been determined based on comparable market price by referring to the purchase-sale information and the comparable transactions of the assets bought-sold during the same period, taking into account the location, size and shape of land, type and condition of the assets.

14. Property, plant and equipment

(Unit: Thousand Baht)

Consolidated financial statements										
	Land and land improvement	Buildings and constructions	Club houses, swimming pool and play ground	Sample houses and sales office	Furniture, fixtures and equipment	Motor vehicles	Mold	Other fixed assets	Assets under installation	Total
Cost										
1 January 2016	26,216	9,785	42,473	588	224,142	2,185	48,230	59,578	-	413,197
Additions	-	-	-	-	10,160	-	2,637	5,687	12,516	31,000
Disposals/write-off	-	-	-	-	(525)	-	(4,851)	(294)	-	(5,670)
Transfer in (out)	-	-	-	-	2,053	-	-	-	(2,053)	-
31 December 2016	26,216	9,785	42,473	588	235,830	2,185	46,016	64,971	10,463	438,527
Additions	-	-	-	-	51,125	1,528	16,317	11,605	141,117	221,692
Disposals/write-off	-	-	-	-	(15,948)	-	(57)	(11,233)	-	(27,238)
Transfer in (out)	-	-	-	-	148,086	-	1,526	250	(149,862)	-
31 December 2017	26,216	9,785	42,473	588	419,093	3,713	63,802	65,593	1,718	632,981
Accumulated depreciation										
1 January 2016	6,330	4,585	36,073	588	171,209	1,163	35,230	44,899	-	300,077
Depreciation for the year	331	427	501	-	23,132	454	7,213	6,723	-	38,781
Depreciation on disposals/write-off	-	-	-	-	(344)	-	(4,526)	(236)	-	(5,106)
31 December 2016	6,661	5,012	36,574	588	193,997	1,617	37,917	51,386	-	333,752
Depreciation for the year	331	307	206	-	32,463	474	9,352	6,691	-	49,824
Depreciation on disposals/write-off	-	-	-	-	(15,574)	-	(57)	(10,602)	-	(26,233)
31 December 2017	6,992	5,319	36,780	588	210,886	2,091	47,212	47,475	-	357,343

Consolidated financial statements (continued)										
	Land and land improvement	Buildings and constructions	Club houses, swimming pool and play ground	Sample houses and sales office	Furniture, fixtures and equipment	Motor vehicles	Mold	Other fixed assets	Assets under installation	Total
Allowance for impairment loss										
31 December 2015	4,802	123	5,693	-	-	-	-	-	-	10,618
Reversal during the year	-	(69)	-	-	-	-	-	-	-	(69)
31 December 2016	4,802	54	5,693	-	-	-	-	-	-	10,549
Reversal during the year	-	(22)	-	-	-	-	-	-	-	(22)
31 December 2017	4,802	32	5,693	-	-	-	-	-	-	10,527
Net book value										
31 December 2016	14,753	4,719	206	-	41,833	568	8,099	13,585	10,463	94,226
31 December 2017	14,422	4,434	-	-	208,207	1,622	16,590	18,118	1,718	265,111
Depreciation for the year										
2016 (included in the administrative expenses)										38,781
2017 (included in the administrative expenses)										49,824

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	Separate financial statements (continued)				
	Land and land improvement	Buildings and constructions	Furniture, fixtures and equipment	Other fixed assets	Assets under installation
Allowance for impairment loss					
31 December 2015	4,802	123	-	-	4,925
Reversal during the year	-	(69)	-	-	(69)
31 December 2016	4,802	54	-	-	4,856
Reversal during the year	-	(22)	-	-	(22)
31 December 2017	4,802	32	-	-	4,834
Net book value					
31 December 2016	12,594	-	36,647	8,759	2,043
31 December 2017	12,594	-	41,762	8,978	605
Depreciation for the year					
2016 (included in the administrative expenses)					25,270
2017 (included in the administrative expenses)					25,186

As at 31 December 2017 and 2016, certain plant and equipment items of the Company and its subsidiaries have been fully depreciated but are still in use. The gross carrying amount (before deducting accumulated depreciation and allowance for impairment loss) of those assets amounted to approximately Baht 361 million and Baht 238 million, respectively (Separate financial statements: Baht 252 million and Baht 154 million, respectively).

15. Intangible assets

The net book value of intangible asset, representing computer software, as at 31 December 2017 and 2016 is presented below.

	(Unit: Thousand Baht)	
	Consolidated financial statements	Separate financial statements
Cost		
1 January 2016	121,955	111,811
Additions	17,795	17,358
31 December 2016	139,750	129,169
Additions	27,599	23,198
Disposals	(448)	-
31 December 2017	166,901	152,367
Accumulated amortisation		
1 January 2016	112,274	102,692
Amortisation for the year	11,697	11,263
31 December 2016	123,971	113,955
Amortisation for the year	13,743	12,891
Disposals	(148)	-
31 December 2017	137,566	126,846
Net book value		
31 December 2016	15,779	15,214
31 December 2017	29,335	25,521
Amortisation for the year		
2016 (included in the administrative expenses)	11,697	11,263
2017 (included in the administrative expenses)	13,743	12,891

16. Short-term loans from financial institutions

Short-term loans from financial institutions as at 31 December 2017 and 2016 comprised the following:

	(Unit: Thousand Baht)					
	Interest rate		Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016	2017	2016
	(percent per annum)	(percent per annum)				
Bill of exchanges	1.51 - 2.65	1.71 - 1.79	5,673,900	2,000,000	4,812,900	2,000,000
Less: Prepaid interest expenses			(12,047)	(9,165)	(12,047)	(9,165)
Short-term loans from financial institutions			5,661,853	1,990,835	4,800,853	1,990,835

Certain in bank overdrafts and short-term loans from financial institutions of the Company and its subsidiaries are secured by the mortgage of land of certain projects of the Company and its subsidiaries and are guaranteed by the Company.

17. Trade and other payables

	(Unit: Thousand Baht)			
	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Trade accounts payable - related parties	-	-	75,350	66,829
Trade accounts payable - unrelated parties	1,008,415	924,155	562,988	543,722
Other payables - the Revenue Department	42,819	34,922	23,501	21,801
Other payables - related parties	-	-	17,634	5,782
Other payables - unrelated parties	180,875	72,079	107,748	48,291
Total trade and other payables	1,232,109	1,031,156	787,221	686,425

18. Long-term loans

Long-term loans from bank as at 31 December 2017 and 2016 can be summarised as follows:

Significant terms and conditions of loan agreement							Outstanding long-term loan amount	
No.	Lender	Credit facilities	Repayment term	Collateral	Interest rate (Percent per annum)		Current portion	Non-current portion Total
2017								
The Company								
1.	Bank	2,331,500	At 70 percent of selling price upon release of the mortgage and due within 2020	The mortgage of land and construction thereon	MLR-2.00		-	40,000
Total loans of the Company								
Subsidiary								
Asian Property (2014) Co., Ltd.								
1.	Bank	1,270,000	At 70 percent of selling price upon release of the mortgage and due within 2020	The mortgage of land and construction thereon	MLR-1.75		-	50,000
Total loans of the subsidiary								
Total loans of the Company and its subsidiary								
							-	50,000
							-	90,000

(Unit: Thousand Baht)

(Unit: Thousand Baht)

Significant terms and conditions of loan agreement							Outstanding long-term loan amount	
No.	Lender	Credit facilities	Repayment term	Collateral	Interest rate	Current portion	Non-current portion	Total
(Percent per annum)								
<u>2016</u>								
<u>The Company</u>								
1.	Bank	2,397,500	At 70 percent of selling price upon release of the mortgage and due within 2018 - 2020	The mortgage of land and construction thereon	MLR-1.75	-	50,000	50,000
Total loans of the Company							50,000	50,000
<u>Subsidiaries</u>								
<u>Asian Property Co., Ltd.</u>								
1.	Bank	3,860,000	At 70 percent of selling price upon release of the mortgage and due within 2022	The mortgage of land and construction thereon	MLR-2.00	-	50,000	50,000
<u>Asian Property (2014) Co., Ltd.</u>								
1.	Bank	1,270,000	At 70 percent of selling price upon release of the mortgage and due within 2020	The mortgage of land and construction thereon	MLR-1.75	-	50,000	50,000
Total loans of the subsidiaries							100,000	100,000
Total loans of the Company and its subsidiaries							150,000	150,000

These loan agreements contain several covenants and restrictions which, among other things, require the Company and its subsidiaries to maintain debt service coverage ratio at the rate prescribed in the agreements.

As at 31 December 2017, the long-term credit facilities of the Company and its subsidiaries which have not yet been drawn down amounted to Baht 5,575 million (Separate financial statements: Baht 2,291 million) (2016: Baht 7,699 million (Separate financial statements: Baht 2,347 million)).

19. Debentures

Debentures as at 31 December 2017 and 2016, which are unsubordinated, unsecured debentures with registered name, were summarised below.

Name of debenture	Fixed interest rate	Period	Maturity date	Consolidated and separate financial statements			
				Unit		Amount	
				2017	2016	2017	2016
AP181A	4.24% p.a.	5 years	24 January 2018	1,250	1,250	1,250	1,250
AP188A	4.13% p.a.	5 years and 3 months	9 August 2018	1,250	1,250	1,250	1,250
AP179A	4.52% p.a.	4 years	5 September 2017	-	1,000	-	1,000
AP174A	4.10% p.a.	3 years, 6 months and 30 days	5 April 2017	-	500	-	500
AP179B	4.52% p.a.	4 years and 8 days	20 September 2017	-	300	-	300
AP171A	4.00% p.a.	3 years	24 January 2017	-	1,150	-	1,150
AP191A	4.50% p.a.	5 years	24 January 2019	350	350	350	350
AP197A	4.36% p.a.	5 years and 1 month	27 July 2019	1,000	1,000	1,000	1,000
AP177A	3.05% p.a.	2 years and 6 months	22 July 2017	-	500	-	500
AP201A	3.58% p.a.	5 years	22 January 2020	1,500	1,500	1,500	1,500
AP187A	2.65% p.a.	3 years and 1 month	18 July 2018	300	300	300	300
AP181B	2.30% p.a.	2 years and 6 months	10 January 2018	500	500	500	500
AP197B	3.04% p.a.	4 years	10 July 2019	1,000	1,000	1,000	1,000
AP17DA	2.05% p.a.	1 year and 11 months	27 December 2017	-	1,000	-	1,000
AP191B	2.15% p.a.	2 years and 6 months	29 January 2019	1,000	1,000	1,000	1,000
AP191C	2.55% p.a.	2 years	19 January 2019	500	-	500	-
AP207A	3.06% p.a.	3 years and 6 months	19 July 2020	1,500	-	1,500	-
AP203A	2.50% p.a.	2 years and 10 months	30 March 2020	500	-	500	-
AP212A	2.50% p.a.	3 years and 6 months	15 February 2021	1,000	-	1,000	-
AP214A	2.35% p.a.	3 years and 6 months	19 May 2021	1,000	-	1,000	-
Total						12,650	12,600
Less: Current portion						(3,300)	(4,450)
Debentures - net of current portion						9,350	8,150

19.1 On 27 January 2016, the Company issued and offered debentures according to the resolution of Annual General Meeting of the Company's shareholders held on 30 April 2015 by issuing and offering 1.0 million units of named, unsubordinated, unsecured debentures, without debenture holder's representative, at the offering price of Baht 1,000 each, amounting to Baht 1,000 million, to private placement which is institutional and/or major investors. The debentures have 1-year and 11-month term from the date of issuance and bear the fixed interest rate of 2.05% per annum. The interest payment is made every six months and the debentures are due for redemption on 27 December 2017.

19.2 On 29 July 2016, the Company issued and offered debentures according to the resolution of Annual General Meeting of the Company's shareholders held on 30 April 2015 by issuing and offering 1.0 million units of named, unsubordinated, unsecured debentures, without debenture holder's representative, at the offering price of Baht 1,000 each, amounting to Baht 1,000 million, to private placement which is institutional and/or major investors. The debentures have 2-year and 6-month term from the date of issuance and bear the fixed interest rate of 2.15% per annum. The interest payment is made every six months and the debentures are due for redemption on 29 January 2019.

19.3 On 19 January 2017, the Company issued and offered debentures according to the resolution of Annual General Meeting of the Company's shareholders held on 30 April 2015 by issuing and offering 0.5 million units of named, unsubordinated, unsecured debentures, without debenture holder's representative, at the offering price of Baht 1,000 each, amounting to Baht 500 million, to private placement which is institutional and/or major investors. The debentures have 2-year term from the date of issuance and bear the fixed interest rate of 2.55% per annum. The interest payment is made every six months and the debentures are due for redemption on 19 January 2019.

- 19.4 On 19 January 2017, the Company issued and offered debentures according to the resolution of Annual General Meeting of the Company's shareholders held on 30 April 2015 by issuing and offering 1.5 million units of named, unsubordinated, unsecured debentures, without debenture holder's representative, at the offering price of Baht 1,000 each, amounting Baht 1,500 million, to private placement which is institutional and/or major investors. The debentures have 3-year and 6-month term from the date of issuance and bear the fixed interest rate of 3.06% per annum. The interest payment is made every six months and the debentures are due for redemption on 19 July 2020.
- 19.5 On 30 May 2017, the Company issued and offered debentures according to the resolution of the Annual General Meeting of the Company's shareholders held on 30 April 2015, by issuing and offering 0.5 million units of named, unsubordinated, unsecured debentures, without debenture holder's representative, at the offering price of Baht 1,000 each, amounting to Baht 500 million, to private placement which is not more than 10 investors. The debentures have 2-year and 10-month term from the date of issuance and bear the fixed interest rate of 2.50% per annum. The interest payment is to be made every six months and the debentures are due for redemption on 30 March 2020.
- 19.6 On 15 August 2017, the Company issued and offered debentures according to the resolution of the Annual General Meeting of the Company's shareholders held on 30 April 2015, by issuing and offering 1.0 million units of named, unsubordinated, unsecured debentures, without debentures holder's representative, at the offering price of Baht 1,000 each, amounting to Baht 1,000 million, to private placement which is not more than 10 investors. The debentures have 3-year and 6-month term from the date of issuance and bear the fixed interest rate of 2.50% per annum. The interest payment is to be made every six months and the debentures are due for redemption on 15 February 2021.
- 19.7 On 10 October 2017, the Company issued and offered debentures according to the resolution of the Annual General Meeting of the Company's shareholders held on 30 April 2015, by issuing and offering 1.0 million units of named, unsubordinated, unsecured debentures, without debentures holder's representative, at the offering price of Baht 1,000 each, amounting to Baht 1,000 million, to private placement which is not more than 10 investors. The debentures have 3-year and 6-month term from the date of issuance and bear the fixed interest rate of 2.35% per annum. The interest payment is to be made every six months and the debentures are due for redemption on 19 April 2021.

These issued debentures contain certain covenants and restrictions that the Company has to comply with, such as the maintenance of net financial debt to equity ratio not exceeding 2:1.

As at 31 December 2017, fair values of debentures are Baht 12,823 million.

20. Provision for long-term employee benefits

Provision for long-term employee benefits, which represents compensation payable to employee after they retire from the Company and its subsidiaries, was as follows:

(Unit: Thousand Baht)				
	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Defined benefit obligation at beginning of year	98,768	94,570	89,067	83,685
Expenses recognised in profit or loss:				
Current service cost	28,229	25,945	17,103	21,525
Interest cost	3,011	5,105	2,672	4,417
Expenses recognised in other comprehensive income:				
Actuarial gain from post-employment benefits				
Demographic assumptions changes	-	31,040	-	34,413
Financial assumptions changes	-	(40,978)	-	(41,044)
Experience adjustments	-	(2,203)	-	782
Benefits paid during the year	(154)	(14,711)	(154)	(14,711)
Defined benefit obligation at end of year	<u>129,854</u>	<u>98,768</u>	<u>108,688</u>	<u>89,067</u>

Long-term employee benefit expenses included under the selling and administrative expenses in the profit or loss consist of the following:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Current service cost	28,230	25,945	17,103	21,525
Interest cost	3,011	5,105	2,672	4,417
Total expense recognised in profit or loss	31,241	31,050	19,775	25,942

The Company and its subsidiaries expect to pay Baht 4.7 million of long-term employee benefits during the next year (Separate financial statements: Baht 4.3 million) (2016: Baht 23.1 million, separate financial statements: Baht 20.7 million).

As at 31 December 2017, the weighted average duration of the liabilities for long-term employee benefit is 17.14 – 23.33 years (Separate financial statements: 19.07 years) (2016: 17.29 – 19.33 years, separate financial statements: 17.64 years).

Key actuarial assumptions used for the valuation are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
	(% per annum)	(% per annum)	(% per annum)	(% per annum)
Discount rate	2.71 – 3.28	2.72 – 4.53	2.78	2.78
Future salary increase rate (depending on employee's age)	0 – 10	0 – 10	0 – 10	0 – 10
Staff turnover rate	5 – 50	5 – 50	10 – 26.99	10 – 26.99

The result of sensitivity analysis for significant assumptions that affect the present value of the long-term employee benefit obligation as at 31 December 2017 are summarised below:

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	Increase 1.0%	Decrease 1.0%	Increase 1.0%	Decrease 1.0%
Discount rate	(7.7)	8.9	(6.8)	7.9
	Increase 1.0%	Decrease 1.0%	Increase 1.0%	Decrease 1.0%
	18.2	(14.2)	17.1	(13.3)
Salary increase rate				
	Increase 10.0%	Decrease 10.0%	Increase 10.0%	Decrease 10.0%
	(10.3)	12.3	(9.3)	11.1
Staff turnover rate				

21. 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 income 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. The statutory reserve has fully been set aside.

22. Expenses by nature

Significant expenses by nature are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Construction and infrastructure costs	8,497,871	7,930,836	5,883,168	5,754,242
Land cost	4,763,974	4,662,680	3,705,808	3,656,315
Salary and wages and other employee benefits	1,284,744	1,168,334	955,748	928,726
Advertising and promotion expenses	1,236,737	1,180,042	925,162	952,955
Rental expenses from operating lease agreements	148,712	90,823	79,834	74,129
Allowance for diminution in value of inventory (reversal)	-	55,589	-	300
Depreciation	54,170	42,453	28,515	28,310
Amortisation	13,743	11,697	12,891	11,263

23. Income tax

Income tax expenses for the years ended 31 December 2017 and 2016 are made up as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Current income tax				
Current income tax charge	751,197	568,106	431,697	319,281
Adjustment in respect of current income tax of previous year	19,135	2,629	18,168	2,347
Deferred tax:				
Relating origination and reversal of temporary differences	(31,609)	48,037	10,401	24,537
Income tax expense reported in the statement of comprehensive income	<u>738,723</u>	<u>618,772</u>	<u>460,266</u>	<u>346,165</u>

The amounts of income tax relating to each component of other comprehensive income for the years ended 31 December 2017 and 2016 are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Deferred tax relating to actuarial gain from post-employment benefits	<u>-</u>	<u>1,232</u>	<u>-</u>	<u>1,170</u>

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

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Accounting profit before tax	3,887,026	3,321,398	4,872,957	1,752,132
Applicable tax rate	20%	20%	20%	20%
Accounting profit before tax multiplied by income tax rate	777,405	664,280	974,591	350,426
Adjustment in respect of income tax of previous year	19,135	2,629	18,168	2,347
Effect of non-taxable expenses (revenues) for tax purpose	20,495	11,006	10,965	5,871
Tax effect on allowance for investments	-	1,020	-	1,020
Tax effect on tax-deductible more than 1 time	(7,999)	(7,707)	(3,806)	(7,229)
Tax effect of non-taxable dividend income	-	-	(523,777)	(7,960)
Others	(70,313)	(52,456)	(15,875)	1,690
Income tax expenses reported in the statement of comprehensive income	738,723	618,772	460,266	346,165

The components of deferred tax assets are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements	
	As at 31 December 2017	As at 31 December 2016
Deferred tax assets		
Allowance for doubtful accounts	2,193	2,193
The difference between book and tax accounting net revenue	448	1,359
Allowance for asset impairment	37,251	8
Profit in outstanding inventories	7,805	10,623
Accumulated depreciation - plant and equipment	1,212	1,030
Provision for long-term employee benefits	24,836	18,984
Deferred sales and marketing expenses	91,181	102,332
Unused tax loss	29,952	31,196
Net deferred tax assets	194,878	167,725

(Unit: Thousand Baht)

	Separate financial statements	
	As at 31 December 2017	As at 31 December 2016
Deferred tax assets		
Accumulated depreciation - plant and equipment	17	37
Provision for long-term employee benefits	21,738	17,814
Allowance for asset impairment	1	8
Deferred sales and marketing expenses	68,664	82,962
Net deferred tax assets	90,420	100,821

As at 31 December 2017 the subsidiaries have deductible temporary differences totaling Baht 1.1 million (2016: deductible temporary differences totaling Baht 0.8 million), on which deferred tax assets have not been recognised as the subsidiaries believe future taxable profits may not be sufficient to allow utilisation of the temporary differences and unused tax losses.

24. 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.

25. Dividends

Dividends paid for the years ended 31 December 2017 and 2016 are as follows:

Dividends		Approved by	Total dividends (Million Baht)	Dividend per share (Baht)
2017				
Final dividends for 2016	Annual General Meeting of the shareholders on 27 April 2017		944	0.30
2016				
Final dividends for 2015	Annual General Meeting of the shareholders on 28 April 2016		944	0.30

26. Provident fund

The Company and its subsidiaries and employees have jointly established a provident fund in accordance with the Provident Fund Act B.E. 2530. The Company and its subsidiaries and their employees contribute to the fund monthly at the rate of 3 to 8 percent of basic salary. The funds, which are managed by Kasikorn Asset Management Company Limited, SCB Asset Management Company Limited and TMB Asset Management Company Limited, will be paid to employees upon termination in accordance with the fund rules. The contributions for the years 2017 and 2016 amounting to Baht 31 million and Baht 25 million, respectively were recognised as expenses in the consolidated financial statements (Separate financial statements: Baht 24 million and Baht 22 million, respectively).

27. 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 the segment and assess its performance.

For management purposes, the Company and its subsidiaries are organised into business units based on business operations and have 3 reportable segments as follows:

- Low - rise segment is the development of real estate which comprises of single detached house and townhouse.
- High - rise segment is the development of real estate which comprises of condominium.
- Other segment which comprises of after sales services, property brokerage, and construction services provided to group of companies.

No operating segment have been aggregated to form the above reportable operating segments.

The chief operating decision maker monitors the operating results of the business units separately for the purpose of making decisions about resource allocation and assessing performance. Segment performance is measured based on operating profit or loss and total assets and on a basis consistent with that used to measure operating profit or loss and total assets in the financial statements.

The basis of accounting for any transactions between reportable segments is consistent with that for third party transactions.

The following tables present revenue, profit and total assets information regarding the Company's and its subsidiaries' operating segments for the years ended 31 December 2017 and 2016, respectively.

	For the years ended 31 December										(Unit: Million Baht)	
	Low - rise segment		High - rise segment		Other segments		Total segments		Elimination of inter-segment revenues		Consolidated financial statements	
	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016
Revenues												
Revenues from external customers												
Sales of real estate	13,174	12,392	7,950	7,261	-	-	21,124	19,653	-	-	21,124	19,653
Management income and service income	-	-	-	-	1,052	600	1,052	600	-	-	1,052	600
Inter-segment revenues	-	-	-	-	353	280	353	280	(353)	(280)	-	-
Total revenues	13,174	12,392	7,950	7,261	1,405	880	22,529	20,533	(353)	(280)	22,176	20,253
Operating results												
Segment profit	2,958	2,612	2,030	1,890	1,022	700	6,010	5,202	(118)	(39)	5,892	5,163
Unallocated selling expenses											(174)	(216)
Finance cost											(150)	(189)
Other income											174	194
Share of profit from investments in joint venture											502	371
Other expenses											(2,357)	(2,001)
Profit before income tax											3,887	3,322
Income tax											(739)	(619)
Profit for the year											3,148	2,703

the Company and its subsidiaries are operated in Thailand only. As a result, all of the revenues and assets as reflected in these financial statements pertain to the aforementioned geographical reportable.

Major customers

For the years 2017 and 2016, the Company and its subsidiaries have no major customer with revenue of 10 percent or more of an entity's revenues.

the Company and its subsidiaries are operated in Thailand only. As a result, all of the revenues and assets as reflected in these financial statements pertain to the aforementioned geographical reportable,

For the years 2017 and 2016, the Company and its subsidiaries have no major customer with revenue of 10 percent or more of an entity's revenues.

28. Commitments and contingent liabilities

28.1 Capital commitments

As at 31 December 2017, the Company and its subsidiaries had entered into agreements with third parties to purchase land with the amount payable in the future of approximately Baht 2,878 million (Separate financial statements: nil) (2016: Baht 3,273 million (Separate financial statements: Baht 2,486 million)).

28.2 Operating lease commitments

The Company and its subsidiaries entered into several lease and service agreements in respect of the lease of office buildings, vehicles and advertising space. The terms of the agreements are generally between 3 months and 5 years. Future minimum lease payments under these non-cancellable operating lease agreements were as follows:

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	2017	2016	2017	2016
Payable within:				
Less than 1 year	131	83	65	34
1 to 5 years	128	111	67	8

28.3 Commitments under contracts for project developments

The Company, its subsidiaries and joint ventures had commitments in respect of contracts for project developments as follows:

(Unit: Million Baht)

Company's name	2017	2016
<u>The Company</u>		
AP (Thailand) Plc.	1,947	2,525
<u>Subsidiaries</u>		
Asian Property (Krungthep) Co., Ltd.	433	27
Asian Property Co., Ltd.	596	703
The Value Property Development Co., Ltd.	250	105
Asian Property (2012) Co., Ltd.	38	223
Asian Property (2013) Co., Ltd.	5	92
Asian Property (2014) Co., Ltd.	250	1,045
Thai Big Belly Co., Ltd.	3	14
AP ME 3 Co., Ltd.	-	7
<u>Joint ventures</u>		
AP ME (Sukhumvit) Co., Ltd.	4	24
AP ME (Krungthep) Co., Ltd.	6	16
AP ME (Asoke) Co., Ltd.	4	16
AP (Ekkamai) Co., Ltd.	338	612
Premium Residence Co., Ltd. and its subsidiaries	6,728	2,812
Total	10,602	8,221

28.4 Guarantees

- a) As at 31 December 2017 and 2016, contingent liabilities in respect of guarantees provided by the Company on the subsidiaries' loans and credit facilities from banks were as follows:

	(Unit: Million Baht)	
Guarantees	2017	2016
<u>Subsidiaries</u>		
Asian Property (Krungthep) Co., Ltd.	1,340	85
Asian Property Co., Ltd.	1,453	825
The Value Property Development Co., Ltd.	1,108	1,387
Asian Property (2012) Co., Ltd.	330	635
Asian Property (2013) Co., Ltd.	200	405
Asian Property (2014) Co., Ltd.	1,300	1,300
Thai Big Belly Co., Ltd.	25	25
<u>Related company</u>		
AP ME 4 Co., Ltd.	-	150
Total	5,756	4,812

- b) The Company and its subsidiaries had contingent liabilities in respect of letters of guarantee issued by banks to government agencies and individuals for maintenance of utilities, purchase of materials and electricity use, as follows:

	(Unit: Million Baht)	
Company's name	2017	2016
<u>The Company</u>		
AP (Thailand) Plc.	1,528	1,177
<u>Subsidiaries</u>		
Asian Property (Krungthep) Co., Ltd.	280	14
Asian Property Co., Ltd. and its subsidiary	254	4
The Value Property Development Co., Ltd.	132	13
Asian Property (2012) Co., Ltd.	1	1
Asian Property (2013) Co., Ltd.	2	1
Asian Property (2014) Co., Ltd.	3	3
Thai Big Belly Co., Ltd.	-	2
Total	2,200	1,215

28.5 Litigation

In 2016, the Company and its subsidiary were sued as a co-defendant in a civil lawsuit, with the amount in dispute is Baht 89 million. The case is currently be considered by the Court of First Instance. However, the management believes that there will be no material impact to the Company and its subsidiary. Therefore, no provision has been set aside.

29. Fair value hierarchy

As at 31 December 2017, the Company and its subsidiaries had the assets and liabilities that were disclosed at fair value using different levels of inputs as follows:

(Unit: Million Baht)		
	Consolidated financial statements	Separate financial statements
	Level 2	Level 2
Assets for which fair value are disclosed		
Investment property	300	216
Liabilities for which fair value are disclosed		
Debentures	12,823	12,823

30. Financial instruments

30.1 Financial risk management

The Company's and its subsidiaries' financial instruments, as defined under Thai Accounting Standard No. 107 "Financial Instruments: Disclosure and Presentations", principally comprise cash and cash equivalents, trade and other receivables, loans, investments, trade and other payables, debentures, short-term and long-term borrowings. The financial risks associated with these financial instruments and how they are managed is described below.

Credit risk

The Company and its subsidiaries are exposed to credit risk primarily with respect to trade accounts receivable and loans. The Company and its subsidiaries manage the risk by adopting appropriate credit control policies and procedures and therefore do not expect to incur material financial losses. In addition, the Company and its subsidiaries do not have high concentration of credit risk since it has a large customer base. The maximum exposure to credit risk is limited to the carrying amounts of receivables and loans stated in the statements of financial position.

Interest rate risk

The Company's and its subsidiaries' exposure to interest rate risk relates primarily to their cash at banks, bank overdrafts, debentures, and short-term and long-term borrowings. Most of the Group's financial assets and liabilities bear floating interest rates or fixed interest rates which are close to the market rate, the interest rate risk is expected to be minimal.

Significant financial assets and liabilities classified by type of interest rates 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					
	31 December 2017					
	Fixed interest rate		Floating interest rate	Non-interest bearing	Total	Interest rate (% p.a.)
	Within 1 year	1-5 years				
Financial assets						
Cash and cash equivalents	-	-	1,012	42	1,054	0.10 to 1.03
Trade and other receivables	-	-	-	390	390	-
Restricted bank deposits	-	-	1	-	1	0.38 to 0.50
	-	-	1,013	432	1,445	
Financial liabilities						
Short-term loans from financial institutions	5,662	-	-	-	5,662	1.51 to 2.65
Trade and other payables	-	-	-	1,232	1,232	-
Long-term loans	-	-	90	-	90	MLR-2.00 to MLR-1.75
Debentures	-	12,650	-	-	12,650	2.15 to 4.50
Retention payable	-	-	-	241	241	-
	5,662	12,650	90	1,473	19,875	

(Unit: Million Baht)

	Consolidated financial statements					
	31 December 2016					
	Fixed interest rate		Floating interest rate	Non-interest bearing	Total	Interest rate (% p.a.)
Within 1 year	1-5 years					
Financial assets						
Cash and cash equivalents	-	-	1,048	39	1,087	0.37 to 1.10
Trade and other receivables	-	-	-	164	164	-
Restricted bank deposits	-	-	2	-	2	0.37
	-	-	1,050	203	1,253	
Financial liabilities						
Short-term loans from financial institutions	1,991	-	-	-	1,991	1.71 to 1.79
Trade and other payables	-	-	-	1,031	1,031	-
Long-term loans	-	-	150	-	150	MLR-2.00 to MLR-1.75
Debentures	-	12,600	-	-	12,600	2.05 to 4.52
Retention payable	-	-	-	246	246	-
	1,991	12,600	150	1,277	16,018	

(Unit: Million Baht)

	Separate financial statements					
	31 December 2017					
	Fixed interest rate		Floating interest rate	Non-interest bearing	Total	Interest rate (% p.a.)
Within 1 year	1-5 years					
Financial assets						
Cash and cash equivalents	-	-	513	28	541	0.10 to 1.03
Trade and other receivables	-	-	-	262	262	-
Short-term loans to related parties	-	-	15,229	-	15,229	3.50
Restricted bank deposits	-	-	1	-	1	0.50
	-	-	15,743	290	16,033	
Financial liabilities						
Short-term loans from financial institutions	4,801	-	-	-	4,801	1.51 to 2.65
Trade and other payables	-	-	-	787	787	-
Short-term loans from related parties	-	-	1,138	-	1,138	3.50
Long-term loans	-	-	40	-	40	MLR-2.00
Debentures	-	12,650	-	-	12,650	2.15 to 4.50
Retention payable	-	-	-	115	115	-
	4,801	12,650	1,178	902	19,531	

(Unit: Million Baht)

	Separate financial statements					
	31 December 2016					
	Fixed interest rate		Floating interest rate	Non-interest bearing	Total	Interest rate (% p.a.)
	Within 1 year	1-5 years				
Financial assets						
Cash and cash equivalents	-	-	695	28	723	0.37 to 1.10
Trade and other receivables	-	-	-	92	92	-
Short-term loans to related parties	-	-	6,071	-	6,071	4.00
Restricted bank deposits	-	-	1	-	1	0.37
	-	-	6,767	120	6,887	
Financial liabilities						
Short-term loans from financial institutions	1,991	-	-	-	1,991	1.71 to 1.79
Trade and other payables	-	-	-	686	686	-
Short-term loans from related parties	-	-	629	-	629	4.00
Long-term loans	-	-	50	-	50	MLR-1.75
Debentures	-	12,600	-	-	12,600	2.05 to 4.52
Retention payable	-	-	-	141	141	-
	1,991	12,600	679	827	16,097	

30.2 Fair values of financial instruments

Since the majority of the Company's and its subsidiaries' financial instruments are short-term in nature and loans bear interest close to the market rates, their fair value is not expected to be materially different from the amounts presented in the statements of financial position, except for the fair value of debentures which had been disclosed in Note 29.

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.

In determining the fair value of financial instruments recognised in the statement of financial position that are not actively traded and for which quoted market prices are not readily available, the management exercises judgement, using a variety of valuation techniques and models. The input to these models is taken from observable markets, and includes consideration of credit risk (bank and counterparty, both) liquidity, correlation and longer-term volatility of financial instruments. Change in assumptions about these factors could affect the fair value recognised in the statement of financial position and disclosures of fair value hierarchy.

The methods and assumptions used by the Company and its subsidiaries in estimating the fair value of financial instruments are as follows:

- a) For financial assets and liabilities which have short-term maturity, including cash and cash equivalents, accounts receivable and short-term loans, accounts payable and short-term borrowings, their carrying amounts in the statement of financial position approximate their fair value.
- b) For long-term loans carrying interest approximate to the market rate, their carrying amounts in the statement of financial position approximates their fair value.
- c) The fair value of debentures is determined based on yield rates quoted by the Thai Bond Market Association.

During the current year, there were no transfers within the fair value hierarchy.

31. 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.

The Company manages its capital position with reference to its debt-to-equity ratio in order to comply with a condition in debenture agreement, which requires the Company to maintain the net financial debt to equity ratio not exceeding 2:1.

The Company's debt used to calculate the above financial ratio is the net financial liabilities that are the net value of interest bearing liabilities minus with cash and/or cash equivalent in the audited/reviewed consolidated financial statements of the Company.

The Company's equity used to calculate the above financial ratio is the shareholders' equity in the audited/reviewed consolidated financial statements of the Company.

No changes were made in the objectives, policies or processes during the years ended 31 December 2017 and 2016.

32. Events after the reporting period

- 32.1 On 9 January 2018, the meeting of the Company's Board of Directors passed a resolution as follows;
- 32.1.1 Approved issuing and offering 1.5 million units of named, unsubordinated, unsecured debentures, without debenture holder's representative, at the offering price of Baht 1,000 each, amounting to Baht 1,500 million, to private placement which is institutional and/or major investors according to the resolution of Annual General Meeting of the Company's shareholders held on 30 April 2015. The debentures have 3-year and 6-month term from the date of issuance and bear the fixed interest rate of 2.32% per annum. The interest payment is made every six months and the debentures are due for redemption on 22 July 2021.
- 32.1.2 Approved issuing and offering 1.5 million units of named, unsubordinated, unsecured debentures, without debenture holder's representative, at the offering price of Baht 1,000 each, amounting to Baht 1,500 million, to private placement which is institutional and/or major investors according to the resolution of Annual General Meeting of the Company's shareholders held on 30 April 2015. The debentures have 4-year term from the date of issuance and bear the fixed interest rate of 2.40% per annum. The interest payment is made every six months and the debentures are due for redemption on 22 January 2022.
- 32.1.3 Approve issuing and offering the bill of exchanges amounting not over Baht 8,000 million, with the withdrawal term of not more than 270 days from the issuance date to the institutional and/or major investors (Under the Notification of Capital Market Supervisory Board No. Tor Jor. 9/2552).
- 32.2 On 7 February 2018, the Extraordinary General Meeting of shareholders of AP ME 9 Co., Ltd. approved to change the name from "AP ME 9 Co., Ltd." to "The Powerhouse Co., Ltd.". This company registered with the Ministry of Commerce for the change of the name on 8 February 2018.
- 32.3 On 27 February 2018, the meeting of the Company's Board of Directors passed the resolutions to approve the payment of dividend for 2017 to the Company's shareholders at Baht 0.35 per share. The payment of dividends will later be proposed for approval in the Annual General Meeting of the Company's shareholders.

33. Approval of financial statements

These financial statements were authorised for issue by the Board of Directors of the Company on 27 February 2018.

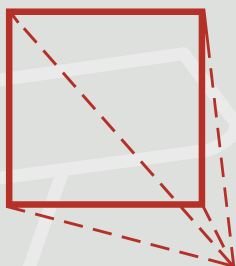




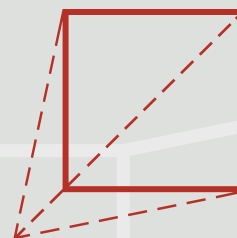


CORPORATE GOVERNANCE AND SUSTAINABLE DEVELOPMENT

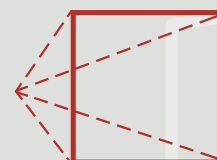
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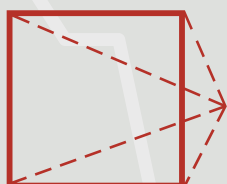
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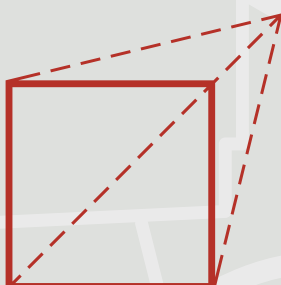


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#TheSmallestSpaceToSaveLives #บอพื้นที่เล็กๆให้หัวใจได้เต้นต่อ

“Heart” is compared to a machine that always pumping blood to nourish the organs in the body. In Thailand, the number of people who die from Sudden Cardiac Arrest is over 54,000 or 6 people per hour. Most of patients has symptoms before arriving at the hospital. As a result, if first aid or treatment couldn’t be done on time, it may cause death.

AP (Thailand) Public Company Limited, a leading urban property development company which expert in innovative design for unlimited space covering all aspects of quality, service, convenience, and safety. The company aims to sustainably create “better quality of life” by launching the campaign “the Smallest Space to Save Life” to conceptualize real estate development in order to improve quality of life for both AP society and public society.

The company also focuses on the important of Sudden Cardiac Arrest which can cause death to everyone hence the company provides Automated External Defibrillator (AED) over 40 projects or around 25,000 families in condominium which organized by Smart Service and Management Company (the subsidiary of AP operating

property management business). Not only giving the machine but AP also creates the campaign for knowledge sharing about basic first aid before delivering patient to the hospital. According to Statistics, Sudden Cardiac Arrest is the 3rd rank (after cancer and accident) causing death of 54,000 people a year (around 6 people per hour). At present, AP already set up Automated External Defibrillator (AED) in the condominium that organized under AP Group and also plan to finish the AED installation in over 40 transferring ownership projects.

Although it is a small space, it is very important to life. Thus, AP (Thailand) starts to set up Automated External Defibrillator (AED) on 0.1 square meter in the condominium under AP Group for the safety of people in the condominium. Therefore, AP would like to invite any company or institution to share some space for set up these machines in order to cover all Thai hearts. Be a part of this project at <http://www.smallestspacetosavelives.com> or www.apthai.com







F A B R I C A



space
scholarship



AP (Thailand) Public Company Limited, a leading property development company in Thailand, presents the new CSR campaign to increase quality of human resources in the society by using AP specialty in innovative space for accommodation. AP introduces a new idea "life space" for the new generation. It aims to give one-year accommodation as a scholarship for students who move to Bangkok to study at the University. The scholarships would be given to 7 students who have outstanding academic performance and good manner whereas lack of financial support especially for an accommodation cost in order to improve student's quality of life; happiness, creativity and safety.





The objectives of providing "space scholarship" are to help students to adapt to new society and new environment, and to support the students for an accommodation cost in Bangkok which AP (Thailand) will arrange accommodations nearby the University with security system so it is convenient and safe for them. Moreover, it aims to spread the "giving and sharing idea" to those students who will use their knowledge to develop the country afterward.

These accommodations are specially designed by the cooperation between AP Design Lab and Fabrica Design Studio, where young designers are gathered. This cooperation intends to create new ideas for space limitation which every meter is useful under the concept of "SUM" which means the combination of a variety of lives, a variety of daily activities and the multi-function area which will become a space of learning, sharing, and living together.



CORPORATE GOVERNANCE

Corporate governance policy

The company recognizes that good corporate governance is the major factor that enables the organization to have efficient operation and supports sustainable growth. The CG Policy was drafted by corporate governance and risk management committee and approved by the Board of Directors. On 7th November 2016, the board of directors agreed to revise such policy in order to improve the standard and the operation of the good corporate governance, to be complied with ASEAN Corporate Governance Scorecard (ASEAN CG Scorecard).

In this regards, the corporate governance policy is available on the company's website <http://www.apthai.com/investor-relations> under the sequence of menu headings "Corporate Governance"

Corporate governance report 2017

In 2017, the board of directors was considered and reviewed the implementation of CG code with the context of company's business. Furthermore, the company's corporate governance practices in 2017 were in line with the principle of good corporate governance for listed companies by the Stock Exchange of Thailand, which are presented in 5 categories as follows:

Section 1. Rights of shareholders

Section 2. Equitable treatment of shareholders

Section 3. Role of stakeholders

Section 4. Disclosure and transparency

Section 5. Responsibilities of the board

Rights of Shareholders

Concerned as the company owner, shareholders have their rights and votes, according to the laws, in key administration of the company. Therefore; the company aims to create highest benefit among shareholders on a basis of equal treatment such as buying or selling shares, receiving dividends, together with an adequate, timely, and complete information. Relations and Corporate Secretary section were set up as a channel for communication where the shareholders

can access via telephone email and post. In addition, shareholders are entitled to take part in material business decisions e.g., payment of dividends, appointment and removal of directors, determination of directors' remuneration and amendment to provisions of the Articles of Association.

1. Shareholders' Meeting

In 2017, the company held its Annual General Meeting of Shareholders (AGM) on 27th April 2017, which did not exceed 4 months after the fiscal year end. The company conducted the proceedings in a manner to ensure that the shareholders were able to exercise their rights in accordance with law, relevant regulations and good governance practices as follows:

Before the meeting

1.1 The company ensures that shareholders receive clear and adequate information with sufficient time to consider agenda items of the AGM, also, shareholders are able to easily access the Notice of the AGM and its accompanying documents. To this end, the company posted the Notice of the AGM and related documents on its website (<http://www.apthai.com/investor-relations/>) on 21st March 2017, which was not less than 30 days prior to the meeting date. Then, the Notice of the AGM, in both in Thai and English, together with the 2016 Annual Report (in CD-ROM format) was sent via post by Thailand Security Depository Co., Ltd. (TSD) to shareholders on 10th April 2017, which was more than 14 days in advance of the meeting date. The Shareholders were entitled to receive the printed 2016 Annual Report before the date of the meeting from the company secretary upon request. The aforesaid Notice of the AGM contained information such as date, time and venue of the meeting, and details of each agenda item (including factual background, rationale and opinions or recommendations of the board) as well as accompanying documents. The Meeting Notice was also advertised in newspapers during 7 and 10-11th April 2017, which were three consecutive days prior to the date of the meeting.

- 1.2 In order to encourage all shareholders (individuals, juristic persons and institutional investors) to attend the AGM and exercise their rights in an equitable manner, the company delivered the Notice of the AGM together with the Proxy Form to the shareholders for the appointment of proxies to attend the meeting on their behalf in the event that the shareholders were unable to attend the AGM in person. In addition, the company proposed the name of 2 independent directors, Mr. Nonthachit Tulayanonda and Mr. Kosol Suriyaporn on the notice of the meeting for the shareholders consideration to appoint proxy.
- 1.3 In order to facilitate attendance to all shareholders and proxy holders, the AGM was held on a working day - Thursday 27th April 2017 at 14.30 hrs, at easily accessible location, Meeting room 1-4, zone B, Queen Sirikit National Convention Centre, New Ratchadapisek Road, Bangkok, 10110. The company provided the adequate personnel to facilitate the meeting and verify the documents. The meeting registration service was divided into different counters for each shareholder by type, i.e., individuals, juristic persons and fund managers or custodians.
- 1.4 In encouraging the using of technology, the company has assigned Inventech Systems (Thailand) Co., Ltd to provide a barcode system for registration and voting process including ballots bearing the same barcode as their registration bar code for voting on each agenda item. The IT experts were provided to oversee the meeting for the accuracy and convenience of the registration, and vote counting process.

2. The conduction of the shareholders' meeting

- 2.1 Directors and executives were to present at the meeting to explain and answer the shareholder's questions. All directors, executives, auditors, and the representatives of each sub-committee were introduced to shareholders before the start of the meeting.
- 2.2 The company conducted transparent shareholder's voting and allowed shareholders to vote separately in each agenda item. Therefore, the shareholders can exercise their right freely.
- 2.3 The chairman of the meeting allowed shareholders to have an opportunity to ask questions and/or make recommendations on an equitable treatment basis, and provided comprehensive

responses to all questions or issues raised. Minutes of the meeting and votes cast under each agenda item were recorded by the company secretary.

- 2.4 The company counted the votes and announced the voting results of each agenda item with transparency during the meeting by specifying the voting of approval, disapproval and abstention. In 2017, there were no shareholders opposed to the voting results.

3. The preparation of AGM's minute and disclosure of AGM's resolution

- 3.1 The resolutions adopted were disclosed via SET portal in both Thai and English on websites of the Stock Exchange of Thailand. In 2017, the company submitted the resolution of AGM's meeting on 27th April 2017 by classifying the votes into approval, disapproval and abstention.
- 3.2 The company prepared the minutes of the meeting with the significant information such as the name list of directors who attended or missed the meeting, abstracts of the questions, issues raised and the answers or clarifications, and the resolutions with the number of approval, disapproval and abstention votes.
- 3.3 The minutes of the AGM 2017 in Thai and English were submitted to the Stock Exchange of Thailand on the website on 11th May 2017, which is 14 days following the meeting.

Equitable treatment of shareholders

As stipulated in the company's Corporate Governance Policy, all shareholders, i.e., major, minor, institutional and foreign shareholders, are entitled to have common shareholder rights and to be treated on an equitable and fair basis. The details are as follows:

1. Providing of information before AGM meeting

- 1.1 On 21st March 2017, 36 days prior to the meeting date, the company posted the notice with related information in both Thai and English on the company website, which was identical with the hard copies.
- 1.2 Before the meeting begins, the company informs the meeting on the proportion of shareholders and the proxy holders, the vote counting procedure, and the voting process.

2. Protection of minor shareholders

- 2.1 The company allows shareholders to propose the meeting agenda items and names for consideration elections as directors in advance of the shareholders' meeting. For the AGM 2018, the company disclosed the information of complete criteria proposal on 20th November 2017 through the Stock Exchange of Thailand's website under the sequence of menu headings 'investor relations' (<http://www.apthai.com/investor-relations/>). Shareholders were welcomed to submit the agenda proposal and director nomination during 1st to 31st December 2017, but no agenda items and name of directors were proposed.
- 2.2 The company conducts the meeting in accordance with the regulations without switching, adding, revising any agenda items, or modifying previously issued information during the meeting.
- 2.3 In the agenda item of the election of directors, the company allows shareholders to cast their votes for individual directors with separated ballots and collected all ballots from all shareholders in every case (approval, disapproval, and abstention).

3. Supervision of the use of insider information

The company has supervision of the use of insider information measure in written notice. *'The supervision of the use of insider information and report of the company's shareholding'* was approved by The Board of Directors on 13th August 2013 with the following objectives:

1. Informing the executives of every division regarding duties and responsibilities to report their holdings of the company's shares, also announcing the punishments according to regulations of the Stock Exchange of Thailand and the Securities and Exchange Act B.E. 2535.
2. The company obliges the executives to report any changes in their shareholding to the Office of Securities Exchange Commission and the Stock Exchange of Thailand according to Section 59 of the Securities and Exchange Act B.E. 2535.

The executives shall provide the copy of the report to the company on the same day that they provide the report to the Office of Securities Exchange Commission and the Stock Exchange of Thailand.

3. Connected transactions made by directors and executives must be reviewed by independent directors to ensure the best benefit or to prevent loss of the company.
4. The Board of Directors issues the principle and penalty measures concisely on the usage of internal information, especially before being reviewed by certified public accountants and approved by the audit committee and the Board of Directors, or before being publicly disclosed.

Moreover, the silent periods are set to refrain directors, executives and staff who are significantly involved in financial reporting from the company's stock trading during the period of financial report disclosure (both before and after). Shareholders and public are allowed to have enough time to study the report and gain equal investment opportunities. This also applies to staff in the investor relations and public relations section to refrain from giving the significant insider information to outsiders, shareholders, investors, analysts, and mass media 7 days before the public announcement, also, to refrain from meeting or responding to any question so related.

If any employee violates the aforementioned measures, the company will take the following disciplinary actions:

- | | |
|---------------------|--|
| 1. First violation | Written warning |
| 2. Second violation | Salary cut/Suspension |
| 3. Third violation | Termination of employment without compensation |

For the report of ownership of shares, directors and executives are responsible for making reports of company's stock trading within 3 working days after changes to propose to office of Securities and Exchange Commission (SEC) and Stock Exchange of Thailand. The company secretary is responsible for collecting those changes to put into the agenda of information for every board meeting. Directors and executives are to inform the Board of Directors about stock trading at least 1 day before making transaction.

In 2017, the changes on the directors and executives' ownership of shares are as follows:

Directors' ownership of AP shares

No.	Name	Number of shares			Remark
		30 th December 2016	29 th December 2017	Change during the year	
1.	Prof. Dr. Naris Chaiyasoot	-	-	-	No ownership of AP shares
2.	Mr. Anuphong Assavabhokhin	670,047,561	670,047,561	-	No trading transaction of AP shares
3.	Mr. Pichet Vipavasuphakorn*	113,982,879	113,982,879	-	No trading transaction of AP shares
4.	Mr. Siripong Sombutsiri	-	-	-	No ownership of AP shares
5.	Mr. Wason Naruenatpaisan	132,000	132,000	-	No trading transaction of AP shares
6.	Ms. Kittiya Pongpujaneegul	817,520	817,520	-	No trading transaction of AP shares
7.	Mr. Visanu Suchatlumpong	100,000	100,000	-	No trading transaction of AP shares
8.	Mr. Pornwut Sarasin	673,000	673,000	-	No trading transaction of AP shares
9.	Mr. Yokporn Tantisawetrat	-	-	-	No ownership of AP shares
10.	Mr. Phanporn Dabbaransi	-	-	-	No ownership of AP shares
11.	Mr. Kosol Suriyaporn	-	-	-	No ownership of AP shares
12.	Mr. Nontachit Tulayanonda	-	-	-	No ownership of AP shares
13.	Mr. Somyod Suteerapornchai	2,200	2,200	-	No trading transactions of AP shares

* including indirect shareholding (spouse)

Executives' ownership of AP shares

No.	Name	Number of shares			Remark
		30 th December 2016	29 th December 2017	Change during the year	
1.	Mr. Opas Ruangrajitpakorn	-	-	-	No ownership of AP shares
2.	Mr. Piyawat Suephaisal	-	-	-	No ownership of AP shares
3.	Ms. Tippawan Sirikoon	-	-	-	No ownership of AP shares
4.	Mr. Somchai Wattanasawapak	-	-	-	No ownership of AP shares
5.	Mr. Vittakarn Chandavimol	-	-	-	No ownership of AP shares
6.	Mr. Pamorn Prasertsan	172,238	38	(172,200)	Sell out 172,200 shares
7.	Ms. Chidapa Amralikit	-	-	-	No ownership of AP shares
8.	Mr. Worrapong Virojtananugoon	231,000	11,000	(220,000)	Sell out 220,000 shares
9.	Mr. Ratchayud Nunthachotsophol	-	-	-	No ownership of AP shares
10.	Mr. Thanit Paiboon	-	-	-	No ownership of AP shares
11.	Mr. Boonchai Jankrajanglerd	-	-	-	No ownership of AP shares
12.	Mr. Pattaraphurit Rungjaturapat	-	-	-	No ownership of AP shares
13.	Mr. Set Srisayant	-	-	-	No ownership of AP shares

4. Conflicts of interest by directors

- 4.1 In accordance with the Securities and Exchange Act, B.E. 2535, the company requires directors and executives to report any conflict of interest of themselves and their related parties to chairman of the board within 7 days following the end of the year and the day of existing reported items changes. The company secretary is responsible for collecting such reports. However, no conflicts of interest by directors are reported.
- 4.2 The company considers any transactions with transparency and fairness for the best interest of the company and shareholders. The transactions need to be approved by the audit committee, the board and/or the shareholders in accordance with the notification of SEC and SET related to the acquisition or disposal of assets. Executives or shareholders who have any conflicts of interest reports are not involved in such transactions.

In 2017, the company had reported the acquisition or disposal of assets transaction of 6 items to the Stock Exchange of Thailand, which were not exceed the transaction size to get approval from shareholders. Also, the company informed Stock Exchange of Thailand thoroughly.

Role of stakeholders

The company emphasizes on the right of a broad range of stakeholders, both internal and external, including employees, creditors, trade partners, governmental agencies, customers and shareholders. The company's corporate governance policy includes the role of stakeholder and the treatment of stakeholders is summarized as below:

Employees

The company recognizes that human resource is an essential key for driving the company to success. Therefore, the company aims to recruit and develop all employees equally.

The company also treats employees fairly and adopts a non-discriminatory basis regarding gender, age, nationality or religion. The employees interests are addressed through the market based as well as compensation practices (short and long term) and the welfare and benefit are considers as important issues according to

their performances. That is, in short term, employees' performances, capability to make profit each year and KPI would be tools in compensation management, and in long term, Employee Stock Ownership Plan (ESOP) would be offered.

In addition, the company provides various benefits to the employee who has passed the probationary period as follows:

- Annual check up
- Group insurance, including life insurance, health insurance, and disability insurance.
- Provident fund
- Booking of the AP's condominiums.
- Home loan

Besides, the company works hard on building culture, good relationship and good working atmosphere by arranging various activities. Employees are encouraged to suggest ideas for organization development. Therefore, the company conducts an annual survey and analyzes the results for further improvement. Moreover, health promotion activities are provided regularly for employees to take part in running program, weight loss running program, and annual check up.

Training and human resource development

The company sets up AP Property School to provide knowledge and develop abilities and working skills for employees, 5 curricula are provided at AP Property School. The details of 2017 training are shown in the topic of Corporate Social Responsibility (CSR), sub-topic of AP Property School.

Anti-corruption

Throughout 25 years, the company holds the principles of honesty and transparency in business conduct by realizing that corruption would affect company reputations, competitiveness, and trust of all stakeholders.

The company issues very strict guidelines of Anti-corruption policy for all Board of Directors, committees, executives, and every level of employees as stated below:

1. Anti-corruption policy
2. Anti-corruption measures
3. Code of conduct
4. Good Corporate Governance
5. Accepting/Offering Gifts, Rewards and Benefit policy
6. Whistleblowing policy

Following Anti-corruption policy and measures, the company provides knowledge to employees via various inside communication channels such as employees' e-mail, pop-up animation on screen of every computer, and activities. These are to support learning and understanding, and to inform code of conducts of company's Anti-corruption policy. Besides, Anti-corruption policies and measures are put in new employees' training curricula.

All employees are able to act as a whistleblower by sending e-mail to kosol.boardap@gmail.com or hotline@apthai.com. The company conducts procedures of investigation by setting committees to determine complains and petitions, in order to create fairness for every whistleblower, also, all data and information of whistleblowers are kept confidentially.

Resource and environments

The company recognizes the importance of Safety, Hygiene, and Environment in working operations (SHE), therefore, the policy of Safety, Hygiene, and Environment in working operations is set to provide knowledge and to encourage practicing. Animation information is made to disseminate via inside communication channels such as e-mail and company's website which are easily accessible. Moreover, training courses for employees, focusing on environment are put in the management curriculum of Construction Curriculum as one of AP Property School curricula. In 2017, 42 times of training courses were held with 599 participants.

From the previous year of 2017, accidental rate, leave of absence rate, and sickness rate were recorded as shown below:

1. Accidental rate during work: total 6 cases, details as follow;

Month	No.	Accident/Symptom
January	1.	A knife cut
	2.	A leg hurt after falling into a swimming pool
	3.	Painting color splashes to the eyes
February	4.	Broken bones caused by fall accidents
October	5.	A heavy object dropped on top of the foot
November	6.	Step on a nail

2. Leave of absence rate:

Type	Total employees (person)	Total leaves (day)	Average (day/person)
1. Sick leave	1,339	8,330	6
2. Personal leave	236	536	2
3. Annual leave	1,722	14,614	8

3. Work related sick leaves

Type	Total employees (person)	Total leaves (day)	Average (day/person)
1. Work related sick leaves	5	21	3.5

For environmental conservation, the company enhances employees to operate works without causing any impact to environment. Employees shall not cause any emission by discharging garbage or wastewater from construction sites to community, also, garbage and dangerous goods from construction are not allowed to be eliminated and create air pollution by burning. Fences are built around construction areas in order to cover dust and debris not to spread out to areas nearby. The company expects employees to consume resources efficiently for instance, using reuse papers, and saving energy and water by displaying campaign on boards inside the office building. The company follows the law of environment by applying EIA before starting any project. The details are shown under the topic of Corporate Social Responsibility (CSR), sub-topic of Environmental conservation.

Human rights

The company issues human right policy to encourage the Board of Directors, committees, executives, and employees including employees of subsidiary company to follow strictly. According to the Universal Declaration of Human Rights and Human Right in Organization, the company holds the recruitment with employment ethics - no discrimination on race, religion, color skin, and gender, also, no children labor or illegal labor. Moreover, the disabled are welcome for the suitable position and responsibilities.

Consumer

The company adheres to and strictly complies with the policy of liabilities for consumers. House and condominium care, together with another services are provided with high standard and high quality development. The company organizes the assessment of construction impact on consumer regularly as well as After Sale Service team, which details are illustrated in the topic of Corporate Social Responsibility (CSR) under the sub-topic of Accountability to customers. Also, many accessible channels are provided for consumers to easily communicate with the company - through the website <http://www.apthai.com/contact-ap>, call center 1623, and special call service for AP's customers 0-2018-9999.

Furthermore, in 2017, various activities were continually held by AP Society as shown in details available on company's website <http://www.apthai.com/ap-society/>, in the topic of CSR under sub-topic of AP Society.

Community (including creditors, business partners, and competitors)

The company behaves in an ethical and transparent way with creditors, business partners, and competitors based on good faith and business ethics. The company also operates strictly to comply with stakeholder policy as shown on company's website <http://www.apthai.com/investor-relations/>, under the topic of Corporate Governance.

Creditors

The company sets creditors policy to encourage the Board of Directors, committees, executives and employees including employees of subsidiary company to follow strictly. It is taken into action by following the commitment and agreement equitably between all creditors based on fairness of mutual benefits, in order to create trust and sustainable relationship with creditors. The code of practices are conducted by setting guidelines for guarantee conditions, fund management, and default payment to bring fairness to creditors, both trade payable and financial institutions. The settlement shall be conducted in the period punctually according to the agreement to avoid default payments, and any contracts or agreements shall be followed seriously. In case of the situation which causes impact significantly to financial stability and payment capability, fund shall be managed by informing the creditors to consider for the solution to prevent damages or loss.

Business Partners

The company sets business partners policy to encourage the Board of Directors, committees, executives and employees including employees of subsidiary company to follow strictly by focusing on maximizing company's benefits, conducting business with transparency, and improving collaboration with business partners to generate customers highest benefit. Besides, the company issues procurement policy, which identifies the criterion of procurements for company's project both low rise and high rise, as well as Buyer Code of Conduct for purchasing officers to be the framework and code of practices to operate their duties with honesty, integrity, and transparency by seriously concerning about company's benefit and equitable treatment for business partners.

However, in selecting business partners, the company sets the regulations in written notice as illustrated clearly and concretely in the section of procurement and code of practices. The approaches are as follows:

1. Comparing and Bargaining approach - at least 3 partners or contractors are taken into consideration and the one with best offering would be selected.
2. Bid Auction approach - at least 2 partners or contractors are allowed in bid auction by proposing the offering and bargaining on date and time quoted by the company.
3. Specific approach - special procurement which requires specific criteria such as, urgent cases related to company's benefit, materials or works restricted on identifying the producers or expert contractors, etc.

The company offers the opportunity of business equality without bringing disadvantages to small enterprises of business partners. Also, the company launches campaign of creating core value and anti-bribery by providing knowledge to all levels of employees via inside communication channels.

Competitors

The company sets competitors policy to encourage the Board of Directors, committees, executives and employees including employees of subsidiary company to follow strictly by conducting the business according to regulations of business competition with honesty and fairness, based on alliance principle to support each other under the framework, not to bring loss and disconnection. Up until now, including in 2017, the company had no dispute among competitors.

Furthermore, the company recognizes the importance of being a part of society that is responsible for helping and supporting the society in providing beneficial public activities for communities. Therefore, the company sets social policy to encourage the Board of Directors, committees, executives, and employees including employees of subsidiary company to follow strictly. The purpose is to participate in developing quality of Thai society by continuously supporting and providing activities that are beneficial for communities and public society. The details of social activities are shown in the topic of Corporate Social Responsibility (CSR).

Apart from the implementation of policies related to stakeholders above, the company emphasizes on Anti-corruption by enhancing and supporting every level of employees to build good sense against all types of dishonesty and corruption. To ensure such intention, the company declared to be the part of Private Sector Collective Action Coalition Against Corruption (CAC) on February 26th, 2015. Later, AP was officially certified as a member of Private Sector Collective Action Coalition against Corruption (CAC) by CAC council on 9th March 2017. The details are shown in Anti-corruption guidelines.

Communication channels for stakeholders

The board realizes the importance of stakeholders and participation of all stakeholders, so the communication channels are provided for stakeholders to directly give suggestion, advice, or complain about any issues that may cause damages to the company. Sending e-mail is available through Mr. Kosol Suriyapon, audit committee member of the company; kosol.boardap@gmail.com. or hotline@apthai.com. The procedures of accepting complains, petitions, and investigation shall be reported to the board.

Disclosure and transparency

1. Disclosure of information

- 1.1 In 2017, the company disclosed the significant information in accordance with the regulations of listed companies such as the Annual Registration Statement (form 56-1) and the Annual Report (form 56-2) in both Thai and English through the Stock Exchange of Thailand's website and the company's website.
- 1.2 In Annual Report 2017, the company disclosed the following significant information for shareholders: director's responsibilities concerning the company's financial report alongside the auditor's report, a management discussion and analysis (MD&A), audit fee and non-audit fee, names and responsibilities of sub-committee, the number of meeting held, the attendance record of each director, and the remuneration policies for directors and executives.
- 1.3 The company designated the Investor Relations to be responsible for communication and disclosure of information on the operating performance of the company to the investors, shareholders, analysts, and related agencies. The contact is available via contact person, Ms. Kittiya Pongpujaneegul, corporate secretary, or

Investor Relations

AP (Thailand) Public Company Limited
170/57 Ocean Tower 1 Building, 18th Floor,
New Ratchadapisek Road, Klongtoey Sub-district,
Klongtoey District, Bangkok 10110
Tel: 0 2261 2518-22
E-mail: investor@apthai.com
Website: <http://www.apthai.com/contact-ap/>

In 2017, the activities undertaken by Investor Relations are summarized as below:

Activities	Times
Analyst meeting	4
Investor conferences	23
Road show	
- Domestic	4
- International	3

2. Minimum information disclosed on the company's website

The company disclosed its information on website such as the Annual Registration Statement (form 56-1), the Annual Report (form 56-2), the notice to the shareholders' meeting, the article of association, company's regulations, Memorandum and Article of Association, the CG policy, business ethics for employees and board of directors, and other information. All disclosed information is up to date.

3. Disclosure of key performance indicators

The company discloses company Key Performance Indicators (KPI), both financial KPI (e.g. revenue and profit) and non-financial KPI (e.g. customer satisfaction), with an intention to continuously build and increase customer satisfaction of the residence by emphasizing on research and product development. The company organizes marketing research sector and product development sector in order to profoundly analyze customers' need, especially in the aspect of space utilization that meets customers' lifestyle. This highlights AP's qualification of Responsive creator as the company always uses the feedback from the research to help develop new projects. Besides, the company also organizes the sector of marketing strategy which operates the survey, research, and analysis about customers' need in each area together with the potential of providing public utility of every project location. Therefore, the company is holding sufficient database for the analysis to study market demand on residence in each area along with roles, residence types, locations, and price levels in order to develop company's project to be the most outstanding project among the competitors nearby, also, to affirm customers' pride on selecting company's product.

Responsibilities of the board

1. Board structure

The board of directors' qualification is in line with clause 68 of Public Limited Company Act B.E. 2535 and the related notification of the Securities and Exchange Commission (SEC). The board appointed Mr. Pramart Kwanchuen as a secretary of the Board of Directors, in order to handle the meeting in accordance with the relevant rules and regulations.

The company considered an appropriate Board Structure and balanced their responsibilities. As of 31st December 2017, the board comprised of 13 directors, as shown in the section of management structure.

- 1.1 The board comprises of directors with diversity of age, gender, skill, experience and specific ability, that are beneficial to perform their duties. There are 6 executive directors from total of 13 directors as follows: Mr. Anuphong Assavabhokhin, Mr. Pichet Vipavasuphakorn, Mr. Siripong Sombutsiri, Mr. Wason Naruenatpaisan, Ms. Kittiya Pongpujaneegul, and Mr. Visanu Suchatlumpong. The chairman of the board is Prof. Dr. Naris Chaiyasoot, a non-executive director, who has no experiences in property business. The profiles of each director are shown in the attachment.
- 1.2 There are 7 independent directors as follows: Prof. Dr. Naris Chaiyasoot, Mr. Pornwut Sarasin, Mr. Yokporn Tantisawetrat, Mr. Phanporn Dabbaransi, Mr. Nontachit Tulayanonda, Mr. Kosol Suriyaporn, and Mr. Somyod Suteerapornchai, that are more than one-third of the total directors. All of them have qualifications as specified by SET and SEC. There are 4 members of audit committee as follows: Mr. Phanporn Dabbaransi, Mr. Nontachit Tulayanonda, Mr. Kosol Suriyaporn and Mr. Somyod Suteerapornchai. The independent directors are to review company's operation and act as balance of power in the board of directors as well as to independently object any issue in the meeting and enable efficient decision making process.
- 1.3 Each director has a term of position for 3 years, when any directors complete their terms, the board will proposed to the shareholder's meeting for approval, details are shown in the corporate governance policy.

- 1.4 The chief executive officer and the managing director hold 21.30% and 3.62% shares (combining shares holding by spouse) in the company respectively (as of 29th December 2017). Therefore, the CEO and managing director are both major shareholders and act on behalf of all shareholders in managing the company with the objective of maximizing shareholders' benefit.

However, to separate duties and responsibilities between board of directors and executives, the company sets up corporate governance policy and daily management policy separately that chairman of the board, CEO, and managing director are not the same person. The chairman of the board performs duty of the leader and the operator of board meetings efficiently, supports the participation in meetings, and gives advice without interference with daily duty or daily business performed by executives.

- 1.5 The Board of Directors establishes policy and practices about the directorship in other companies that the Chief Executive Officer, Managing Director, and Executive Directors shall hold a directorship in no more than 5 group companies, in conformity with the corporate governance policy.
- 1.6 The board appoints the Corporate Secretary to serve the board by providing legal advice, taking care of the board's activities and monitoring compliance with the board resolutions. Ms. Kittiya Pongpujaneegul was appointed as Corporate Secretary.

2. Sub-committees

- 2.1 The following 4 sub-committees were set up by the board.
 1. Audit committee
 2. Executive committee
 3. Nomination and remuneration committee
 4. Corporate governance and risk management committee

The scope of responsibilities of each committee is shown in the section of management structure.

- 2.2 The chairman of the board is an independent director and does not hold any chairman position in any sub-committee in order to create independence.

- 2.3 The sub-committee meetings are held regularly. The record of attendance, the list of attended person, and the positions in each committee are shown in the section of management structure.

3. Roles and responsibilities of the board

- 3.1 The board's duties and responsibilities shall be in accordance with those specified by law, Memorandum and Article of Association, and resolution of the shareholders, as well as the corporate governance policy.
- 3.2 The board established a written corporate governance policy, which was latest revised on 7th June 2016.
- 3.3 The board established a written code of conduct for all directors, executives and employees in order to provide understanding of ethical standards for business operation. The details are available on the company's website <http://www.apthai.com/investor-relations/> under the sequence of menu headings "Corporate Governance" sub-heading "Code of conduct". The latest revision of Code of conduct was announced on 3rd January 2018
- 3.4 The board considers any conflict of interests thoroughly with no stakeholder involving in decision making process and provides the clear guidelines for benefits of company and shareholders. The board also monitors compliance with regulations regarding criteria, procedure, and disclosure of transactions with conflict of interests.
- 3.5 The board establishes an internal control including financial, compliance, and policy control. The board assigns the internal audit to be responsible for auditing such internal control.

The audit committee conducted the assessment of adequacy of internal control systems of 2017 in the audit committee meeting no.1/2018 held on 27th February 2018.

- 3.6 The board also sets clear procedures on whistleblowing for related parties or stakeholder, ensures that the company provide protective measures on keeping the whistleblowers' names confidential, and operates the investigation according to company's regulations.

- 3.7 The board organizes risk management procedures properly and efficiently. Risk management policy and risk committee are set.

4 Board meetings

- 4.1 In 2017, the company set the meeting schedule and agenda in advance and notifies each director in order to manage time for meeting attendance.
- 4.2 The number of board meetings are appropriated with duties and responsibilities of the board as well as the nature of business operation. In addition, the company held 13 board meetings in 2017.
- 4.3 The company sends all meeting documents to each director at least 7 business days in advance of the meeting.
- 4.4 The minutes of the Board of Directors' meeting have all necessary and relevant information, such as date, time, names of directors with presence and absence, significant information, comments and resolutions. The company has good storage systems to retrieve the data. The Company Secretary also informs SEC of the storage place.
- 4.5 In 2017, the meeting among the non-executive directors were held once a year to discuss business matters without executive directors.

5. Assessment

- 5.1 Board Self-Assessment
- The Board of Directors conducts Evaluation on the Performance of the Board of Directors, Director Self-Assessment, and Sub-Committee Self-Assessment annually. The assessment of these 3 forms would be organized by the same process and criterion.

Process

The company secretary makes and reviews assessment forms to ensure the accuracy, then proposes to the Board of Directors to make an evaluation. The secretary is to summarize all performance assessments and proposes to the Board of Directors to consider and make improvement of the operations for more efficiency.

Criterion

The percentages correspond to the levels of performance achieved in each of area:

Over 85% = Excellent

Over 75% = Very good

Over 65% = Good

Over 50% = Fair

Below 50% = Need improvement

Assessment topics

Topic	All Board of Directors	Sub-Committee	Individual
Structure and characteristics of the board	✓	✓	✓
Roles/duties/responsibilities of the board	✓	✓	✓
Board meeting	✓	✓	✓
Board's performance of duties	✓	-	-
Relationship with management	✓	-	-
Self-development of directors and executive development	✓	-	-

The 2017, board's assessment result of the Performance of the Board of Directors, Director Self-Assessment, and Sub-Committee Self-Assessment indicated excellent performances.

5.2 CEO Assessment

The board makes an assessment of CEO by dividing into 9 topics: Leadership, Strategy Formulation, Strategy Implementation, Planning and Financial Performance, Relationship with the board, External relationship, Products and services knowledge, and CEO Characteristics. In 2017, CEO assessment result indicated excellent performances.

6. Remuneration

The Compensation Committee considers the remuneration of directors by taking into account prevailing profit of the company, reflect experience, obligations, scope of work, accountability, and responsibilities that are comparable to the industry level in which the company operates. The committee would recommend the compensation of the directors to the Board of Director for approval and propose to the shareholders' for final approval. The details of directors and executives' remuneration in 2017 are shown in the section of management structure.

7. Development of directors and executives

7.1 The board encourages and facilitates training for all internal parties related to corporate governance (such as audit committee member, executives, corporate secretary, etc.) in order to keep developing the operations. In 2017, the two directors namely;

1. Mr. Nontachit Tulayanonda had attended the training program, Director Accreditation Program (DAP) no. 139/2017, provided by Thai Institute of Directors (IOD).
2. Mr. Yokporn Tantisawetrat had attended the training program, Advance Audit Committee Program (AACP) no. 25/2017, provided by Thai Institute of Directors (IOD).

Also, all boards had attended various training program of IOD as illustrated in the table below:

Directors		Training course						
		DAP	DCP	FND	CDC	ELP	AACP	ACP
1. Prof. Dr. Naris Chaiyasoot		✓	✓	✓	✓	-	-	-
2. Mr. Anuphong Assavabhokhin		✓	-	-	-	-	-	-
3. Mr. Pichet Vipavasuphakorn		✓	-	-	-	-	-	-
4. Mr. Siripong Sombutsiri		✓	-	-	-	✓	-	-
5. Mr. Phanporn Dabbaransi		✓	-	-	-	-	-	-
6. Mr. Nontachit Tulayanonda		✓	-	-	-	-	-	✓
7. Mr. Kosol Suriyaporn		-	-	-	-	-	-	✓
8. Mr. Pornwut Sarasin		✓	-	-	-	-	-	-
9. Mr. Yokporn Tantisawetrat		✓	✓	-	-	-	✓	-
10. Mr. Somyod Suteerapomchai		✓	-	-	-	-	-	-
11. Ms. Kittiya Pongpujaneegul		✓	-	-	-	-	-	-
12. Mr. Visanu Suchatlumpong		✓	-	-	-	-	-	-
13. Mr. Wason Naruenatpaisan		✓	-	-	-	-	-	-

DAP = Director Accreditation Program

DCP = Director Certification Program

FND = Finance for Non-Finance Director

CDC = Chartered Director Class

ELP = Ethical Leadership Program

ACP = Audit Committee Program

AACP= Advanced Audit Committee Program

7.2 In the orientation of new directors, since the company realized the importance of new directors' duty performances, the company sets the regulation to help new directors prepare their duty performance to let new directors understand their roles, responsibilities, and company business operation. The "Director handbook", document of company information and essential regulations and laws, would be distributed in order to be beneficial for new directors' performances.

8. Succession plan

The company has a succession plan that the chief executive officer and managing director are authorized to nominate a qualified and experienced person to be the executive of the company.

The selection and nomination of the company's directors and key executives

1. Independent directors

Independent directors' qualification requirement

Qualification requirements of company's independent directors are stricter than the SEC notification Tor. Jor.4/2552 dated on 20th February 2009 (no.16 of the SEC notification Tor.Jor. 28/2551 was repealed.) as follows:

1. Independent directors shall hold not more than 0.5 of all voting rights of the company, parent company, subsidiary company, affiliate company, major shareholder, or controlling person unless such condition is terminated for at least 2 years. This is not applied to the independent director who was a civil servant or consultant to the government sector that held company shares in majority or was a controlling person.
2. Independent directors shall never be appointed as a director having a role in the company operation, employee, staff, consultant receiving fixed salary, or controlling person of the company, parent company, subsidiary company, affiliate company, subsidiary company in the same share held level, major shareholder, or the controlling person of the company unless such condition is terminated for at least 2 years. This is not applied to the independent director who was a civil servant or consultant of the government sector that held company shares in majority or was a controlling person.
3. Independent directors shall not related by blood or legal marriage to any parents, spouses, siblings, children, or spouses of children of members on the management team, major shareholders, candidates to the management team, or authorized persons to the company or subsidiaries.
4. Independent directors shall never be related to the business of the company, parent company, subsidiary company, affiliate company, major shareholder, or the controlling person in a way that may affect his/her independency in discretion and

never be a significant shareholder or a controlling person over the person who relates to the company, parent company, subsidiary company, affiliate company, major shareholder, or the controlling person of the company, unless such condition is terminated for at least 2 years.

5. Independent directors shall never be an auditor to the company, parent company, subsidiary company, affiliate company, major shareholder, or the controlling person of the company and never be a significant shareholder, controlling person, or partner of the audit company to the company, parent company, subsidiary company or where the major shareholder or the controlling person takes part in, unless such condition is terminated for at least 2 years.
6. Independent directors shall never render a professional service, including a legal and financial consultant which is paid for service more than 2 millions baht per year by the company, parent company, subsidiary company, affiliate company, a major shareholder, or a controlling person of the company and never be a significant shareholder, controlling person, or partner of such service render company, unless such condition is terminated for at least 2 years.
7. Independent directors shall not appointed as a director to represent company directors, major shareholder, or any shareholders related to a major shareholders.
8. Independent directors shall not belong to any business or partnership that is similar to or competing with the company or subsidiaries; or being an executive director, an employee, or a consultant that receives monthly salary; or holding more than 1% of shares that entitle to voting right in other companies that are in the same business or competing with the company and subsidiaries.
9. No other conditions that affect the independency of discretion on company management.

2. Selection of directors and key executives

Director selection

The Board of Directors considers persons to be nominated as the company's directors by their educational background, specialization, and experiences which support the company's business. The selection principles are as follows:

1. Requirements by laws, SET's/SEC's notifications, and the company's articles of association in regard of a director qualification
2. Qualifications as stated in the directors' ethic
3. Educational background and experiences which support the company's business
4. Trainings related to the directors' responsibilities, the company business, good corporate governance, and advance policy planning
5. Intention to guard the shareholders' benefit with fairness
6. Devotion and ability to develop the company business

Selection procedure

Nomination and Remuneration Committee nominates any appropriate person(s) qualified to the company's director position, then proposes to the Board of Directors. The Board of Directors, then, proposes to the Shareholders' meeting.

An election/appointing of directors

A meeting of shareholders shall elect the directors in accordance with the following procedures and rules:

1. Each shareholder has one vote for each share held;
2. Each shareholder may exercise the votes in electing one or more persons to be the directors but the votes for more than one person are indivisible; and
3. The person who obtains the highest votes shall be elected as a director in respective order according to the required number of directors, but if two or more persons obtain equal votes, the chairman must exercise a casting vote.

In the event of vacancy in the Board of Directors due to other factors aside from the end of directorship term, the Board of Directors shall select any persons qualified with Public Company Limited Act and Security and Stock Exchange Act to fill in. Unless such vacant directorship remains less than 2 months, a person who replaces the vacant directorship shall apply for the remaining term.

Key executives selection

The company's human resource section is responsible for the hunt of qualified persons under the executive's discretion, with the most relevant working experience and educational background.

The control of subsidiary companies

The company group authorization empowers the executive committee to appoint the directors and the authorized signatory directors of the subsidiary companies in order to align the management of the subsidiaries with the company. Also, the financial status and business operation disclosure, the transaction among the company group, the asset acquisition, and disposal or any other important transaction of subsidiary companies are conducted by the same guideline of the company.

Auditor's fee

At the 2016 AGM, EY Office Limited (formerly Ernst & Young Co., Ltd.) by Mrs. Siriwan Suratepin (C.P.A. Registration No. 4604) and/or Mr. Wichart Lokatekrawee (C.P.A. Registration No. 4451), and/or Ms. Sathida Ratananurak (C.P.A. Registration No. 4753) were appointed as the company's auditor for 2016 with the auditor's fees of Baht 2,100,000 per year without non-audit fee.

At the 2017 AGM, EY Office Limited by Mrs. Siriwan Suratepin (C.P.A. Registration No. 4604) and/or Mr. Wichart Lokatekrawee (C.P.A. Registration No. 4451), and/or Ms. Sathida Ratananurak (C.P.A. Registration No. 4753) were appointed as the company's auditor for 2017 with the auditor's fees of Baht 2,100,000 per year without non-audit fee.

These appointed auditors have no relationship and conflict of interest with the company/ subsidiaries/ management and major shareholders of the company.

Good corporate governance guidelines in other aspects

According to the CGR survey 2017 by Thai Institute of Directors (IOD), the CG score of the company was excellent. Nevertheless, there

were some issues that may not cover the criteria of the Corporate Governance Report of Thai Listed Companies and ASEAN CG Scorecard, as stated below:

Issues	Explanations
The board of directors consist of 5-12 members	The board of directors consists of 13 members, who are appropriate for the nature and size of business during expansion. Experts from a variety of professions are needed.
In corporate governance policy, the Board of Directors shall specified about limitations of the directorship in other companies - to be not more than 5.	Refer to the corporate governance policy, executive directors, managing director and chief executive officer are able to hold a directorship in other companies but not more than 5 group companies. However, there are no limitations for directors, therefore, some directors are holding directorship in other companies more than 5 companies due to the diversity of qualifications and abilities.
The Board of Directors shall set limitations that individual may serve as an independent director for a maximum of 9 consecutive years.	The company has no limitations on terms of the position of directors since the company believes that company's directors with knowledge and capability would be beneficial. Long term experience of the director provides deep understanding of the company's business.
Director election through cumulative voting	The company regulations call for director election to be decided by a majority of votes. Each shareholder carries votes equal to his or her number of shares. The company has consistently devised other ways to preserve the rights of minor shareholders including its encouragement for them to exercise their right to nominate additional agenda items or nominate directors in advance.

CORPORATE SOCIAL RESPONSIBILITY AND SUSTAINABILITY DEVELOPMENT

Background

AP (Thailand) Public Company Limited had realized on the importance of education which is a core of property development and advancement of Thailand. The policy of Corporate Social Responsibility (CSR) for Sustainability Development was set to bring into accord with the Stock Exchange of Thailand and the government sectors' policies that encourage the private sectors to be more attentive towards social responsibilities in many ways as well as to gain the company's credibility from local and foreign investors. The company conscientiously and engrossingly runs the business according to these policies for many years. In the previous year, the company had organized and provided activities together with social responsibility plans, both as a part of the business (In-process CSR) and as a benefit for society and environment (After-process CSR). This CSR policy was launched not only to support financial assistance, but also to promote the idea of environment and social responsibilities in line with to improve company managing methods towards the reinforcement of social quality in sustainable ways. The company has been working hard on promoting education and human resource development in order to support widely on sharing knowledge and innovation resulted from company's performances. AP Academy was established as a center of a complete range of integrated learning in property industry. The company's experiences and knowledge on organizing high-quality real estate constructions, including the inspiration of designing spaces would be passed on not only to company personnel or employees but also to the outsiders such as students, university students, and other people. As a result, it was successfully accepted with excellent feedbacks. In 2016, the company consecutively extended the operation and results on education and human resource development in the sections of AP Academy, AP CHARITY, and Space scholarship by supporting and sharing space management project to students who live in Bangkok. Besides, there are other projects for society which are as following in this report.

Thus, the company aimed that an investment in education and human resource development is the key to the solid advancement and sustainability development for youth, society, environment, and property

industries. It is aimed to breed quality personnel through education to build qualified human resource full of knowledge in property development. In order to achieve the goal, the company provides long time accumulated knowledge to the whole staff and gives back to the society to create learning community and quality residences.

We believe that anyone with high capability and knowledge would build quality residences, and that quality residences would create a sustainability ideal society.

Issuing reports and operations

The report of Corporate Social Responsibility and Sustainability Development covers all company's activities in 2017 by focusing on parts that related to stakeholders such as employees and customers, as well as communities, society, and environment. The format of the report conforms to guidelines on Disclosure of Information of the Stock Exchange of Thailand, and the presentation and disclosure of contents has been reviewed and approved by board of directors of the company.

The overview of policy

The policy of company's business operation and its subsidiary companies management is set by board of directors according to the concern to environment, stakeholders, social responsibility, and sustainability developments regarding 8 principles as follows:

1. Fair Business Conduct

The board of directors has considered and reviewed the principle of good corporate governance annually in order to make the revised version up-to-dated. The company takes this practice as a model of organizing and managing to create fairness. The details are presented on the topic of Corporate Governance

2. Anti-corruption

The company follows Anti-corruption policy as the details shown in the topic of Anti-corruption practices

3. Human Rights

According to company's good corporate governance, all company's board of directors, executives, and employees shall follow and conform to the rules of International Human Rights as follows:

- Supporting employees on their rights as good citizens in democracy regarding to the laws.
- Preserving employees' confidentiality of information. Disclosing or transferring employees' personal information to the public shall be conducted after an agreement and approval of those employees, unless it is under the act of company's regulations or laws.
- None of the support shall be conducted against human rights and corruptions.
- The company and employees shall not offend or threaten any person by words or actions based on nationality, gender, religion, age, and disabilities both physical and mental. The punishment is set in case of those performances.

4. Equitable Treatment of Labour

Company personnel are the key factor to drive the company towards Business Excellence. Therefore, the company emphasizes on human resource development to create knowledgeable employees with equivalent high opportunity in career path according to the details as follows:

- The company organizes the project of employee developments continuously by aiming at further development on work effectiveness and employee's self improvement. Workshops are provided for every level of employees as written in the topic of AP Academy. Also, the records of development are kept to be reviewed and made the project up-to-date. Moreover, employee assessment is conducted with transparency by reliable tools regularly.
- The company treats every employee equally and fairly according to Human Rights without any rules or conditions that deprive them of their rights based on gender, age, nationality, and religion.
- The recruitment of the employees in every position shall be fair, considering on qualification, education background, experience, and any important factor related to the job without depriving disable person by the recruitment. In case the company employs the disabled, equipment and facilities shall be provided together with appropriate remuneration and welfare.
- Remuneration and welfare are determined with transparency and fairness by considering on tasks, job description, performances, and company's ability to pay.
- Work spaces and environment of employees are managed concerning to hygienic conditions and safety according to tasks and positions. Communication channels are set for the employees to share any suggestions and complains under the

scope of their duties. Every suggestion shall be considered seriously as well as the solution in order to fit the needs and be beneficial to all sectors for good relationship among working conditions.

- The company supports employees' self-reliance such as savings, home loans (collaborates with other financial institutions), health welfare, and other welfares that improve employees and families' life quality.

5. Accountability to Customers

- The company launched a clear policy of responsibility in product quality, complains and problems occurred by the products and services. The Impact of products and services on customers are researched, evaluated, and improved regularly.
- Communication channels are provided to create good customer relationship and accept complains. Complain shall be considered seriously via all easy and accessible channels in charge of particular sectors of After Sale Service. The service consists of 2 parts which are 1) Handed over after the completion (Call Service) and 2) Maintenance (Fix It) to provide service after moving in. Also, this service are under the 4 standards which are Time Control, Standard and Quality test, Clean and Security, and Caring (follow up and checking for maintenance on lists).

For the previous year of 2017, the company had accepted the call from customers via Call Service totally 50,989 calls. Call Service and Fix It had worked together to follow up the maintenance process and solution until the entire problems are resolved under Call Service procedures, which started from classifying problems to match the information given by customers. Main records from the customers, 39,526 records in total were the repair and maintenance request of the house/condominium in warranty. Fix It had cleared and completed 78% of all records, only some were still under the investigation and preparation for problem solving. For the complains such as service complains and request for house/condominium out warranty, 7,139 records in total, Customer Care had took action to investigate and complete the tasks 68% of all records. Any complains that still remained, the company is working on process with every sector to find the solutions and try hard to reach customer highest satisfaction when using company's products.

- After Sale Service provides Data and Privacy protection that any information of the customers shall not be disclosed without consent.

AP-Society

In order to promote good relationship between homeowners and the company together with the community among housing and condominium, entertainment activities are provided by setting up food booths, concert, and health promotion activities under the name of AP-Society with 10 campaigns for instance

- AP THINK THINGS
- Healthy Heart Society
- Welcome Home Party
- Pirate Party
- Cookie Lover
- Songkran Festival
- Coffee Sensory Workshop
- Pop Me Up
- Etc.

Besides, these include any privilege provided by major alliance for homeowners under AP Group in order to share the benefit among AP society. In 2017, 73 activities were set for company housing estate and condominium, which had drawn up budget around 19.2 million baht with participation of 10,609 homeowners.

6. Environmental Conservation

The report on Environmental Impact Assessment (EIA)

Before starting any project and going under the construction, both Low Rise and High Rise projects, the company concerns for many factors that affect to the environment considerably and intends to follow the rules, laws, and regulations under environment issues. Every project of the company shall be limited by sizes and utility spaces according to the law of the report on Environmental Impact Assessment (EIA) which is set by the Enhancement and Conservation of National Environmental Quality Act B.E.2535. The EIA report shall be made by the company and an expert consulting company, and gets registered with legitimate right by Ministry of Natural Resources and Environment. In making the report and setting regulations to prevent environmental impact, the company joins an evaluation of the impact in every project closely, both with the consulting company and with the residents around the areas, including to public hearing in order to set most effective guidelines and preventive measures for the customers, residents, and environment.

After the report is approved by Environmental Impact Evaluation Bureau, during the construction, the company follows and tracks for the progress according to the regulations, methods, and conditions written in the report by setting up the follow up meeting

with contractors and project consultants of each project closely to ensure that the construction would affect to the residents and environment around at the very least. Experiences gained from many projects help the company learn and analyze the problem more effectively to improve other projects.

Product Development and Green Innovation

The company takes energy efficient spaces and efficient product usage into consideration to work on product development, and also chooses the best equipment for energy saving to install in houses and condominiums for example, energy saving light bulbs, water saving sanitary wares, Air conditioners with label no. 5 of Minimum Energy Performance Standard (MEPs), and waste water treatment tank with environmental quality standards.

Moreover, the company has been continuously run the project collaborating with professors from local and international universities in order to design and create new innovations for future livings and improving the quality of life as well as Eco-Friendly.

Value Strengthening and Environmental Protection Education

The company launches campaigns to encourage employees to consume resources efficiently for instance, Electricity and Water Saving Campaign, Energy Saving light bulbs and Water Saving sanitary wares in head office and construction site Campaign, Waste Management in workplace Campaign, Minimization of paper usage Campaign, and Recycle Campaign.

In addition, employees including outsiders are supported by providing education about environmental protection together with environment and construction related regulations to strengthen value, good attitude, and responsibility on environment. The topic of the curricula are given in details in the topic of AP Academy.

7. Society and community development

Corporate Social Responsibility (CSR) policy of the company in the past years was CSR In-process which integrated into company's operations. The company, as a professional of building quality residences, we believe that quality residences would uplift the living quality of people. By long time accumulated experiences in business, the company is full of knowledge and capability to share to internal personnel and outsiders to improve their skills and provide incremental knowledge to benefit the society. Besides, the company aims at creating quality personnel with knowledge and

skills of residence development in many fields such as construction, management, and social responsibility. Quality personnel and professionals with knowledge and high responsibility would build quality buildings that reach the standard, which is a significant foundation to build sustainability development in society.

For this reason, the company establishes AP Academy as Thailand's first institution for the full range knowledge on real estate. The curricula are provided in various subjects from design, construction, sales, to how to manage the property, under the concept of "Deep knowledge, Big creativity, and High quality performances". In 2017, the company also created AP ACADEMY LAB to improve the knowledge transfer efficiency.

In founding AP Academy, the company has been working continuously on this project. From the previous year, the operating results of AP Academy and unusual football field's project were satisfied as the company got CSR reward in "human resource investment" prize from Asia Responsible Entrepreneurship Awards 2016 and 2017 in Singapore.

AP Academy operates 3 major projects under its mission, which are 1) AP Property School 2) AP Open House and 3) AP Symposium or Public Course Training. The details are as follows:

AP Property School

AP Property School is a school for developing knowledge, abilities, and work skills for employees. We think that before building a good house, quality builders are needed. Each curriculum is design to cover all fundamental knowledge, functional knowledge, selective skills, and leadership.

AP Property School comprises of 5 curricula as follows:

(1) Construction Curriculum

This curriculum focuses on strengthening major knowledge of project management in parts of duration, cost, and quality throughout all process from under construction to customer handover, as well as knowing all operation procedures starting from land acquisition to project closing. The management is emphasized according to AP regulations, quality standard, environmental law, including performances concerning environmental impact by experienced personnel of each sector such as engineers, workers, contractors, etc.

(2) Sales and Services Curriculum

The curriculum helps living consultant get prepared for the task, starting from personality development and AP standard greetings, then going through essential information and customer research to meet customers' satisfaction. Also, effective tips of dealing with arguments, convincing, closing sales, together with knowledge about basic credit and other essential skills are provided under the mission of the best residence hand overing that fits the need of our customers.

(3) Home Solution Curriculum

The objective of this curriculum is to develop service standard and maintenance standard (of electric system, water supply system, sanitation system, and architectural work), including cleaning and security service (starting from the first step of maintenance to the last step of hand overing and delivery) for employees. It is operated with a concern to environmental impact, as well as with an advice for residence maintenance service that suits the customers.

(4) Property Management Curriculum

This curriculum aims at developing a potential of Condominium and Housing Estate Management Team by providing education about property management starting from the step of open project to close project of the utilities. It is emphasized on unidirectional standard management with transparency, and also performed by quality personnel, together with the use of modern technology to fit customers' need in all aspects.

(5) Development Program Curriculum

The purpose of this curriculum is to improve employees' skills and knowledge to reach their full work potential in completing the tasks. The curriculum for every employee emphasizes on skills development such as leadership, communication, problem solving, self and team work planning, along with good attitude and ethics (Code of Conduct). Human Resource Development plan conforms to company's goal in each year.

In the previous year, 2,834 employees had participated in this program and completed curriculum. The result of performance tests were satisfied, and the questionnaire illustrated that all participants were capable of adapting their knowledge gained from the program to their work effectively.

Anti-corruption workshops and trainings

In every curriculum above, the policy and practices of Corruption Prevention are added by focusing on the importance of corruption problem, together with avoidance guidelines, and punishment in order to make employees realize company's intention of this issue.

Total number of participants in AP Property School's curriculum

	Curriculum	Times	Number of participants	Expense (Baht)	Number of hours (total)	Number of hours (per person)
1	Sales and Services Curriculum	17	144	189,797.90	114	1.26
2	Construction Curriculum	42	599	16,403.55	296.5	2.02
3	Property Management Curriculum	15	558	172,759.35	110	5.07
4	Home Solution Curriculum	43	327	102,211.26	179	1.82
5	Development Program Curriculum	61	1,206	1,872,009.20	391	3.08
	Total	178	2,834	2,353,181.26	1,090.5	13.25

Each program conducted in 2017, the company had spent 2,353,181.26 baht in total. There were 2,834 participants.

AP Open House

AP Open House has an objective to transfer knowledge, share experiences, and provide opportunities to university students to practice their thinking and working skills for getting ready in working lives after the graduation. The company realizes that learning from hand-on experience in real situation would build efficient skills and support careers after graduation, as in the developed countries that emphasizing on students' hand-on experiences in workplaces besides theories.

From the past years, "AP Open House: Life more than a Theory" has been continuously organized. In 2017, 3rd year and 4th year, university students from Faculty of Engineering who had been majoring in Civil Engineer all over the country were recruited. This year the company also widen the opportunities to the university students majoring marketing and sales. The company publicized the project via variety communicating channels in order to reach the students in whole country by using social media and university media including roadshow to introduce this project and share knowledge in the field of Civil engineer together with marketing and sales.

After the end of application period, there were 3,018 candidates from institutes around Thailand. All candidates needed to pass the online tests and participate in auditions at AP Headquarter Office.

On January 13, 2017, it was announced that 47 candidates were selected comprising 29 civil engineer students and 8 marketing and sales students in order to participate in an internship program. Students who passed the tests were to work at the site with experts of different fields from government sector, entrepreneurs, and business alliance. The trainees would be closely advised and coached starting from foundation of each component to standard of the construction with quality control. Students that accomplished the program would receive certificates from AP Academy and would be provided opportunities to work with the company. In this case, the company had supported the project amount to 2 million baht.

Knowledge Transferring and Collaboration with Mitsubishi Estate Group

Apart from knowledge within the company, AP Academy is very well supported by business alliances, Mitsubishi Estate Group, Japan. Since then, the company has been cooperating in an investment, not only condominium development but also knowledge, skills, and property innovation transferring. Mitsubishi Estate Group is one of the top leaders with full knowledge in Japan that is capable of transferring knowledge and creating benefits in Technology transfer in property industry. It is much beneficial for society and customers in Thailand.

Last year, in order to increase trainee's knowledge and abilities, AP Open House collaborated with Mitsubishi Estate Group to provide an observation trip in Japan for the students so they could learn technology and property management from the prototype of construction innovation of property company of international standard. The objective was to transfer knowledge, experiences, and opportunities of practicing think skills and other skills to the trainees, the representatives of Thai youth, in order that they could prepare themselves for an effective working lives after graduation.

This observation trip was held in Tokyo, Japan, during 22-26 August, 2017. Four Students with high performances were selected namely Mr. Komkrit Sittikarn (a junior student from the faculty of Engineering, majoring Civil Engineer, King Mongkut's Institute of Technology Ladkrabang), Ms. Woranittha Komolpisit (a junior student from the faculty of Engineering, majoring Civil Engineer, Sirindhorn

International Institute of Technology), Ms. Supissara pongsopee (a junior student from the faculty of Business Administration, Kasetsart University) and Ms. Phattaraporn Laiaksorn (a junior student from the faculty of Education, Chulalongkorn University)

AP ACADEMY LAB

In the past year, the company increased the intensity of AP Academy, the first complete property learning center in Thailand by investing in fundamental for over 70 millions baht to establish AP Academy LAB on the areas around 800 square meters. It was designed by AP Design Lab cooperated with designers from Super Machine Studio, which is a leading studio in Thailand that won many design prizes in several countries, joined with AP team to create new era of learning lab in the downtown. The purpose of this project was to give benefits to all area usage as well as to achieve the company goals. Every areas were designed under "Experiential Learning" which encouraged learning and creative thinking through the action in order to explore the meaning of "better quality of life" for metropolitan and process development as well as property instructional media to go forward the digital age.

The areas of AP Academy Lab were arranged to satisfy the learning differences in each zone, the details were as following;

(1) Home Lab

It was the highlight of AP Academy Lab which designers desired to give these spaces as "Experimental space" to AP engineers for experimenting, testing, and learning various systems in the house

(2) Collaboration & Play space

This area was for encouraging new ideas. Designers aimed to create this area as a "Free Space" which could be used in many purposes such as meeting, team brainstorming, or working for themselves.

(3) Auditorium

This zone was created for meeting and seminar which utilized the infrastructural system for perfect meeting room by organizing control system in meeting room, and providing sound absorption between rooms. There were 3 rooms; each room could connect to each other and was capable for over 200 participants. In 2017, there were many universities and companies interested in visiting AP Academy Lab and used this place including Home Lab and AP human resources process development for organizing seminars as followed;

On August 29th, 2017

The executive team in different fields including Branch transformation, Product, and Human Resources from TMB Bank Public Company Limited visited AP Academy Lab to learn more about establishing Academy, personnel development in each department, seminar courses, training tools and working system of AP Home Lab.

On October 30th, 2017

There were 18 Students from Faculty of Architecture and Design, majoring in interior architecture from Assumption University attended the seminar of "interior construction elements" which aimed to study the construction, equipment, other utilities within AP Home Lab including structure, water supply system, electrical system, fire alarm system, and also materials archive which were the material used in AP project.

On November 14th, 2017

There were 6 internship students from cooperative education program, Faculty of Engineering, Suranaree University of Technology attended seminar in the topic of "Utilities System" *(water, electric, and sanitary system).

AP Public Course Training

Established of AP Public Course Training aimed not only to share knowledge, culture, perspective of construction, design as well as property sales and services, but also to create inspiration by opening this project to the public; students, officers and people who were interested in attending the seminar to exchange opinions with many famous guest speakers from domestics and overseas with free of charge.

By the year 2017, the company was established 5 AP Publish Courses Training.

(1) Seminar for electrician for testing Thai labour standards

On June 30th, 2017 between 08.30 - 17.30 at AP Academy Lab, 31st floor, Lake Ratchada Building, AP Academy cooperated with Office of Licensed Occupation Certification, Skill Development Promotion Division and Ministry of Labour established the seminar for electricians. The objectives of this seminar were to prepare and to support them to take the test in order to receive Licensed Occupation Certification as required which matched the purpose of increasing quality of electrical skills in Thailand as stated in Skill Development Promotion Act B.E. 2545

(2) Smart Civil 4.0

On December 16th, 2017 between 08.30 - 12.00 at AP Academy Lab, 31st floor, Lake Ratchada Building, AP Academy hold a seminar in the topic of "Smart Civil 4.0" involved with professional construction management project and how to move towards your career path. The purpose of this seminar was to prepare them to become professional civil engineering through the speech of famous guest speakers in Thailand so that they would understand organizational strategy of constructional project which would help them to achieve their goals. This was the fundamental core of construction which focused on possibility, project planning, project conduction, teamwork management, and project evaluation in order to apply the knowledge from this seminar to their professional life as well as improving knowledge and ability of Engineers in Thailand.

(3) SALES FOR REAL

This seminar was hold for three times which were on February 27th, March 9th, and September 28th 2017 at AP Academy Lab, 31st floor, Lake Ratchada Building. This was the first time of the property business in Thailand that brought special knowledges and techniques to create property sales course. This seminar was opened for people who interested in sales and property business which operated by sales and advisors from AP Thailand who have experiences for over 26 years. At the same time, it also accumulated with several tips in order to improve sales.

(4) Basic Knowledge of high-rise building system

This seminar was created for three times which were on May 23rd, July 26th, and November 25th 2017 between 08.30 -17.00 at AP Academy Lab, 31st floor, Lake Ratchada Building. The objective of this seminar was to give knowledge about building system in one day by high-rise system specialist with more than 20 years experiences to people who desire to be facility management officer but lack of experiences in order to improve their knowledges and skills in related professional field as well as empowering potential of business group in Thailand through the possible application of knowledge gained.

(5) Listening from sale side

On June 16th, 2017 between 14.00 - 17.30 at AP Academy Lab, 31st floor, Lake Ratchada Building. There were knowledge sharing activities with salespersons who always the first person to contact customers. The speakers of this exclusive talk were luxurious salespeople who sold luxury homes, big bikes and medical equipments. They brought their own experiences to share together with their real case studies. Besides, Kru Ngor, Rodsukon Kongked, famous acting coach in Thailand, also was one of the speakers who shared selling techniques on luxurious products. Many people were interested in joining this program so the total number of participants were 2,895. The company spent around 200,000 baht for organizing this event and collecting survey from participants which they were mostly very satisfied with this activity and gained lots of knowledge from this event.

The participants of AP public course trainings

	Course	Participant	Date	Number of participant	Expense (Bht)
1	Smart Civil 4.0	Engineers	16 Dec 2017	245	42,611
2	Basic Knowledge of high-rise building system no.1	Technicians and handymen	23 May 2017	548	9,480
3	Seminar for electrician for testing Thai labour standards	Technicians and handymen	30 Jun 2017	466	39,368
4	Basic Knowledge of high-rise building system no. 2	Technicians and handymen	26 Jul 2017	502	11,716
5	Basic Knowledge of high-rise building system no. 3	Technicians and handymen	25 Nov 2017	326	11,273
6	Listening from sale side	Sale representatives and public	16 Jun 2017	330	50,700
7	Sales for Real no. 3 , 1 st round	Sale representatives and public	27 Feb 2017	100	
8	Sales for Real no. 3 , 2 nd round	Sale representatives and public	9 Mar 2017	73	31,171
9	Sales for Real no. 4	Sale representatives and public	28 Sep 2017	305	7,253
TOTAL				2,895	203,572

AP CHARITY AND SHARING EDUCATION

"Chula Rak-keaw Society Development Volunteers in Nan (Chula Hug Nan)" was an ideal project for innovative youth for inducing the royal initiate and sustainable community development.

In 2017, the company continued this project from previous year by coordinating with Council of University Presidents of Thailand (CUPT), The Royal initiative Discovery Foundation, Rak-keaw Foundation and The Nations. This was an ideal project for innovative youth in continuing royal wishes of King Rama 9 and King Rama 10 in water systematic development in agricultural village under the project of "Chula Rak-keaw Society Development Volunteers in Nan (Chula Hug Nan)". The company was the consultant of Chula Hug Nan project and also did the actual work with Chula students at Wang-Tarn village, Nan province in order to exchange knowledge in aspect of engineering for tube laying as well as giving advices for further sustainable village development. It was found that the area of Huay Phu Phan reservoir is the Large water resources but local people still use water in traditionally way, mostly for agriculture. The local people normally use raining water for growing seasonal plants. This affected not only to quantity of agricultural products but also to the quality of people life in the village. Therefore, if they had efficient water management, they could manage and use this water more beneficially. As a result, the company provided engineering specialist to support and give an advice to agriculturalist in water development system so that their agriculture become sustainable and effective. Through 5 months of working under the project of "Water is life", it reached the conclusion of converting the imagination to reality. Villagers could efficiently and sustainably use the water for agriculture. Besides, teenagers realized about social problems. Thus, it was important to create good consciousness from gained knowledge to create concrete benefits to the society. Furthermore, this was good opportunity for youth to show their abilities for inspiring to do good deeds to other groups.

AP CHARITY Project aimed to help southern flood victims

The company strived to operate the business under meritocracy together with Corporate Social Responsibility. From severe flood in southern part of Thailand in 2017, the company and employees intended to assist those victims by sending necessary stuffs through the project of "AP CHARITY gathering strength to help southern victims". The coordination between villagers from over 30 projects and AP staffs created kindness stream which made victims get lots of consumable goods. In addition, the company also supported more than 1,000 materials and tools for house fixing which were delivered to villagers via Royal Thai Police.

2nd years of SQE giving warm hug to children

SQE Construction Co., Ltd, which is the company under AP, created the project to support scholarship and appliance to students in rural areas. On 1st to 2nd December 2017, SQE Executives and staffs donated necessary school stuffs, appliances and warm clothes to children at Ban Huaynampak School and Ban Bormuangnoy School, Na Haew District, Loei Province. This was a good opportunity for staffs and related people to show kindness to society and people who had shortage supplies. Besides, it also helped to promote harmony among working staffs.

8. Promoting innovations from operations under social, environment and stakeholders responsibility.

AP SPACE SCHOLARSHIP

AP (Thailand) Public Company Limited, a leading property development company in Thailand, presents the new CSR campaign to increase quality of human resources in the society by using AP specialty in innovative space for accommodation. AP introduces a new idea "life space" for the new generation. It aims to give one-year accommodation as a scholarship for students who move to Bangkok to study at the University. The scholarships would be given to 7 students who have outstanding academic performance and good manner whereas lack of financial support especially for an accommodation cost in order to improve student's quality of life; happiness, creativity and safety.

The objectives of providing "space scholarship" are to help students to adapt to new society and new environment, and to support the students for an accommodation cost in Bangkok which AP (Thailand) will arrange accommodations nearby the University with security system so it is convenient and safe for them. Moreover, it aims to spread the "giving and sharing idea" to those students who will use their knowledge to develop the country afterward.

These accommodations are specially designed by the cooperation between AP Design Lab and Fabrica Design Studio, where young designers are gathered. This cooperation intends to create new ideas for space limitation which every meter is useful under the concept of "SUM" which means the combination of a variety of lives, a variety of daily activities and the multi-function area which will become a space of learning, sharing, and living together.

Sudden Cardiac Arrest campaign

"Heart" is compared to a machine that always pumping blood to nourish the organs in the body. In Thailand, the number of people who die from Sudden Cardiac Arrest is over 54,000 or 6 people per hour. Most of patients has symptoms before arriving at the hospital. As a result, if first aid or treatment couldn't be done on time, it may cause death.

AP (Thailand) Public Company Limited, a leading urban property development company which expert in innovative design for unlimited space covering all aspects of quality, service, convenience, and safety. The company aims to sustainably create "better quality of life" by launching the campaign "the Smallest Space to Save Life" to conceptualize real estate development in order to improve quality of life for both AP Society and Public society. The company also focuses on the important of Sudden Cardiac Arrest which can cause death to everyone hence the company provides Automated External Defibrillator (AED) over 40 projects or around 25,000 families in condominium which organized by Smart

Service and Management Company (the subsidiary of AP operating property management business). Not only giving the machine but AP also creates the campaign for knowledge sharing about basic first aid before delivering patient to the hospital. According to Statistics, Sudden Cardiac Arrest is the 3rd rank (after cancer and accident) causing death of 54,000 people a year (around 6 people per hour). At present, AP already set up Automated External Defibrillator (AED) in the condominium that organized under AP Group and also plan to finish the AED installation in over 40 transferring ownership projects.

Although it is a small space, it is very important to life. Thus, AP (Thailand) starts to set up Automated External Defibrillator (AED) on 0.1 square meter in the condominium under AP Group for the safety of people in the condominium. Therefore, AP would like to invite any company or institution to share some space for set up these machines in order to cover all Thai hearts. Be a part of this project at <http://www.SmallestSpaceToSaveLives.com> or www.apthai.com

ANTI-CORRUPTION PRACTICES

The company insists to conduct its business with faithfulness, transparency and fairness as well as the fairness treatment to stakeholders. The Board of Directors supports an engagement into anti-corruption, which will promotes an efficient operation of the company such as providing anti-corruption policy and practice, whistle-blowing policy, accepting or offering gifts policy.

On 9th March 2017, the company was certified as a member of Collective Action against Corruption: CAC by the Thai Institute of Directors (IOD).

Implementation

Besides the written policy, the Company also encourage the employees to participate in policy implementation such as providing information about anti-corruption practice through the Company's intranet, VDO presentation in orientation day for new employees, communicating with business partner and everyone in the company about gift policy. The whistleblowing policy has been amended by provided both internal and external Whistleblowing channel in order to get notified about any actions related to law violation, unethical performance, or fraudulent behavior of all level of employees and stakeholders. In this regards, the company also established the monitoring procedures and complaint management process with transparency fairness and obviousness as well as the whistleblower protection measure.

The details of anti-corruption policy and measurement as published on a company's website (www.apthai.com) in the topic of Corporate governance



RELEVANT INFORMATION AND OTHER IMPORTANT INFORMATION

General information Information of the Company

AP (Thailand) Public Company Limited

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok with business objective of property development. Registration number is 0107537000149. Telephone number is +66 2261 2518-22, facsimile is +66 2261 2548-9 and URL is www.apthai.com. As of 31st December 2017, The Company has a registered capital of Baht 3,145,912,151 consisting of 3,145,912,151 ordinary shares and a paid-up capital of Baht 3,145,899,495 consisting of 3,145,899,495 ordinary shares.

Subsidiaries which the Company holds more than 10% of total paid up shares*

1) Asian Property Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development. Registration number is 0105553079178. Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com. As of 31st December 2017, Asian Property Co., Ltd. has a registered capital of Baht 895,833,900 consisting of 89,583,390 ordinary shares and a paid-up capital of Baht 895,833,900.

3) Asian Property (2011) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development. Registration number is 0105554149013. Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com. As of 31st December 2017, Asian Property (2011) Co., Ltd. has a registered capital of Baht 300,000,000 consisting of 30,000,000 ordinary shares and a paid-up capital of Baht 300,000,000.

2) Asian Property (Krungthep) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development. Registration number is 0105537054875. Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com. As of 31st December 2017, Asian Property (Krungthep) Co., Ltd. has a registered capital of Baht 300,000,000 consisting of 3,000,000 ordinary shares and a paid-up capital of Baht 300,000,000.

4) Asian Property (2012) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development. Registration number is 0105555003110. Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com. As of 31st December 2017, Asian Property (2012) Co., Ltd. has a registered capital of Baht 300,000,000 consisting of 30,000,000 ordinary shares and a paid-up capital of Baht 300,000,000.

* Direct and indirect shareholding

5) Asian Property (2013) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105556002672.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, Asian Property (2013) Co., Ltd. has a registered capital of Baht 300,000,000 consisting of 30,000,000 ordinary shares and a paid-up capital of Baht 300,000,000.

6) Asian Property (2014) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105557175490.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, Asian Property (2014) Co., Ltd. has a registered capital of Baht 400,000,000 consisting of 40,000,000 ordinary shares and a paid-up capital of Baht 400,000,000.

7) Asian Property (2015) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105558021291.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, Asian Property (2015) Co., Ltd. has a registered capital of Baht 660,000,000 consisting of 66,000,000 ordinary shares and a paid-up capital of Baht 440,040,000.

8) The Value Property Development Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105545118836.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, The Value Property Development Co., Ltd. has a registered capital of Baht 500,000,000 consisting of 50,000,000 ordinary shares and a paid-up capital of Baht 500,000,000.

9) Thonglor Residence Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105545118852.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, Thonglor Residence Co., Ltd. has a registered capital of Baht 10,000,000 consisting of 1,000,000 ordinary shares and a paid-up capital of Baht 10,000,000.

10) Signature Advisory Partners Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105545061320.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, Signature Advisory Partners Co., Ltd. has a registered capital of Baht 1,000,000 consisting of 100,000 ordinary shares and a paid-up capital of Baht 1,000,000.

11) AP (Ekkamai) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105557063691.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP (Ekkamai) Co., Ltd. has a registered capital of Baht 420,000,000 consisting of 42,000,000 ordinary shares and a paid-up capital of Baht 239,000,000.

14) AP ME (Asoke) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105556162246.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP (Asoke) Co., Ltd. has a registered capital of Baht 390,000,000 consisting of 39,000,000 ordinary shares and a paid-up capital of Baht 390,000,000.

12) AP (Phetchaburi) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105557109039.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP (Phetchaburi) Co., Ltd. has a registered capital of Baht 1,420,000,000 consisting of 142,000,000 ordinary shares and a paid-up capital of Baht 992,000,000.

15) AP ME (Krungthep) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105556162238.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME (Krungthep) Co., Ltd. has a registered capital of Baht 768,000,000 consisting of 76,800,000 ordinary shares and a paid-up capital of Baht 768,000,000.

13) AP (Ratchayothin) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105557183409.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP (Phetchaburi) Co., Ltd. has a registered capital of Baht 1,000,000,000 consisting of 100,000,000 ordinary shares and a paid-up capital of Baht 868,000,000.

16) AP ME (Sukhumvit) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105550124504.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME (Sukhumvit) Co., Ltd. has a registered capital of Baht 652,000,000 consisting of 65,200,000 ordinary shares and a paid-up capital of Baht 652,000,000.

17) Premium Residence Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105556162301.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, Premium Residence Co., Ltd. has a registered capital of Baht 9,619,408,010 consisting of 961,940,801 ordinary shares, and a paid-up capital of Baht 9,619,408,010.

18) Smart Service Management Co., Ltd.

Head office is situated at 170/39 Ocean Tower 1 Building, 13th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105539066251.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, Smart Service Management Co., Ltd. has a registered capital of Baht 5,000,000 consisting of 500,000 ordinary shares and a paid-up capital of Baht 5,000,000.

19) Bangkok CitiSmart Co., Ltd.

Head office is situated at 170/48 Ocean Tower 1 Building, 15th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105548123024.

Telephone number is +66 2261-8999 and facsimile is +66 2661-9748 and URL is www.apthai.com.

As of 31st December 2017, Bangkok CitiSmart Co., Ltd. has a registered capital of Baht 4,000,000 consisting of 400,000 ordinary shares and a paid-up capital of Baht 4,000,000.

20) SQE Construction Co., Ltd.

Head office is situated at 170/85 Ocean Tower 1 Building, 30th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of construction.

Registration number is 0105553083698.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, SQE Construction Co., Ltd. has a registered capital of Baht 50,000,000 consisting of 5,000,000 ordinary shares and a paid-up capital of Baht 50,000,000.

21) Thai Big Belly Co., Ltd.

Head office is situated at 170/64,66 Ocean Tower 1 Building, 21th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105556036810.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, Thai Big Belly Co., Ltd. has a registered capital of Baht 50,000,000 consisting of 5,000,000 ordinary shares and a paid-up capital of Baht 50,000,000.

22) AP ME 1 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105558049218.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 1 Co., Ltd. has a registered capital of Baht 901,000,000 consisting of 90,100,000 ordinary shares and a paid-up capital of Baht 654,400,000.

23) AP ME 2 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105558067640.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 2 Co., Ltd. has a registered capital of Baht 2,001,000,000 consisting of 200,100,000 ordinary shares and a paid-up capital of Baht 1,059,500,000.

26) AP ME 5 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105559070024.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 3 Co., Ltd. has a registered capital of Baht 167,000,000 consisting of 16,700,000 ordinary shares and a paid-up capital of Baht 167,000,000.

24) AP ME 3 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105558109199.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 3 Co., Ltd. has a registered capital of Baht 903,000,000 consisting of 90,300,000 ordinary shares and a paid-up capital of Baht 903,000,000.

27) Som Baan Co., Ltd.

Head office is situated at 162/39 Suksawat Road, Rat Burana Sub-district, Rat Burana District, Bangkok, with business objective of service.

Registration number is 0105559148449.

Telephone number is +66 2408 5276, facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, Som Baan Co., Ltd. has a registered capital of Baht 1,000,000 consisting of 100,000 ordinary shares and a paid-up capital of Baht 1,000,000.

25) AP ME 4 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105559070016.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 3 Co., Ltd. has a registered capital of Baht 473,000,000 consisting of 47,300,000 ordinary shares and a paid-up capital of Baht 473,000,000.

28) SEASIA LEADAVATION CENTER Co., Ltd.

Head office is situated at 2525, Room no. 2/301-2/310, FYI Center 2 Building, 3rd fl., Rama IV Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of education.

Registration number is 0105559106240.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, SEASIA LEADAVATION CENTER Co., Ltd. has a registered capital of Baht 50,000,000 consisting of 5,000,000 ordinary shares and a paid-up capital of Baht 50,000,000.

29) AP ME 6 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105560124493.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 6 Co., Ltd. has a registered capital of Baht 151,000,000 consisting of 15,100,000 ordinary shares and a paid-up capital of Baht 151,000,000.

32) AP ME 9 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105560178330.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 9 Co., Ltd. has a registered capital of Baht 1,000,000 consisting of 100,000 ordinary shares and a paid-up capital of Baht 1,000,000.

30) AP ME 7 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105560124515.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 7 Co., Ltd. has a registered capital of Baht 1,000,000 consisting of 100,000 ordinary shares and a paid-up capital of Baht 1,000,000.

33) RC1 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105560190119.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, RC1 Co., Ltd. has a registered capital of Baht 500,000 consisting of 50,000 ordinary shares and a paid-up capital of Baht 500,000.

31) AP ME 8 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105560175632.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 8 Co., Ltd. has a registered capital of Baht 2,000,000 consisting of 200,000 ordinary shares and a paid-up capital of Baht 2,000,000.

34) RC2 Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 0105560200211.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, RC2 Co., Ltd. has a registered capital of Baht 500,000 consisting of 50,000 ordinary shares and a paid-up capital of Baht 500,000.

35) Asian Property (2017) Co., Ltd.

Head office is situated at 170/57 Ocean Tower 1 Building, 18th Floor, New Ratchadapisek Road, Klongtoey Sub-district, Klongtoey District, Bangkok, with business objective of property development.

Registration number is 01055560174822.

Telephone number is +66 2261 2518-22, and facsimile is +66 2261 2548-9 and URL is www.apthai.com.

As of 31st December 2017, AP ME 9 Co., Ltd. has a registered capital of Baht 1,000,000 consisting of 100,000 ordinary shares and a paid-up capital of Baht 1,000,000.

36) SEAC (Singapore) Pte., Ltd.

Head office is situated at 50 Raffles Place #32-01 Singapore land tower, Singapore (048623), with business objective of education.

Registration number is 201729058D.

As of 31st December 2017, SEAC (Singapore) Pte., Ltd. has a registered capital of SGD 1 consisting of 1 ordinary shares and a paid-up capital of SGD 1.

Other references

Registrar

Thailand Securities Depository Co., Ltd.
93 The Stock Exchange of Thailand Building,
Ratchadapisek Road, Klongtoey,
Bangkok 10110, Thailand
Tel: (66 2) 009 9000
Fax: (66 2) 009 9991

Auditor

EY Office Limited

By Ms. Siriwan Suratepin C.P.A. Registration No. 4604
and/or Mr. Vichart Loketkrawi, C.P.A. Registration No. 4451,
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* Further information of the Company is available in 56-1 report (Thai language only) which the Company has disclosed at www.sec.or.th and <http://www.apthai.com/investor-relations> / in the section of financial information.

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