



ANNUAL REPORT

ON FINANCE & SUSTAINABLE DEVELOPMENT

2013

L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED



25 Years of Vibrant Community The Real Pleasure of Living



We believe that the good community is where people are living happily together.

We believe that the good society is not judged by its size but the awareness of sharing of the people in the society.

We believe that the quality of the society is built from the quality of life of the people in the family.

We believe that the heart of the family is the love and care the family members have for each other.

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1

The Foundation of Sustainable Development

Delivering the real pleasure of living to the residents by creatively develop the product based on the culture of the value organization for the strong and stable foundation.



Message from Chairman

With the commitment of the Company to develop and maintain the products and services values, the customers placed their trust in the Company, resulting in 98% growth of the number of customers at the end of 2013. Moreover, the Company was awarded as "The Company with the Highest Growth Rate of Brand Value" in the category of real estate and construction from the Marketing Department, Faculty of Accounting, Chulalongkorn University as well as the "Quality Brand Worth Buying" award from the Prime Minister. These awards strengthen the brand and show that the residential condominiums developed by the Company are of great quality with an affordable price.



Dear Shareholders,

2013 marks the end of our vision 2011-2013 which the Company aims to become the leader in the development of urban residence by creating and delivering integrated values to all stakeholders leading to development and sustainable growth. It could be said that the Company has achieved various aspects of the objectives. With regards to the opening and the registration of residential condominium in Bangkok and peripheral area, the Company ranked number one in the market with the market share of 13% and had handed over more than 10,000 condominium units to the customers. As for the performance, the growth rate of the Company is at the satisfactory level. The income and net profit achieved the growth rate of 41% and 49% respectively. The Company had also received various awards which represented the transparency of our operation and enhanced the trust of the customers. The Company was ranked by the Thai Institute of Directors and the Securities and Exchange Commission and the Stock Exchange of Thailand as a Company with Level 5 performance in the area of corporate governance for the fourth consecutive year. The Company also received the full score of 100 which was rated "Excellent" for the assessment of the quality of the organization of the Annual General Meeting of Shareholders 2012 from the Thai Investors Association.

With the commitment of the Company to develop and maintain the products and services values, the customers placed their trust in the Company, resulting in 98% growth of the number of customers at the end of 2013. Moreover, the Company was awarded as "The Company with the Highest Growth Rate of Brand Value" in the category of real estate and construction from the Marketing Department, Faculty of Accounting, Chulalongkorn University as well as the "Quality Brand Worth Buying" award from the Prime Minister. These awards strengthen the brand and show that the residential condominiums developed by the Company are of great quality with an affordable price.

The Company emphasizes the importance of sustainable growth in terms of products and services development. We establish a clear policy to promote the participation in raising awareness on social and environmental responsibilities in all sectors. The Company has founded Lumpini Property Service and Care Co., Ltd. to upgrade the quality of life of less fortunate women as well as supported the establishment of Lumpini volunteers club to run activities that are beneficial to the society and environment. Our employees are also developed and trained in order to enhance their quality of life, knowledge, capacity and integrity under the "care and share" culture.

All of the achievements above during the past three years are the result of the responsibility, commitment and collaboration of all related parties. These are the special characteristics that enable L.P.N. Development Public Co., Ltd. to be the organization that is widely accepted in terms of its good corporate governance, sustainable growth and Vibrant Community that creates the real pleasure of living to all families.

I would thus like to thank you all for contributing to the success of the Company today, from the executives, staff, business alliances, media and related private and government sectors, as well as for the support and referral from the shareholders and customers. The Company is motivated to develop our capacity in all areas to achieve the sustainable growth in the future.



(Pakorn Thavisin)
Chairman

Achieving Sustainable Growth

The vision of the Company has been revised every three years in order for the Company to achieve sustainable growth targets by taking into account the balance of both quantitative and qualitative rewards for all stakeholders as well as social and environmental responsibilities. The operation of the Company is in accordance with the principles of good governance, ethics and integrity. A mission statement will be developed annually to reflect the changing environments. The organization is driven by the core competencies of the employees which derived from the experiences during the difficult time of the economic crisis in 1997. At present, the Company has developed the said core competencies into a corporate value of the organization which is embedded in the mind of the employees of all levels.

2002 – 2004 Vision

To become the market leader in the residential condominium for middle to lower-middle target segment.

2005 – 2007 Vision

To maintain leadership in the market while enhancing the efficiency by developing residential condominiums in an integrated manner for the creation of high quality communities.

2008 – 2010 Vision

To commit to maintain the leadership in the residential condominium development market by creating an integrated value to develop suitable quality of life and ensure satisfaction of the residents in the communities while also sustaining a reward for shareholders and stakeholders under good corporate governance principle.

2011 – 2013 Vision

To become the leader in the development of urban residence by creating and delivering integrated values to all stakeholders in order to achieve the development and sustainable growth.

Vision 2014–2016

To maintain the leadership position in the development of residential condominium targeting middle to lower-middle group under the “Vibrant Community” and “Value Organization” concept for the sustainable development and growth.

Vibrant Community

Vibrant Community is the Lumpini community where residents enjoy real pleasure of living from optimized solution, social and environmental quality, along with spirit of togetherness, care and share.

Value Organization

The organization that develops integrated values in the operation in all departments to be delivered to the stakeholders. society and environment

Mission 2014 – 2016

Society and Environment

Promote and take part in corporate social and environmental responsibilities with in and after process in line with sustainable development principles

Shareholders

Achieve proper growth to provide sustainable return under risk management and good governance principle

Internal Operation

Focus on the efficiency and bring about new innovation through the business plan and flexible KPIs under LPN Way



Customers/Residents

Create and deliver "Vibrant Community" to customers with LPN GREEN value that will lead to the real pleasure of living

Business Alliances

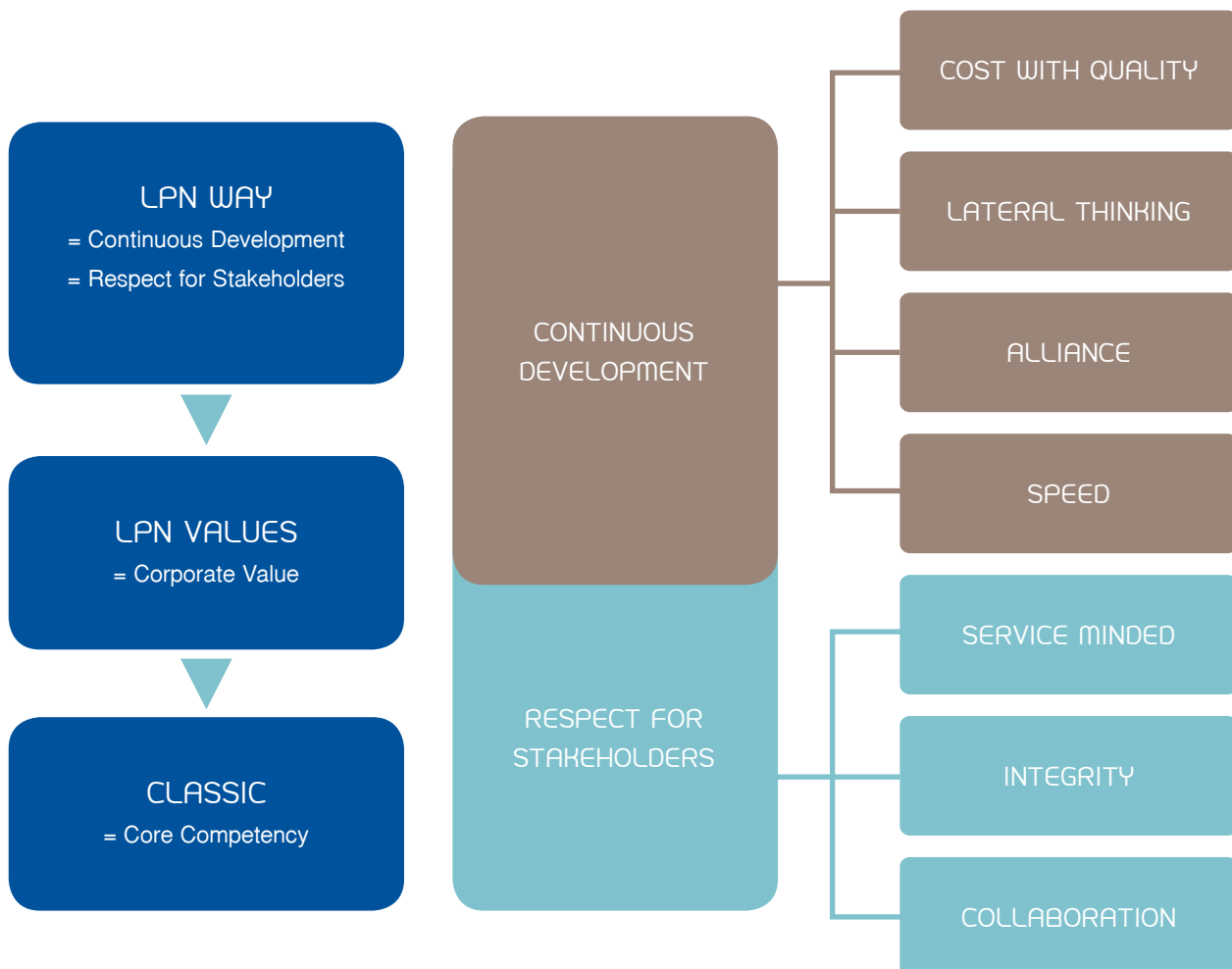
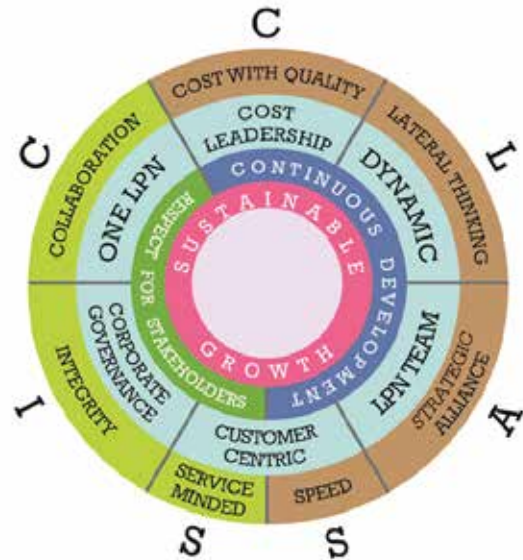
Create unity under care and share culture and achieve continuous growth with appropriate returns.

Staff

Enhance quality of life, knowledge, competency and integrity for happiness, career growth and stability through LPN Way and LPN Academy under the care and share culture of "Value Organisation"

LPN Way

LPN Way comprises two milestone values i.e. "continuous development" and "respect for stakeholders". The seven components of the values are "CLASSIC" which is integrated into the operation of the Company and is adhered to by all segments of the Company. It has been developed into the organization values (LPN Values) and LPN Way with an aim to achieve the goal of the operation both in terms of quality and quantity and to drive the Company towards "sustainable development and growth".



C – Cost with Quality

The project management which realizes the importance of the careful utilization of resources and the efficiency of project management which focuses on the reduction of direct costs and hidden costs as well as the reduction of extra expenses in all departments without affecting the planned target and quality.

L – Lateral Thinking

The new way of thinking that is flexible and different without any fear of obstacles in order to improve, change, develop and create new products and services. The implementation and assessment of the new process must be possible. The aim is to add value to the products and services as well as the growth of the organization.

A – Alliance

The way of treating long-time and trustworthy business alliances with trust and fairness with the willingness to collaborate and develop the work continuously as if being in the same organization for the achievement of a common goal.

S – Speed

The focus on the development of the working and problem-solving process that is quick and attentive to details for the quality of the work and the completion before deadline to be one step ahead of others.

S – Service Minded

The care for all groups of customers at all times by putting ourselves in their shoes and showing willingness and enthusiasm to provide full services that exceed their expectations in order to add value to the services and create good impression.

I – Integrity

The action towards the organization and related business partners which is honest, responsible, transparent, fair and ethical at all times.

C – Collaboration

The sense of collaboration from all employees of all levels in the operation or activity of the Company for the achievement of the common goal.

Summary of the Operation in 2013

L.P.N. Development Public Co., Ltd. is the real estate business operator with the vision to “become the leader in the development of urban residence by creating and delivering integrated values to all stakeholders leading to development and sustainable growth.” The year 2013 marks the last year of the above vision and the Company has achieved the goals in various aspects. The Balanced Scorecard is used as a management tool to bring about the balance between the operation and the sustainable growth. As for the financial dimension, the main income of the Company has grown 7.6% from the previous year or is equivalent to the revenue of 14,350 million THB. The net profit per share is 1.58 THB which is 5.3% growth from 2012. The above income derives from seven projects developed and completed by the Company in 2013 with the combined value of around 14,400 million THB. The Company is able to maintain the gross profit at the rate of more than 30% by giving importance to cost management. At any rate, the Company is still affected by the policy of the government to raise the minimum wage in the previous year as well as the expansion of the development of projects that answer to the purchasing power of the middle to lower-middle income target group. The Company emphasizes good corporate governance in parallel with generating benefits for sustainable growth. The Company is ranked by the Securities and Exchange Commission and the Stock Exchange of Thailand as a Company with Level 5 performance for the fourth consecutive year and receives the full score of 100 which is rated “Excellent” for the assessment of the quality of the organization of the Annual General Meeting of Shareholders 2012 from the Thai Investors Association. In terms of customers, the Company focuses on the management of customers’ experiences and after sale service. The sales volume of the Company that is the result of customers’ referral and recommendations is as high as 50%. As a result, the Company is awarded as “The Company with the Highest Growth Rate of Brand Value” in the category of real estate and construction from the Marketing Department, Faculty of Accounting, Chulalongkorn University.

In 2013, the total of ten new projects are launched with the combined value of around 19,200 million THB. The Company commands nearly 13% of the market share from the total of around 85,000 units of newly opened residential condominium projects in Bangkok and peripheral area. In Q2, Lumpini Place Srinakarin-Huamark Station and Lumpini Park Rama 9-Ratchada were launched. More than 10,000 visitors visited both projects before the official sale opening. The new record was achieved as the Company was able to close the sale of the two projects on the opening day with the total value of more than 5,800 million THB. In Q4, the Company launched two more strategic projects i.e. Lumpini Township Rangsit-Khlong 1 which is a large-scale project comprising more than 10,000 residential condominium units at the starting price of 600,000 THB targeting the customers with middle to lower-middle income in northern Bangkok and The Lumpini 24 which is located in one of the best locations in Bangkok with the average selling price of more than 150,000 THB per square meter and is positively received by the high-income target group. All through 2013, the sales volume from the projects developed is around 24,000 million THB or 30% growth from 2012. As of the end of 2013, the backlog of the Company is around 21,000 million THB, around 7,600 million THB of which is the backlog in 2014 and the rest is that in 2015. As for the condominiums that are completed and registered, the Company commands the market share of around 12% from 45,000 condominium units that are completed and registered in Bangkok and peripheral area.





The Company has achieved the goals in various aspects by giving importance to cost management and corporate governance. The Balance Scorecard is used as a management tool to bring about the balance between the operation and the sustainable growth.

With regard to the financial position of the Company, as of 31 December 2013, the total asset of the Company and subsidiary companies increases 3,399 million THB or equivalent to 24% project cost during increase from the previous year because of the increase of land and construction of 3,112 million THB or equivalent to 38%. The inventory increases 749 million THB or 27% which will be transferred and handed over to customers in 2014. Account receivables and other debtors decreases 91 million THB or 41%. The non-current asset decreases 395 million THB or 22% as a result of the categorization of the type of land, non-current project costs and the sale of one piece of land to a subsidiary company.

The total liabilities of the Company increase 2,254 million THB or 40% which follows the work plan of the Company. The loan from financial institution increases 2,443 million THB or 85% and the non-current liabilities increase 38 million THB or 37% from the establishment of the retirement reserve fund for staff. The interest bearing debt to equity ratio increases from 0.34:1 to 0.55:1 and the debt to equity ratio is 0.81:1 as of 31 December 2013.

As for the cash flow statement as of 31 December 2013, the cash balance increases 23 million THB or 2% following the expansion of project development in the business plan of the Company.





Unit: Million THB

Summary of Financial Statements

	2013	2012 (Revised)	2011 (Revised)	2010	2009 (Revised)
Assets					
Total assets	17,420.19	14,021.17	9,697.99	10,381.36	8,098.87
Land and cost of project under development	11,202.88	8,148.74	6,473.45	4,483.41	2,901.84
Inventories	3,500.00	2,750.18	934.97	2,811.96	2,048.31
Land and cost of project held for development	414.19	896.73	799.80	922.78	541.66
Asset for investment	550.40	406.26	386.45	336.06	685.63
Liabilities and Shareholders' Equity					
Short-term loans	5,148.27	1,836.64	600.24	890.86	761.49
Long-term loans	125.52	992.00	0.10	862.65	259.00
Total liabilities	7,794.38	5,539.45	2,464.54	4,299.54	2,846.95
Issued and fully paid-up share capital	1,475.70	1,475.70	1,475.70	1,475.70	1,467.55
Shareholders' equity	9,625.80	8,481.71	7,233.45	6,081.82	5,251.91
Operational Performance					
Total revenues	14,400.50	13,482.52	12,444.51	10,047.24	9,054.57
Revenues from sales	13,871.09	12,950.32	12,034.78	9,676.23	8,730.11
Cost of sales	9,312.68	8,741.53	8,031.88	6,357.44	6,001.77
Gross profit from sales	4,558.41	4,208.79	4,002.90	3,318.79	2,728.34
Net profit (Loss)	2,328.58	2,229.09	2,022.17	1,636.97	1,501.90
Financial Ratio					
Book value per share (THB/Share)*	6.52	5.75	4.90	4.12	3.58
Net profit per share (THB/Share)*	1.58	1.51	1.37	1.11	1.02
Net profit margin (%)	16.17	16.62	16.35	16.34	16.59
Return on Equity (%)	25.72	28.37	27.96	28.89	30.85
Return on Assets (%)	14.81	18.80	20.85	17.72	17.73
Dividend per share (THB/Share)	**	0.76	0.65	0.56	0.50

* Weighted average shares

** Pending Approval from the Annual General Meeting of Shareholders in 2014

Note : 1) Information from Consolidated Financial Statements

2) Total revenue is the revenue that includes profit from investment in associated company.

Balance sheet 2013

Unit: Million THB

Total assets
17,420.19

2009 : 8,098.87
2010 : 10,381.36
2011 : 9,697.99
2012 : 14,021.17
2013 : 17,420.19

Total liabilities
7,794.38

2009 : 2,846.95
2010 : 4,299.54
2011 : 2,464.54
2012 : 5,539.45
2013 : 7,794.38

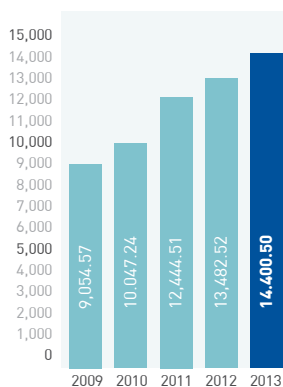
Shareholders' equity
9,625.80

2009 : 5,251.91
2010 : 6,081.82
2011 : 7,233.45
2012 : 8,481.71
2013 : 9,625.80

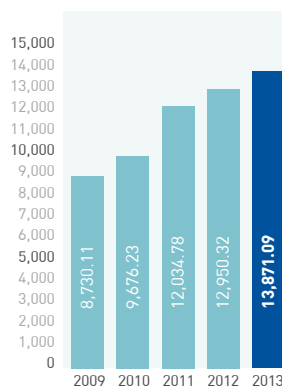
Income statements 2013

Unit: Million THB

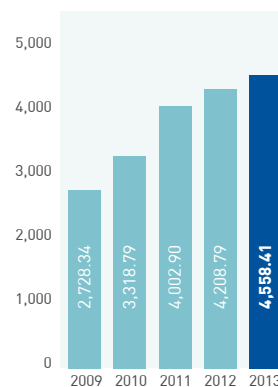
Total revenues
14,400.50



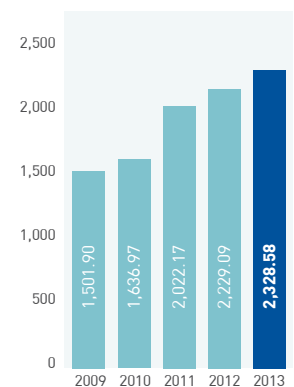
Revenues from sales
13,871.09



Gross profit from sales
4,558.41

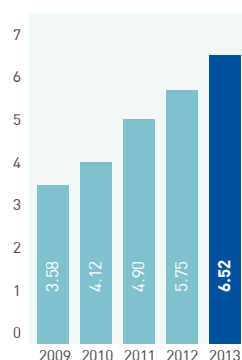


Net profit (Loss)
2,328.58

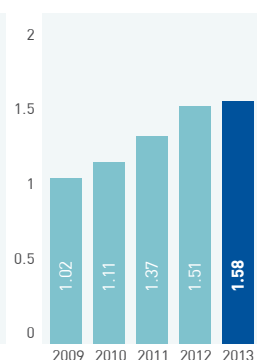


Financial ratio 2013

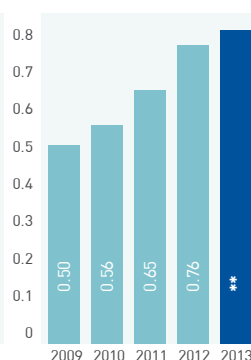
Book value per share
(THB/Share)
6.52



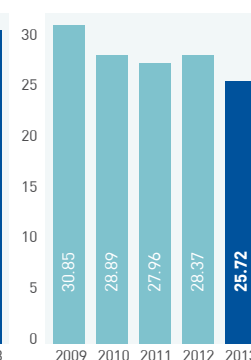
Net profit per share
(THB/Share)
1.58



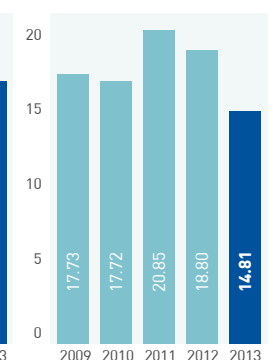
Dividend per share
(THB/Share)



Return on Equity
(%)
25.72



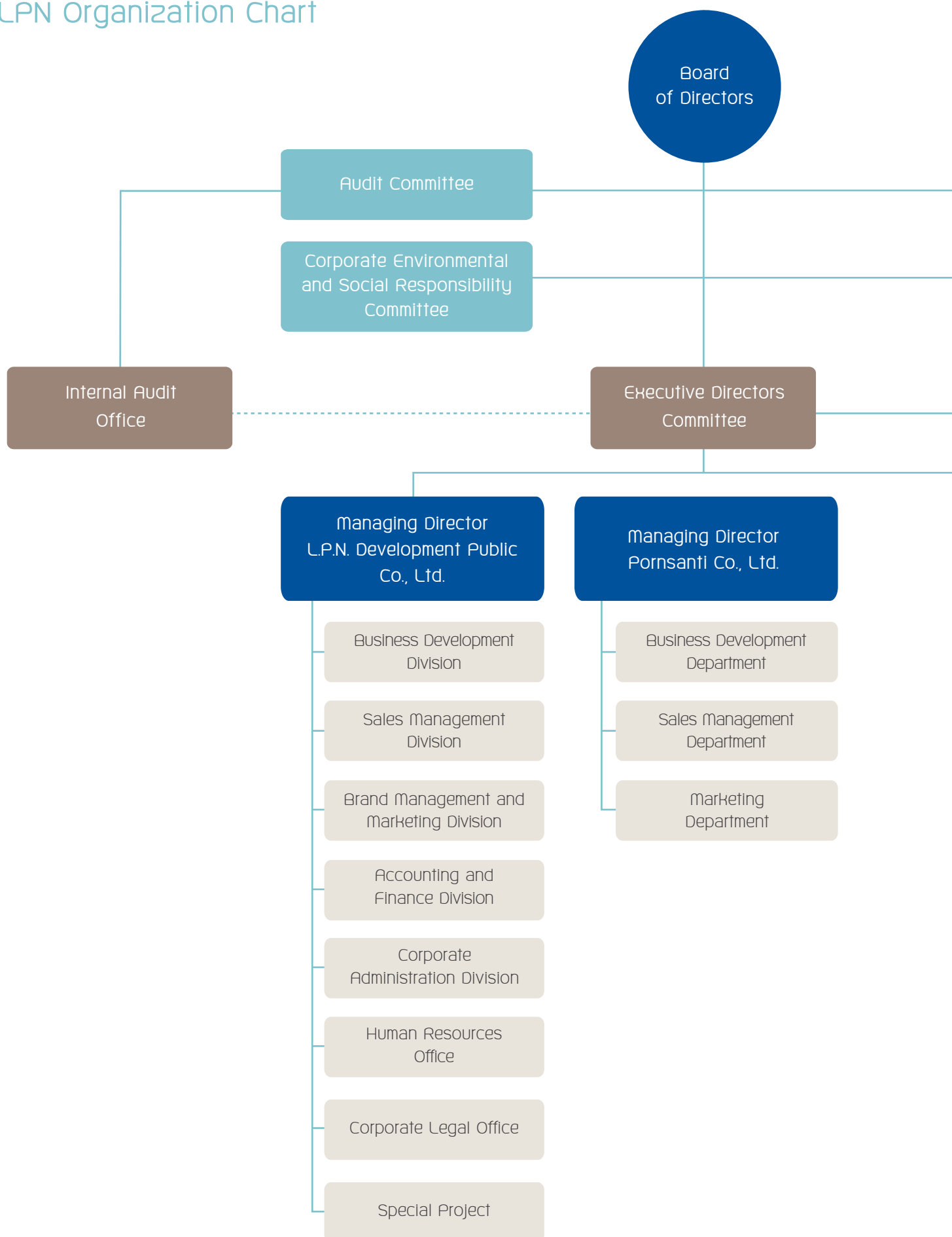
Return on Assets
(%)
14.81

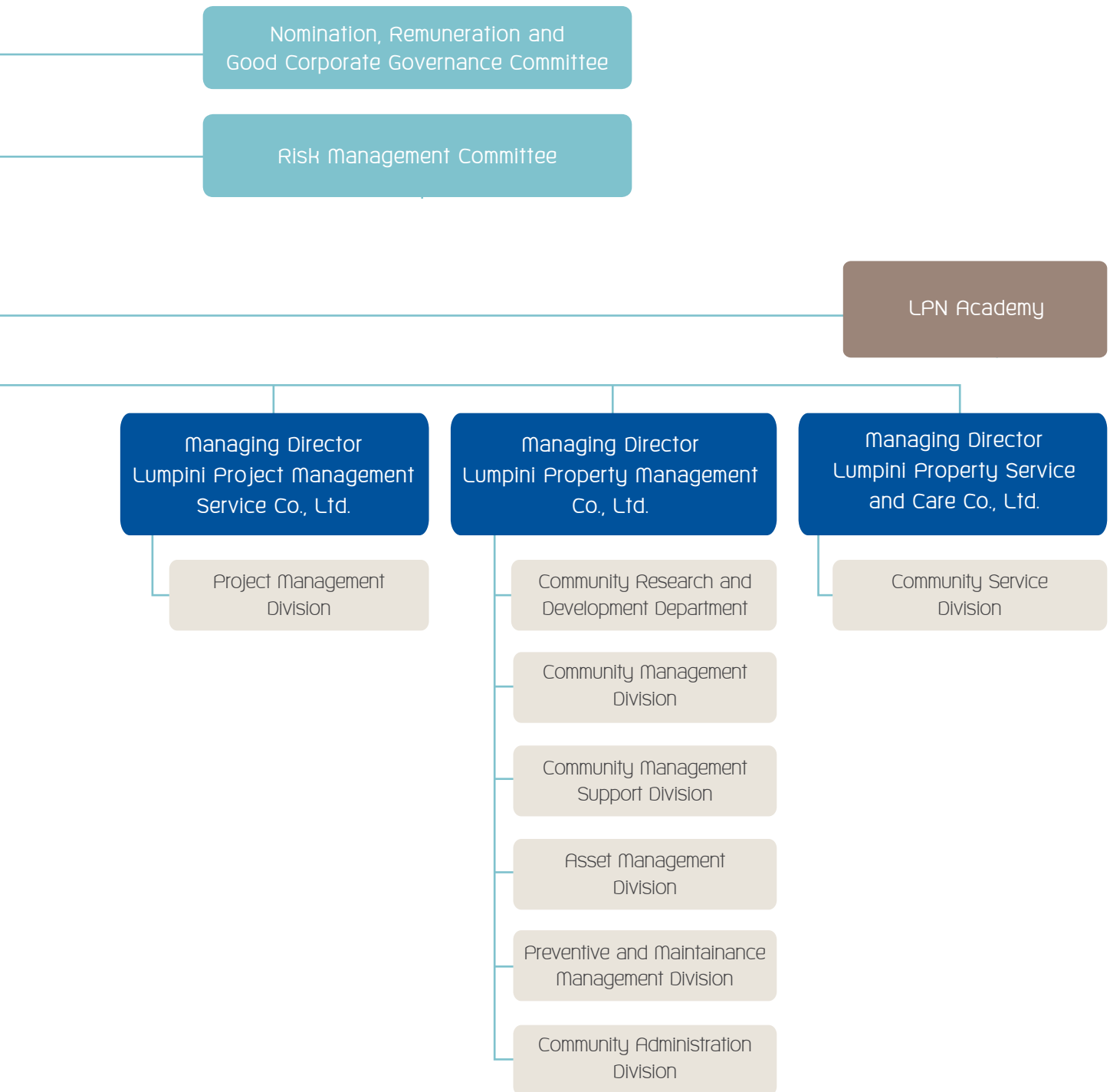


** Pending Approval from the Ordinary General Meeting of Shareholder in 2014



LPN Organization Chart





Board of Directors and Executives

Mr. Pakorn Thavisin Age : 74 years

Chairman of the Board of Directors and Independent Director

Education

- The Chartered Institute of Bankers, London
- Diploma from the National Defence College of Thailand (Class 311)

Trainings

- Certification of Completion of Directors Certification Program (DCP 0/2000) and Certification of Attendance of Role of the Chairman Program (RCP 16/2007) from the Thai Institute of Directors

Work Experiences Present

- Chairman of the Board of Directors and Independent Director, L.P.N. Development Public Co., Ltd.
- Chairman of Colgate - Palmolive (Thailand) Co., Ltd.
- Chairman of Audit Committee and Independent Director, Royal Orchid Hotel Public Co., Ltd.
- Chairman of the Board of Directors, Sakornkamol Co., Ltd.
- Chairman of the Board of Directors, Kasukhon Co., Ltd.

Work Experiences Past

- Vice Chairman of the Board of Directors, MCC Securities Public Co., Ltd.
- Member of the Board of Directors, Inoue Rubber (Thailand) Public Co., Ltd.
- Member of the Board of Directors, B.Grimm Engineering Systems Public Co., Ltd.
- Chairman of the Board of Directors, Thai Insurance Public Co., Ltd.
- Chairman of the Board of Directors and Chief Executive Officer, Thai Dhanu Bank Public Co., Ltd.
- Chairman of ASEAN Bankers Council
- Chairman of the Thai Bankers' Association
- Member of Ramathibodi Foundation
- Member of Narcotics Control Foundation

Criminal records during the past 10 years : None

Shareholding in the Company (as of 31 December 2013) : None



Prof. Siri Keiwalinsrit Age : 84 years

Vice Chairman of the Board of Directors and Independent Director

Education

- Honorary Doctorate Degree of Law, Chulalongkorn University
- Barrister-at-Law, Council of Legal Education Thailand
- LL.B. Thammasart University
- Diploma from the National Defence College of Thailand (Class 25)

Trainings

- Training course on Development in Land Possession and Administration, Cambridge University, England
- Director Accreditation Program (DAP 25/2004), Finance for Non-Finance Directors (FND 14/2004) and Audit Committee Program (ACP 7/2005) from the Thai Institute of Directors

Work Experiences Present

- Vice Chairman of the Board of Directors and Independent Director, L.P.N. Development Public Co., Ltd.
- Law Drafting Committee, Ministry of Labour and Social Welfare
- Law Drafting Committee, Group No. 7, Office of Juridical Council
- Qualified Committee Member of National Land Management Committee, Ministry of Natural Resources and Environment
- Advisor to the Promotion of Safety and Occupational Health Committee, Safety and Occupational health Promotion Association
- Advisor to the Asset Assessment Committee, Asset Assessment Association
- Advisor to the Legal Issues Consideration Committee, Department of Lands
- Advisory Committee to the Law Improvement and Development Committee, Department of Lands

Work Experiences Past

- Honorary Member, Legal Department, Office of the Civil Service Commission
- Member of the National Land Allocation Committee
- Member of the Law Drafting Committee, Ministry of Labor and Social Welfare
- Member of the Private Surveyor Board
- Member of the Appraisal of the Capital in the Registration of Rights and Legal Transaction Committee
- Advisor to the First Vice President of the Senate
- Chairman of the Appeals Commission, Ministry of Labor and Social Welfare
- Member of the State Enterprise Relations Committee, Ministry of Labor and Social Welfare
- Member of Law Drafting Committee, Office of the Council of State
- Director General, Department of Labor
- Director General, Department of Lands
- Deputy Director General, Department of Lands

Criminal records during the past 10 years	:	None
Shareholding in the Company (as of 31 December 2013)	:	None



Mr. Tawechai Chitasaranachai Age : 75 years

Vice Chairman of the Board of Directors, Nomination,
Remuneration and Good Corporate Governance Committee Member and Independent Director

Education

- Bachelor of Engineering, Major in Chemical Engineering, Tienjin University, Tienjin, China

Training

- Director Accreditation Program (DAP 26/2004) from the Thai Institute of Directors

Work Experiences Present

- Vice Chairman of the Board of Directors, Nomination, Remuneration and Good Corporate Governance Committee Member and Independent Director, L.P.N. Development Public Co., Ltd.
- Director of Orathai International Co., Ltd.

Criminal records during the past 10 years : None

Shareholding in the Company (as of 31 December 2013) : None



Mr. Amornsuk Noparumpa Age : 68 years

Director, Chairman of Audit Committee, Chairman of Nomination,
Remuneration and Good Corporate Governance Committee and Independent Director

Education

- Barrister-at-Law, Lincoln's Inn, London
- Barrister-at-Law, Council of Legal Education Thailand
- LL.B. (Honours), Thammasat University
- Diploma from the National Defence College of Thailand (Class 399)

Training

- Certification of Completion of Directors Certification Program (DCP 30/2003), Audit Committee Program (ACP 23/2008) and Role of Compensation Committee (RCC 9/2009) from the Thai Institute of Directors
- Curriculum in Security Psychology, Class 31
- Curriculum in Advanced Management, Class 7

Work Experiences Present

- Director, Chairman of Audit Committee, Chairman of Nomination, Remuneration and Good Corporate Governance Committee and Independent Director, L.P.N. Development Public Co., Ltd. Director, Chairman of Audit Committee and Nomination and Remuneration Committee Member, RCL Public Co., Ltd.
- Member of the Board of Directors, Chairman of Audit Committee and Member of the Nomination and Remuneration Committee, RCL Public Co., Ltd.
- Advisor to the Executive Directors Committee, Thai Airways International Public Co., Ltd.

Work Experiences Past

- Director Executive Director and Nomination, Remuneration and Human Resources Development Committee, Thai Airways International Public Co., Ltd.
- Chairman of the Board of Directors, Siam Realty and Services Co., Ltd.
- Chairman of the Board of Directors, Ayudhaya Securities Public Co., Ltd.
- Vice President, Bank of Ayudhaya Public Co., Ltd.
- Director General, Department of Probation, Ministry of Justice
- Deputy Director General, Department of Legal Execution, Ministry of Justice
- Judges

Criminal records during the past 10 years : None

Shareholding in the Company (as of 31 December 2013) : None



Mr. Thep Roongtanapirom Age : 69 years

Director, Audit Committee Member, Nomination,

Remuneration and Good Corporate Governance Committee Member and Independent Director

Education

- Master of Business Administration, Major in Finance and Accounting, Columbia University, USA
- Bachelor of Commerce (Honours), Thammasat University
- Bachelor of Accounting (Honours), Thammasat University

Training

- Certification of Completion of Directors Certification Program (DCP 20/2002), Audit Committee Program (ACP 8/2005), Monitoring the Internal Audit Function (MIA 1/2007), Chartered Director Class (CDC03/2008), Role of Compensation Committee (RCC 9/2009), Monitoring the System of Internal Control & Risk Management (MIR 12/2012) and Successful Formulation & Execution of Strategy (SFE 14/2012) from the Thai Institute of Directors
- Capital Market Academy (CMA 04/2007)

Work Experiences Present

- Director, Audit Committee Member, Nomination, Remuneration and Good Corporate Governance Committee Member and Independent Director, L.P.N. Development Public Co., Ltd.
- Director, Audit Committee Member, and Nomination and Remuneration Committee Member, RCL Public Co. Ltd.

Work Experiences Past

- Deputy Managing Director, Kasikorn Bank Public Co., Ltd.
- Director, Thai Securities Company Co., Ltd.
- Director, New Imperial Hotel Co., Ltd.
- Director, Akethanabodi Co., Ltd.
- Director, Bangkok Weaving Mills Group
- Director, Siam Food Products Public Co., Ltd.
- Director, Citric Acid Industry Co., Ltd.
- Assistant Managing Director, Kasikorn Bank Public Co., Ltd.
- Senior Director, Business Development Department, Kasikorn Bank Public Co., Ltd.
- Senior Director, Foreign Affairs Department, Kasikorn Bank Public Co., Ltd.
- Director, Business Development Department, Kasikorn Bank Public Co., Ltd.
- Deputy Director, Business Development Department, Kasikorn Bank Public Co., Ltd.
- Assistant Director, Foreign Affairs Department, Kasikorn Bank Public Co., Ltd.

Criminal records during the past 10 years : None

Shareholding in the Company (as of 31 December 2013) : 0.03%



Mr. Weerasak Wahawisal Age : 57 years

Director, Audit Committee Member, Nomination,

Remuneration and Good Corporate Governance Committee Member and Independent Director

Education

- Master of Accounting Sciences, University of Illinois, U.S.A.
- Master of Business Administration, Ohio University, U.S.A.
- Bachelor of Business Administration (Honors), Thammasat University

Training

- Director Accreditation Program (DAP 63/2007)
- Director Certification Program (DCP 91/2007)
- Role of Compensation Committee (RCC 15/2012) and
- Audit Committee Program (ACP 45/2013) from the Thai Institute of Directors

Work Experiences Present

- Director, Audit Committee Member, Nomination, Remuneration and Good Corporate Governance Committee Member and Independent Director, L.P.N. Development Public Co., Ltd.
- Director of Accounting Department, RCL Public Co., Ltd.

Work Experiences Past

- Senior Assistant Vice President, Hutchison CAT Wireless Multimedia Ltd.
- Head of Finance Support, TA Orange Co., Ltd.

Criminal records during the past 10 years : None

Shareholding in the Company (as of 31 December 2013) : None



Mr. Vudhipol Suriyabhivadh Age : 69 years
Director, Nomination, Remuneration and Good Corporate
Governance Committee Member and Independent Director

Education

- Bachelor of Commerce (Accounting) University of New South Wales, Australia
- LL.B., Sukhothai Thammathirat University
- Diploma, Management Course, IMD, Lausanne, Switzerland

Training

- Certification of Completion of Directors Certification Program (DCP 36/2003) and Audit Committee Program (ACP 7/2005) from the Thai Institute of Directors Association

Work Experiences Present

- Director Nomination, Remuneration and Good Corporate Governance Committee Member and Independent Director, L.P.N. Development Public Co., Ltd.
- Audit Committee Member, Nomination and Remuneration Committee Member and Independent Director, Thai Wah Food Products Public Co., Ltd.
- Chairman Audit and Risk Management Committee and Independent Director, Laguna Resort and Hotel Public Co., Ltd.
- Chairman of Audit Committee and Independent Director, Bangkok Ranch Public Co., Ltd.

Work Experiences Past

- Director, East Asiatic (Thailand) Public Co., Ltd.

Criminal records during the past 10 years : None

Shareholding in the Company
(including the spouse's) (as of 31 December 2013) : 0.08%



Mrs. Jongjit Thapanangkun Age : 67 years

Director

Education

- Master of Economics, Ramkhamhaeng University
- Bachelor of Economics, Ramkhamhaeng University

Training

- Certificate English of Proficiency AUA Language Institute, Diamond Grading Gemological Institute of America, Director Accreditation Program (DAP 4/2003) and Finance for Non-Finance Directors (FND 14/2004) from the Thai Institute of Directors Association

Work Experiences Present

- Director, L.P.N. Development Public Co. Ltd.
- Director, Burapa Golf and Country Club Co., Ltd.

Work Experiences Past

- Chairman of the Board of Directors, Central Asia James Co., Ltd.
- Vice Chairman of the Board of Directors, L.P.N. Development Public Co., Ltd.
- Director, Lumpini Property Management Co., Ltd.
- Director, Pornsanti Co., Ltd.
- Managing Director, L.P.N. Development Public Co., Ltd.
- Managing Director, Burapa Golf and Country Club Co., Ltd.
- Managing Partner, Yi Heng Long Co., Ltd.
- Managing Director, Srisamang Factory Co, Ltd.

Criminal records during the past 10 years	:	None
Shareholding in the Company (as of 31 December 2013)	:	0.28%

*Mrs. Yupa Techakraisri, Mrs. Jongjit Thapanangkun and Mr. Kumpee Chongthurakij are siblings.



Mr. Tikhamporn Plengsrisuk Age : 64 years

Director, Chief Executive Officer, Chief Executive Director, Nomination, Remuneration and Good Corporate Governance Committee Member Chairman of Risk Management Committee

Education

- Bachelor of Engineering, Chulalongkorn University

Training

- Certification of Completion of Directors Certification Program (DCP 23/2002) and Finance for Non-Finance Directors (FND 4/2003) from the Thai Institute of Directors

Work Experiences Present

- Director and Executive Director, L.P.N. Development Public Co., Ltd.
- Chairman of Executive Committee and Chief Executive Officer, L.P.N. Development Public Co., Ltd.
- Nomination, Remuneration and Good Corporate Governance Committee Member, L.P.N. Development Public Co., Ltd.
- Chairman of Risk Management Committee, L.P.N. Development Public Co., Ltd.
- Director, Pornsanti Co., Ltd.
- Director, Lumpini Property Management Co., Ltd.
- Director, Lumpini Project management Service Co., Ltd.

Work Experiences Past

- Consultant, Grand Unity Development Co., Ltd.
- Director, Grand Unity Development Co., Ltd.
- Director and Deputy Managing Director, Panchasarp Co., Ltd.
- Assistant Project Engineer, Robert Mathew & Johnson Marshal Co., Ltd.
- Project Engineer, Asian Institute of Technology

Criminal records during the past 10 years : None
Shareholding in the Company (as of 31 December 2013) : 0.55%



Mr. Pichet Supakijjanusan Age : 64 years

Director, Executive Director and Nomination, Remuneration and Good Corporate Governance Committee Member, Risk Management Committee Member and Chairman of Corporate Environmental and Social Responsibility Committee

Education

- Bachelor of Architecture, Chulalongkorn University

Training

- Certification of Completion of Directors Certification Program (DCP 27/2003), Finance for Non-Finance Directors (FND 14/2003) and Audit Committee Program (ACP 21/2008) from the Thai Institute of Directors

Work Experiences Present

- Director and Executive Director, L.P.N. Development Public Co., Ltd.
- Nomination, Remuneration and Good Corporate Governance Committee Member, L.P.N. Development Public Co., Ltd.
- Risk Management Committee Member, L.P.N. Development Public Co., Ltd.
- Chairman of Corporate Environmental and Social Responsibility Committee, L.P.N. Development Public Co., Ltd.
- Director, Pornsanti Co., Ltd.
- Director, Lumpini Project Management Service Co., Ltd.
- Director, Lumpini Property Management Co., Ltd.
- Qualified Director, Engineering and Business Management Program, Faculty of Engineering, Thammasart University

Work Experiences Past

- Director, Audit Committee Member and Independent Director, Merchant Partners Securities Public Co., Ltd.
- Director, Grand Unity Development Co., Ltd.
- Managing Director, P.A. Design Co., Ltd.
- Architect, Unaigo Estates Co., Ltd.
- Partner Architect, A.E.C. Architect Co., Ltd.
- Design Architect, Jumpon Helderman and Coransion Co., Ltd.

Criminal records during the past 10 years	:	None
Shareholding in the Company (as of 31 December 2013)	:	0.55%



Mrs. Yupa Techakraisri Age : 63 years

Director, Executive Director and Risk Management Committee Member

Education

- Bachelor of Economics, Ramkhamhaeng University
- Certificate of Advanced Accounting, Pitman Examination Institute

Training

- Certification of Completion of Directors Certification Program (DCP 32/2003) from The Thai Institute of Directors

Work Experiences Present

- Director and Executive Director, L.P.N. Development Public Co., Ltd.
- Risk Management Committee Member, L.P.N. Development Public Co., Ltd.
- Director, Pornsanti Co., Ltd.
- Director, Lumpini Property Management Co., Ltd.
- Director, Lumpini Project Management Service Co., Ltd.
- Director, Srisamsang Co., Ltd.
- Director, Srisamang Supplier Co., Ltd.
- Director and Executive Director, T. Krungthai Industries Public Co., Ltd.
- Director, Grand Unity Development Co., Ltd.
- Director, S.S.A. Industries Co., Ltd.

Work Experiences Past

- Director, Grand Unity Development Co., Ltd.

Criminal records during the past 10 years : None
Shareholding in the Company (as of 31 December 2013) : 1.77%

*Mrs. Yupa Techakraisri, Mrs. Jongjit Thapanangkun
and Mr. Kumpee Chongtharakij are siblings.



Mr. Kumpee Chongthurakij Age : 59 years
 Director, Executive Director and Risk Management Committee Member

Education

- Bachelor of Business Administration, Assumption University

Training

- Director Accreditation Program (DAP 4/2003) and Certification of Completion of Directors Certification Program (DCP 48/2004) from the Thai Institute of Directors

Work Experiences Present

- Director and Executive Director, L.P.N. Development Public Co., Ltd.
- Risk Management Committee Member, L.P.N. Development Public Co., Ltd.
- Director, Pornsanti Co., Ltd.
- Director, Lumpini Property Management Co., Ltd.
- Director, Lumpini Project Management Service Co., Ltd.
- Director, T. Krungthai Industries Public Co., Ltd.
- Director, S.S.A. Industries Co., Ltd.
- Director, Srisamang Supplier Co., Ltd.
- Director, Srisamang Factory Co., Ltd.
- Honorary Chairman of Footwear Industry Club, the Federation of Thai Industries

Work Experiences Past

- Marketing Officer, Deithelm Bangkok Co., Ltd.

Criminal records during the past 10 years	:	None
Shareholding in the Company (as of 31 December 2013)	:	1.27%

*Mrs. Yupa Techakraisri, Mrs. Jongjit Thapanangkun
 and Mr. Kumpee Chongthurakij are siblings.



Mr. Opas Sripayak Age : 51 years

Director, Executive Director, Risk Management Committee Member and Managing Director

Education

- Bachelor of Architecture, Silpakorn University
- Mini M.B.A., Thammasat University

Training

- Finance for Non-Finance Directors (FND 24/2005) and Certification of Completion of Directors Certification Program (DCP 71/2006) from the Thai Institute of Directors

Work Experiences Present

- Director, Executive Director, and Managing Director, L.P.N. Development Public Co., Ltd.
- Risk Management Committee Member and Managing Director, L.P.N. Development Public Co., Ltd.
- Director, Lumpini Property Service and Care Co., Ltd.

Work Experiences Past

- Assistant Managing Director, Lumpini Property Management Co., Ltd.
- Manager, Research and Development Department, Lumpini Property Management Co., Ltd.

Criminal records during the past 10 years : None
Shareholding in the Company (as of 31 December 2013) : None



Miss Somsri Techakraisri Age : 52 years

Deputy Managing Director, Risk Management Committee Member and Company Secretary

Education

- LL.B., Thammasat University
- Mini M.B.A., Thammasat University

Training

- Fundamental Practice for Corporate Secretary from Thai Listed Companies Association

Work Experiences Present

- Deputy Managing Director and Company Secretary, L.P.N. Development Public Co., Ltd.
- Managing Director, Pornsanti Co., Ltd.
- Director, Lumpini Property Service and Care Co., Ltd.

Work Experiences Past

- Company Secretary, L.P.N. Development Public Co., Ltd.

Criminal records during the past 10 years : None

Shareholding in the Company (as of 31 December 2013) : None



Company History

1989



1992



1994



1996



The Company started by developing “Lumpini Tower” project, a 36-story high office building on Rama 4 Road.

Lumpini Property Management Co., Ltd. was established with an aim to provide real estate management services after handover.

The Company had registered to become a public company with the aspiration of “sincere commitment and creation.”

The Company jointly invested in Elec & Elteck (Guangzhou) Real Estate Development Ltd. which was a real estate developer in China.

The Company jointly invested in N.T.N. Concrete Co., Ltd. which was a company engaged in construction materials business.

1997

1998

1999

2001



The Company suffered from the national economic crisis. The debt to equity ratio was 3:1. There was a severe lack of cash.

The number of staff was reduced but the sale activities were continued and supported by business alliances, staff and all related parties.

The Company withdrew its investment from Elec & Eltek (Guangzhou) Real Estate Development Ltd. and N.T.N. Concrete Co., Ltd.

The Company successfully restructured its debt with financial institutions at the amount of 3,705 million THB.

The identity of LPN was discovered as well as the business opportunity in time of crisis.

The brand and staff capacity were strengthened.

The Company initiated the development of City Condo and LPN Design unit with the size of 30 sq.m.

Core competency was established and defined as "CLASSIC".

Grand Unity Development Co., Ltd. was established jointly with Uni-Venture Public Co., Ltd. to develop "unfinished buildings".

2002

2003

2004

2005



The Company paid off the all the debts following the debt restructuring plan and increased the capital for business expansion.

All the projects of city condo of the Company were highly successful.

The Company aimed to be the leader of residential condominium developer.

The sale of Lumpini Suite Sukhumvit 41 was closed within one hour.

LPN Family Day activity was organized to thank the customers and build good relationship with them.

The Company increased its shareholding in Grand Unity Development Co. Ltd. from 25% to 33.33%

The "Vibrant Community" strategy was initiated focusing on the management of quality of life of the residents.

The Company focused on the development of Small Size Township projects.

2006

LUMPINI
RATTANATHIBET **CondoTown**

2007

30 Happy Days



2008



สำนักงานคณะกรรมการคุ้มครองผู้บริโภค
มอบรางวัลชนะเลิศให้แก่ผู้ประกอบการ
ในสาขาสินค้าและบริการ
ที่มีคุณสมบัติครบถ้วน



2009

LUMPINI
RIVERBIDE - RAMA 3 **Park**

Lumpini CondoTown brand was developed targeting lower-middle income group.

.....
All Lumpini brands were highly accepted by the customers. The innovation in sale i.e. tagging strategy was initiated.

Lumpini brand was communicated through "30 Happy Days" campaign. The happiness of the residents was reflected through more than 3,000 stories of door hanging.

The Company was awarded an honorary award from the Office of the Consumer Protection Board as a good business operator.

.....
The projects were developed with "LPN Green" concept focusing on the responsibilities towards the society and environment.

"From Corporate CESR to Community CESR" concept was initiated resulting in the establishment of many Lumpini clubs with the objective of running socially beneficial activities.

.....
"Lumpini Park" brand was created. Suan Ruam Jai added value to the product.

2010



2011

LUMPINI PARK BEACH
JOMTIEN



2012

LPN ACADEMY



The Company was assessed by the Thai Institute of Directors and was awarded Level 5 (Excellent) performance for two consecutive years.

The Company expanded the project development to other provinces under “Lumpini ParkBeach” brand.

In collaboration with TK Park, the Company developed and promoted learning in community via “Living Library” concept.

Lumpini Property Service and Care Co., Ltd. was established to run cleaning services business to create jobs, income and good quality of life to less fortunate women. The long-term goal was for the company to become a social enterprise.

The Company gave importance to elderly people with the “Pleasure Family” concept in order for the “Vibrant Community” to be able to respond to the lifestyle of both working and elderly people.

The development of the organization towards sustainability was emphasized.

LPN Academy was founded to develop knowledge and provide trainings to staff.

2013



LUMPINI Township
RANGSIT - KHLONG 1



The Company withdrew the investment in Grand Unity Development Co., Ltd.

In collaboration with C.P. All Public Co., Ltd. and Siam Future Development Public Co., Ltd., the Company developed full convenient facilities in the projects.

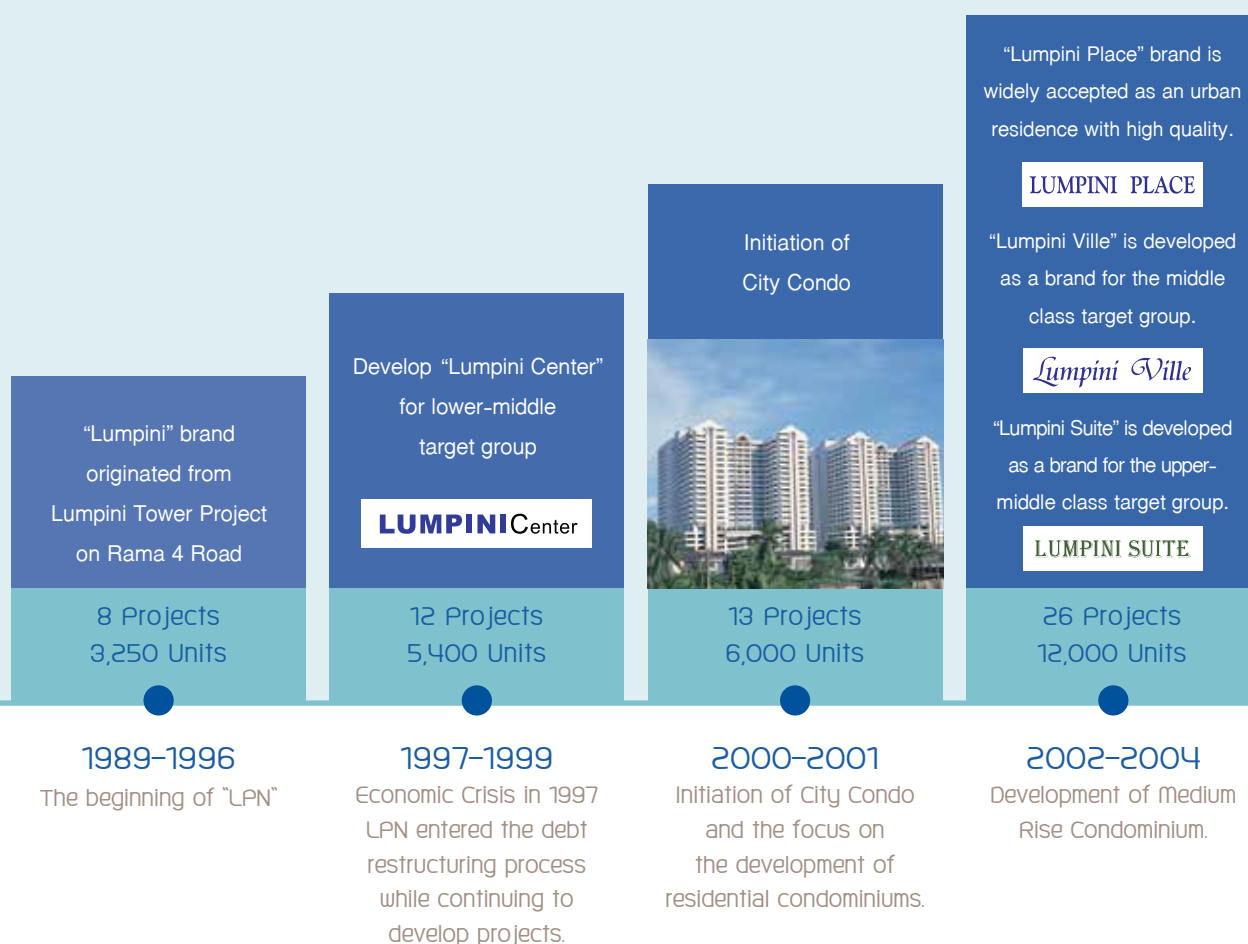
The Lumpini 24 on Sukhumvit road was developed to reach out to the customers in the higher income group.

"Township" concept with more than 10,000 condominium units was initiated to respond to the needs to buy the first home. Lumpini Township Rangsit-Khlong 1 was developed on the land with the size of around 100 rai.

The Company started using the Building Information Modeling system to develop the project design and construction management system.

25 YEARS
OF VIBRANT COMMUNITY,
THE REAL PLEASURE
OF LIVING

Development of Condominium, Brand and Vibrant Community



In the initial phases, various types of products were developed such as i.e. condominiums, office buildings, residential buildings, townhouses and mini offices. Lumpini Property Management Co., Ltd. was established in 1992 to provide services after the project handover to residents by taking into consideration the quality of life of the residents in the projects. The success of the development of the projects led to the registration in the Stock Exchange of Thailand in 1994. During this period, the Company did not give much importance to building the brand.

During the major economic crisis of the country, the floating of Thai Baht and the closure of 56 financial institutions resulting in more than 3,000 million THB debt of the Company. The Company needed to enter the debt restructuring process with the financial institutions. However, LPN still continued to develop residential condominium projects and regularly ran marketing activities and discover its identity.

The Company focused on the development of residential condominiums as there were potential and needs in the market. City Condo which was no more than nine stories high was developed. The emphasis was on the sale, construction and ownership transfer, all of which were to be done within one year. Also "LPN Design" condominium units of 30 and 60 sq.m. has also been widely accepted for its maximum functionalities. Grand Unity Development Co., Ltd. was founded to develop incomplete projects from the time of the economic crisis in order to reduce the problems of incomplete buildings in Bangkok.

All City Condo projects were a success. A new record was added as the Company was able to close the sale of "Lumpini Suite Sukhumvit 41" within only three hours. The Company reverted back to develop buildings of around 20 stories high and highlighted the strengths in terms of speed of the project development which is within one year. LPN Family Day was organized for the first time to thank the customers and build good relationship with them.

Start developing not only condominium projects but also Small Size Township and develop Lumpini CondoTown brand.



LUMPINI CondoTown

42 Projects
29,000 Units

2005-2007

Development of Small Size Township and "Lumpini CondoTown" Brand to respond to the needs of the urban residents which focus on the care for the quality of life of the residents.

Initiated community management after handover by developing "Vibrant Community" strategy. Projects which are 5 times larger than city condo were developed and equipped with full facilities suitable for city living under the concept of "Small Size Township". The new brand, "Lumpini CondoTown" was developed to respond to the needs of the middle to lower-middle target group. The brand was the flagship of the development of large-scale project of the Company until nowadays.

Search for the Company's identity to build awareness and strengthen "Lumpini" brand which is different from others. The logo of the organization, the Vibrant Community logo as well as logos of all other products are modified. A plan to communicate the brand has also been in place. "Lumpini Park" brand was developed to create quality society.



LUMPINI SUITE

LUMPINI VILLE

LUMPINI PLACE

LUMPINI CondoTown

LUMPINI Park

63 Projects
48,000 Units

2008-2010

Search for the Identity of "Lumpini" brand to establish a strategy and develop a brand to Impress. Add "product value" with "Suan Ruam Jai" for the enhanced quality of life and "Vibrant Community" of the city dwellers."

The Company analyzed and studied the brand identity with an aim to learn the true identity of the brand. The logo of "Lumpini" brand as well as the meaning it conveyed were also studied and became the origin of the "Vibrant Community" strategy with the definition of "Real Pleasure of Living". "Lumpini Park" brand was developed to create a good quality of life with large garden under the name of "Suan Ruam Jai" so that the residents have a venue in which they can organize activities together. This is to be consistent with the creation of "Vibrant Community".

Extend the location for project development to other provinces i.e. Chonburi, Udonthani and Pattaya and develop the new brand, "Lumpini ParkBeach", "Lumpini MegaCity" and "Lumpini Township" in accordance with the vision of the Company to develop urban residences to deliver the value of the products and services to the residents.



LUMPINI PARK BEACH

LUMPINI MegaCity

LUMPINI Township

94 Projects
72,000 Units

2011-2013

Focus on the development towards sustainability. Deliver integrated value to customers by developing products that answer to the needs of the customers. "Lumpini ParkBeach" brand was developed as a beachside weekend home. "Lumpini Township" was developed as the first home in big city.

The Company expanded the development to Chonburi, Udonthani and Pattaya. This is the first time that the Company develops recreational condominium under the new brand, "Lumpini ParkBeach" which combines the atmosphere in Suan Ruam Jai with the liveliness of the seaside atmosphere. The Company also developed "Lumpini Township Rangsit Khlong 1" to be the model of the Vibrant Community on the land of more than 100 rai to create the opportunity of being a home owner to the customers in the lower income group. The Company strives to be the "Value Organization" by establishing L.P.N. Academy to develop human resources capacity.

Awards

2013



Company with Level 5 performance
in the area of corporate governance
Thai Institute of Directors



2012



2011



ตลาดหลักทรัพย์แห่งประเทศไทย
The Stock Exchange of Thailand
SET High Dividend 30 Index (SET HD)

2013

- The Company was awarded as "The Company with the Highest Growth Rate of Brand Value" in the category of real estate and construction from the Marketing Department, Faculty of Accounting, Chulalongkorn University.
- The Company was ranked by the Securities and Exchange Commission and the Stock Exchange of Thailand as a Company with Level 5 performance for the fourth consecutive year.
- The Company received "Taxpayer Recognition Award" from the Revenue Department which honors the responsible taxpayers in their contribution to national development and public benefits through tax payment.

2012

- The Company was selected as one of the 18 companies to receive the Best Company Performance Award from the Stock Exchange of Thailand.
- Lumpini Ville Chaengwattana-Pakkred project was awarded the Outstanding Real Property Project from the Prime Minister and the Minister of Finance.
- The Company received the certificate from the Public Works Department, Bangkok Metropolitan Administration as the Outstanding Project Manager in terms of safety management of Lumpini Place Ratchayothin and Lumpini Place Rama 9-Ratchada.
- The Company received the full score of 100 which was rated "Excellent" for the assessment of the quality of the organization of the Annual General Meeting of Shareholders 2012 from the Thai Investors Association.

2011

- The Company was awarded Thailand's Most Innovative Companies 2011: In Search of Sustainable Innovation organized by the Faculty of Commerce and Accounting, Chulalongkorn University and Bangkok Business Newspaper.
- LPN was selected from the Stock Exchange of Thailand as one of the 30 companies in SET High Dividend 30 Index (SETHD).
- The result of the quality assessment of the Company was at the excellent level from the Annual General Meeting of Shareholders 2011. The assessment was done by the Thai Investors Association.

2010



2008



2010

- The Company was awarded the “Real Estate Developer of the Year 2007-2008” from the Office of the Consumer Protection Board (CPD), the Prime Minister’s Office for the second consecutive year.
- Mr. Tikhamporn Plengsrisk, Chief Executive Officer and Chief Executive Director was nominated for SET Awards 2010 in the category of Best CEO Awards by the Securities Exchange Commission, the Stock Exchange of Thailand and the Thai Institute of Directors.
- “30 Happy Days” and “Happiness of Caring” which were marketing communication campaigns of the Company were awarded a Certificate of Excellence 2010 in the category of Interactive and Digital Media (Website Design) from Bangkok Art Directors Association (BAD Award).

2009

- The Company was ranked by the Thai Institute of Directors (IOD) as a Company with Level 4 performance in the area of corporate governance for the sixth consecutive year.

2008

- The Company was awarded the “Real Estate Developer of the Year 2007-2008” from the Office of the Consumer Protection Board (CPD), the Prime Minister’s Office.
- Forbes Asia magazine, the September 2008 issue, had selected the Company to be one of the “200 Best Under A Billion” companies.
- The Company was ranked by the Thai Institute of Directors (IOD) as a Company with Level 4 performance for the fifth consecutive year.

2006

- The Company was ranked by the Thai Institute of Directors (IOD) as a Company with Level 4 performance for the fourth consecutive year.
- The Company was one of the three companies nominated for SET Awards 2006 for Best Performance in the Property & Construction category.

2005

- The Company had its securities ranked in SET Index 100 of the Stock Exchange of Thailand.
- The Company was ranked to be 1 of 93 listed companies in the Stock Exchange of Thailand in the Top Quartile group for its outstanding performance in good governance by the Thai Institute of Directors (IOD) for the third consecutive year.





Investment

The operation and investment of subsidiary and associated companies

The Company has the policy to separate the operation of the companies in the group according to the investments in subsidiary and associated companies as follows:

Subsidiary Companies

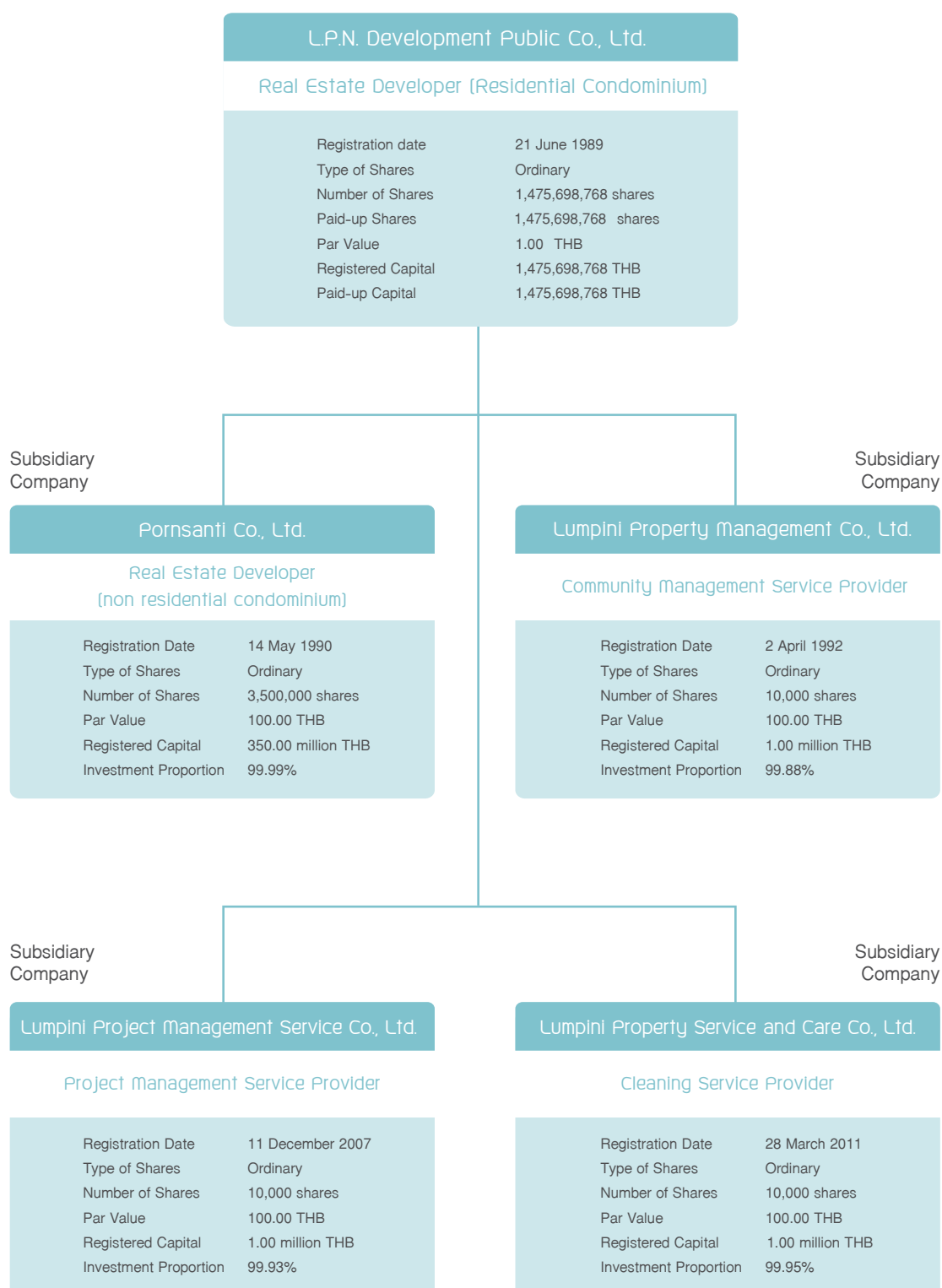
The Company invests in four subsidiary companies and holds more than 99% of shares as follows:

<p>1.</p> <p>Lumpini Project Management Service Co., Ltd.</p>  <p>Provides full construction services to projects developed by the Company, subsidiary companies and associated company.</p>	<p>2.</p> <p>Lumpini Property Management Co., Ltd.</p>  <p>Provides full community management services to projects developed by the Company, subsidiary companies and associated company.</p>	<p>3.</p> <p>Lumpini Property Service and Care Co., Ltd.</p>  <p>Provide cleaning services with an aim to develop to be a social enterprise to create jobs for underprivileged women which is regarded as one of the responsibilities for the society and environment.</p>	<p>4.</p> <p>Pornsanti Co., Ltd.</p>  <p>Develop property that is not residential condominium with an aim to distribute investment risks and increase the capacity for development of the Company in pieces of land that are not suitable for the development of residential condominium.</p>
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Associated Company

At present, there is no investment in an associated company as the Company had withdrawn its investment from Grand Unity Development Co., Ltd. which was a joint venture with Uni-Venture Public Co., Ltd., Sansiri Public Co., Ltd. and Yaowawong Holding Co., Ltd. for the development of unfinished buildings in Bangkok and the development of residential condominium. The Company held 12,000,000 shares in Grand Unity Development Co., Ltd. which accounted for 20 percent of all the shares issued and sold. In 2012, Uni-Venture Public Co., Ltd. was to expand its business, therefore, the company proposed to buy back all the shares from the Company at the price of 15 THB per share. This was approved by the Board of Directors' Meeting of Uni-Venture Public Co., Ltd. The Board of Directors' Meeting of L.P.N. Development Co., Ltd. Ref. 9/2012 had resolved to approve the sale of the ordinary shares of Grand Unity Development Co., Ltd. at the price of 15 THB per share to Uni-Venture Public Co., Ltd.

Therefore, as of the end of 2013, the shareholding structure of the Company is as follows:



*The Company sold the ordinary shares of Grand Unity Development Co., Ltd. to Uni-Venture Public Co., Ltd. in 2012.



Goal of Subsidiary Companies

Subsidiary Companies	Goal
Lumpini Project Management Service Co., Ltd.	To strengthen the integrated project development of LPN by collaborating with business alliances to build confidence in project development for the achievement of the target budget, timeframe and values of LPN.
Lumpini Property Management Co., Ltd.	To maintain the reputation and values of projects and communities being developed by LPN by professional community management team.
Lumpini Property Service and Care Co., Ltd.	To provide training and jobs for underprivileged women to enhance their quality of life and dignity via the development of vibrant community of LPN.
Pornsanti Co., Ltd.	To increase the opportunity for property development while also sustaining the benefits and satisfying values for LPN.

Investment Structure of the Company

Company	Paid-up Capital (million THB)	Date	Shareholding (%)	Equity Method (Million THB)	Investment Cost (Million THB)
Subsidiary Companies					
1. Pornsanti Co., Ltd.	350.00	30 Sep 93	99.99	-	473.037
2. Lumpini Property Management Co., Ltd.	1.00	25 Mar 92	99.88	-	0.9988
3. Lumpini Project Management Service Co., Ltd.	1.00	14 Nov 07	99.93	-	0.9993
4. Lumpini Property Service and Care Co., Ltd.	1.00	28 Mar 11	99.95	-	0.9995

Securities and Shareholding Information

Securities

The Company is registered in the Stock Exchange of Thailand and the registered capital is 1,475,698,768 THB which is a paid-up capital of 1,475,698,768 THB with ordinary shares value 1,475,698,768 THB with a par value of 1.- THB (One Baht Only).

Shareholders

As of the record date on 23 August 2013 and the compilation of the list in accordance with the book closing method on 24 August 2013 in Section 225 of the Securities and Exchange Act, the shareholders of the Company are categorized as follows:

Top ten major shareholders

No.	Shareholders	No. of Shares (Million Shares)	Proportion (%)
1	Thai NDVR Co.,Ltd.	257.81	17.47
2	Chase Nominees Limited 28	90.43	6.13
3	KFLTFDIV	62.92	4.26
4	State Street Bank Europe Limited	61.85	4.19
5	Mr. Sumet Techakraisri	61.14	4.14
6	Norbax Inc.,13	47.66	3.23
7	Somers (U.K.) Limited	38.42	2.60
8	KFSDIV	30.99	2.10
9	Chase Nominees Limited 1	26.71	1.81
10	Mrs. Yupa Techakraisri	26.04	1.76
	TOTAL	703.97	47.69

Top ten minor shareholders

No.	Shareholders	No. of Shares (Million Shares)	Proportion (%)
1	Mr. Sumeth Techakraisri	62.14	4.21
2	Mrs. Yupa Techakraisri	26.04	1.76
3	Mr. Kumpee Chongthurakit	18.61	1.26
4	Mr. Bahratbusan Gwatra	13.12	0.89
5	Roman Catholic Mission	12.00	0.81
6	Mr. Sirichai Charoensakwattana	10.00	0.68
7	Mr. Tikhamporn Plengsrisk	8.00	0.54
8	Mr. Pichet Supakijjanusan	8.00	0.54
9	Ms. Pin Supakijjanusan	4.21	0.29
10	Mrs. Jongjit Thapanangkun	4.00	0.27
	TOTAL	166.12	11.25



Top ten Thai institutional shareholders

No.	Shareholders	No. of Shares (Million Shares)	Proportion (%)
1	Krungsri Dividend Stock LTF	62.92	4.26
2	KFSDIV	30.99	2.10
3	EQ-TH	25.57	1.73
4	ABERDEEN (GROWTH)	14.68	0.99
5	ABERDEEN (LTF)	13.67	0.93
6	KFDIVRMF	11.50	0.78
7	ABERDEEN Small Cap	11.16	0.76
8	GPF by Krungsri Securities	10.81	0.73
9	Krungsri Dividend Stock LTF 70/30	9.86	0.67
10	K Equity 70:30 LTF	8.21	0.56
	TOTAL	199.37	13.51

Top ten foreign shareholders

No.	Shareholders	No. of Shares (Million Shares)	Proportion (%)
1	Chase Nominees Limited 28	90.43	6.13
2	State Street Bank Europe	61.85	4.19
3	Norbax Inc.,13	47.66	3.23
4	Somers U.K. Limited	38.42	2.60
5	Chase Nominees Limited 1	26.71	1.81
6	Chase Nominees Limited	25.59	1.73
7	Chase Nominees Limited 57	20.16	1.37
8	HSBC (Singapore) Nominees	19.79	1.34
9	State Street Bank & trust	17.48	1.18
10	The Bank of New York Mellon	16.82	1.14
	TOTAL	364.91	24.72

Shareholding of the directors and their spouse and the first four executives next to the Managing Director as well as the Manager of Accounting and Finance Department as of 31 December 2013 is as follows:

No.	Name	Position	No. of Shares
1	Mr. Pakorn Thavisin	Chairman of Board of Directors	-
2	Prof. Siri Keiwalinsrit	Vice Chairman of Board of Directors	-
3	Mr. Tawechai Chitasaranachai	Vice Chairman of Board of Directors	-
4	Mr. Amornsuk Noparumpa	Chairman of Audit Committee	-
5	Mr. Thep Roongtanapirom	Audit Committee	310,000
6	Mr. Weerasak Wahawisal	Audit Committee	-
7	Mr. Vudhiphol Suriyabhivadh	Director	400,000
	Mrs. Thasanee Suriyahivadh (spouse)	-	700,000
8	Mrs. Jongjit Thapanangkun	Director	4,000,000
9	Mr. Tikhamporn Plengsrisuk	Chief Executive Director	8,000,000
10	Mr. Pichet Supakijjanusan	Executive Director	8,000,000
11	Mrs. Yupa Techakraisri	Executive Director	26,040,499
12	Mr. Kumpee Chongthurakit	Executive Director	18,606,570
	Mrs. Choopan Chongthurakit (spouse)	-	50,000
13	Mr. Opas Sripayak	Managing Director	-
14	Ms. Somsri Techakraisri	Deputy Managing Director	-
15	Mr. Sombat Kittipokiratana	Deputy Managing Director	-
16	Ms. Phanphen Saengchanpakdee	Deputy Managing Director	-
17	Mr. Montien Weerothai	Director, LPN Academy	-
18	Mr. Rungroj Piloksiri	Assistant Managing Director	-
19	Mr. Trairat Boonnantakul	Assistant Managing Director	-
20	Ms. Noppawan Krisanarat	Assistant Managing Director	-
21	Ms. Saowanee Angkoonpipat	Assistant Managing Director	-
22	Ms. Suwattana Sae-Tang	Assistang Managing Director	-
23	Ms. Suporn Wongwaipairoj	Manager, Accounting Department	-
24	Mrs. Pinrat Chalermnarpassadorn	Manager, Finance Department	-
25	Mrs. Panadda Kajornsilp	Manager, Finance Department	-
	TOTAL		66,107,069

Dividend Payment Policy of the Company

The Board of Director's Meeting Ref. 6/2011 on 15 December 2011 resolved to approve the dividend payment to shareholder at the rate of no less than 50% of the net profit from the consolidated financial statements.

In 2013, the net profit of the Company in the consolidated financial statements was 2,328,576,930.28 THB (Two Thousand Three Hundred Twenty Eight Million Five Hundred Thousand Seventy Six Nine Hundred Thirty Baht and Twenty Eight Satang) and the net profit per share was 1.58 THB (One Baht and Fifty Eight Satang). The Board of Directors' Meeting Ref. 1/2014 on 13 February 2014 resolved to propose to the Annual General Meeting of Shareholders 2014 to be held on 27 March 2014 to approve the dividend payment at the rate of 0.84 THB (Eighty Four Satang). The Company has paid the interim dividend for the performance during the period of six months at the end of Q2/2013 at the rate of 0.26 THB (Twenty Six Satang) per share. The payment was made on 4 September 2013. The details of the dividend payment of the Company from 1994 to 2013 are as follows:

Year	Net Profit per Share (THB)	Dividend Paid		Interim Dividend Paid
		(THB/Share)	Rate (%)	
1994	4.98	2.50	50.20	-
1995	5.14	2.75	53.50	-
1996	3.81	1.00	26.25	-
1997	-	-	-	-
1998	-	-	-	-
1999	-	-	-	-
2000	-	-	-	-
2001	-	-	-	-
2002	2.01	1.00	49.75	-
2003	0.50	0.25	50.00	-
2004	0.41	0.20	48.78	-
2005	0.43	0.22	51.16	-
2006	0.52	0.26	50.00	0.08
2007	0.62	0.32	51.61	0.10
2008	0.80	0.4115	51.44	0.14
2009	0.95	0.50	52.63	0.16
2010	1.11	0.56	50.45	0.18
2011	1.30	0.65	50.00	0.21
2012	1.50	0.76	50.67	0.23
2013	1.58	0.84	53.16	0.26

Note:

- The dividend payment policy of the Company is as follows:
 - Year 1994 - 2006: The dividend was paid from the net profit from the consolidated financial statements.
 - Year 2007 - 2010: The dividend was paid from the net profit from the separate financial statements.
 - From 2011 onwards: The dividend was paid from the net profit from the consolidated financial statements.
- The Annual General Meeting of Shareholders in 2004 on 7 April 2004 approved the change in the par value from 10.- THB to 1.- THB per share. Therefore, the dividend for the performance in the year 2003 was paid at the par value of 1 THB per share accordingly.

Dividend Payment Policy of Subsidiary Companies

The subsidiary companies have the policy to pay the dividend to L.P.N. Development Public Co., Ltd. which is the major shareholder in the similar direction as the Company. The dividend paid must be in accordance with the performance and the cash flow of the companies.

Investment in Land for New Projects Development

In 2013, the Company had purchased 10 pieces of land to develop new projects with the total size of 48,242 square wa at the total value of 3,127.00 million THB. Two of the lands have already been developed, namely,

1. Lumpini Park Rama 9-Ratchada
2. Lumpini CondoTown Ramindra-Lat Pla Khao 2

The other eight pieces of land are for project development in 2014.

Summary of Land Purchased for New Project Development in 2013

Type	Project	Ownership Transfer Date	Size (sq.wa)	Price (THB/sq.wa)	Total Amount (million THB)	Appraised Price (million THB)
Pilot Project	1. Lumpini Seaview Huahin Soi 7	22 Feb 13	1,613	78,000	126.00	Being appraised
	2. Lumpini Park Petchakasem 98	29 Oct 13	7,681	63,000	484.00	Being appraised
Continuous Project	3. Lumpini Park Rama 9-Ratchada	15 Feb 13	4,369	137,300	600.00	690.00
	4. Lumpini CondoTown Ramindra-Lat Pla Khao 2	1 Mar 13	1,978	55,000	109.00	119.00
	5. Lumpini Ville On Nut-Phatthanakan	31 Aug 13	6,300	66,500	419.00	428.00
	6. Lumpini Ville On Nut 46	19 Dec 13	5,875	38,700	227.00	Being appraised
	7. Lumpini Ville On Nut-Lat Krabang (2)	7 Nov 13	4,369	52,000	227.00	Being appraised
	8. Lumpini Place Borom Ratchachonni-Pinklao	22 Nov 13	2,500	94,300	236.00	Being appraised
	9. Lumpini CondoTown Rom Klao-Suvarnabhumi	29 Nov 13	7,382	32,000	236.00	Being appraised
	10. Lumpini Park Nawamin-Si Burapha	25 Dec 13	6,175	75,000	463.00	Being appraised
Total 2013			48,242		3,127.00	

The Company has a policy to reduce risks from relevant laws and regulations. Prior to purchasing the land, a department of the Company will be assigned to conduct a feasibility study in terms of marketing, construction, design, legal regulations as well as finance. The Company will buy the land after it is considered to be appropriated and feasible for the development of new projects following the strategies of the Company. The Company refrains from buying and collecting lands for long-term project development opportunities.

Moreover, it is a common practice of the Company to hire an appraiser to appraise the price of every piece of land, the Company is going to buy to ensure transparency and appropriateness of the price of the land. The Company will also report all information regarding the purchase of all lands to the Stock Exchange of Thailand in compliance with the good corporate governance principles. All lands purchased by the Company are in line with the strategy in terms of size, price and location.

Asset Valuation

The valuation of assets of the Company and subsidiary companies comprising assets for investment, office assets, assets for sale and assets for development will be done by companies providing asset appraisal services approved by the Securities and Exchange Commission, namely,

1. Sims Property Consultant Co., Ltd.
2. Panns Integrated Property Co., Ltd.
3. Quality Appraisal Co., Ltd.



Structure of Business Revenue

Revenue Classified by Main Business of L.P.N. Development Public Co., Ltd.
and Subsidiary Companies

Unit: Million THB

Revenue Categorized by Products	Revenue 2013		Revenue 2012		Revenue 2011	
	Million THB	%	Million THB	%	Million THB	%
Real Estate Business for Sale						
Residential Condominiums	13,871.08	96.32	12,950.32	96.05	12,034.78	96.71
Total Revenue from Sale	13,871.08	96.32	12,950.32	96.05	12,034.78	96.71
Growth Rate		7.11		7.61		24.37
Real Estate Business for Rental						
Office Buildings	7.34	0.05	7.11	0.05	6.56	0.05
Residential Condominiums	35.76	0.25	33.06	0.25	34.43	0.28
Total Revenue from Rental	43.10	0.30	40.17	0.30	40.99	0.33
Growth Rate		7.29		(2.00)		(8.52)
Revenue from Management	432.50	3.00	334.88	2.48	259.50	2.09
Growth Rate		29.15		29.05		18.16
Equity gain from investment in associated companies*	-	-	67.89	0.50	72.88	0.59
Other revenues**	53.82	0.37	89.25	0.66	36.36	0.29
Total Revenue	14,400.50	100.00	13,482.51	100.00	12,444.51	100.00
Growth Rate		6.81		8.34		23.86

*Consolidated financial statements commenced in 1993

** Other revenues include ownership transfer fee, confiscated contract deposits, contract change fee, interest received, commission, parking fee, etc.

Revenues Classified by Main Business of L.P.N. Development Public Co., Ltd.

Unit: Million THB

Revenue Categorized by Products	Revenue 2013		Revenue 2012		Revenue 2011	
	Million THB	%	Million THB	%	Million THB	%
Real Estate Business for Sale						
Residential Condominiums	13,565.98	98.48	12,279.29	97.70	12,014.29	98.71
Total Revenue from Sale	13,565.98	98.48	12,279.29	97.70	12,014.29	98.71
Growth Rate		10.48		2.21		25.09
Real Estate Business for Rental						
Office Buildings	12.50	0.09	12.02	0.10	9.64	0.08
Residential Condominiums	34.57	0.25	31.62	0.25	33.07	0.27
Total Revenue from Rental	47.07	0.34	43.64	0.35	42.71	0.35
Growth Rate		7.86		2.18		(0.02)
Dividend received	-	-	147.60	1.17	80.20	0.66
Other revenues **	161.87	1.18	98.38	0.78	34.01	0.28
Total Revenue	13,774.92	100.00	12,568.91	100.00	12,171.21	100.00
Growth Rate		9.60		3.27		23.48

*** Other revenues include ownership transfer fee, confiscated contract deposits, contract change fee, interest received, commission, parking fee, etc.



Structure of Business Revenue

Revenue Structure of the Business in which the Company Holds at Least 20% of Shares

as of 31 December 2013, 2012 and 2011

Unit: Million THB

Operated by	Product/Service	% of Shareholding of the Company	Revenue 2013		Revenue 2012		Revenue 2011	
			Million THB	%	Million THB	%	Million THB	%
L.P.N. Development Public Co., Ltd.	Property Development	-	13,672.52	94.94	12,406.74	92.02	12,087.45	97.13
Pornsanti Co., Ltd.	Property Development	99.99	290.42	2.02	669.29	4.96	22.10	0.18
Lumpini Property Management Co., Ltd.	Community Management Service	99.88	285.04	1.98	224.80	1.67	199.69	1.60
Lumpini Project Management Service Co., Ltd.	Construction Management Service	99.93	1.48	0.01	1.74	0.01	1.55	0.01
Lumpini Property Service and Care Co., Ltd.	Cleaning and Security Service	99.95	151.04	1.05	112.05	0.83	60.84	0.49
Grand Unity Development Co., Ltd.	Property Development	20.00	-	-	67.89	0.51	72.88	0.59
			14,400.50	100.00	13,482.51	100.00	12,444.51	100.00

* Information from the consolidated financial statements classified by company

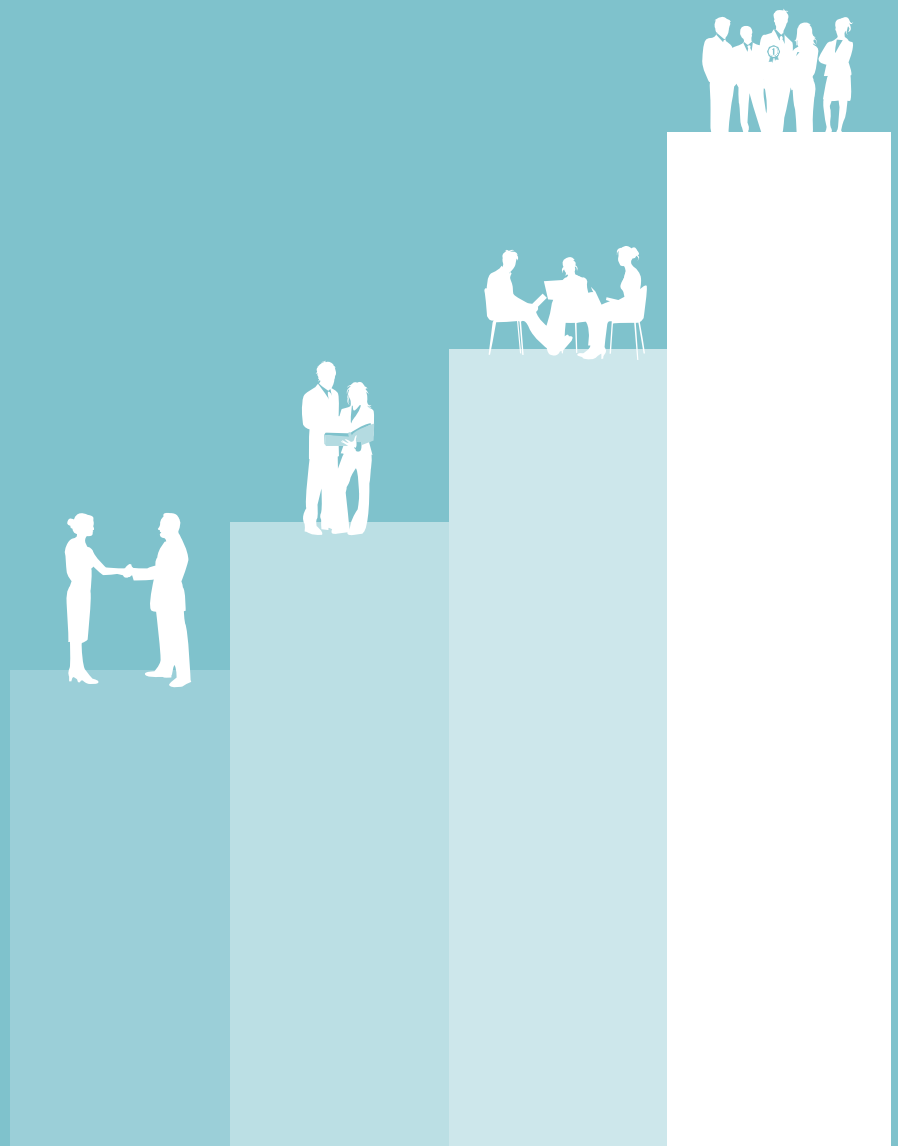
Detail of Accumulated Accrued Amounts as of 31 December 2013

Project	Accumulated Accrued Amounts	
	Number	Million THB
Lumpini Park Riverside-Rama 3	1	0.200
Lumpini Ville Pattanakarn-New Petchaburi	2	0.128
Lumpini Ville Chaengwattana-Pakkred	1	0.140
Lumpini MegaCity Bangna	2	0.186
Lumpini Ville Naklua-Wongamart	1	0.062
Lumpini Ville Ramkamhaeng 60/2	2	0.194
Lumpini CondoTown Chonburi-Sukhumvit	13	0.596
Total	22	1.507

2

Achieving Sustainable Growth Together

To retain sustainable profits



Real Estate Situation and Competitive Environment

Competitive Environment

The development of property for residency purpose consists of three main sectors, namely, single home project, townhouse and residential condominium. In the past, single home projects are the most popular among consumers because of the Thai culture and values, commanding the market share of more than 50%. In second and third place are townhouse and residential condominium projects respectively. But during the past ten years, there are physical changes in Bangkok and peripheral area, particularly in terms of transportation route and public transportation system. New areas for property development are thus expanded. The new MRT and BTS systems has greatly affected the development of property projects as well as consumers' behavior. The price of pieces of land which are nearby public transportation systems has continuously risen and becomes too high to develop single home and townhouse projects. The majority of the business operators thus chooses to develop residential condominium projects more in order to be in accordance with the costs and changing behavior of the consumers. As a result, the market share of the residential condominium projects during the past four years is higher than 50% of the overall residential market in Bangkok and peripheral area.

In 2013, there was the total of around 85,000 new residential condominium units opened or equivalent to 33% increase in comparison with that of the previous year. It was the phenomenal year of the opening of new residential condominium units as it commanded the highest market share at the rate of 67% of the overall residential market. The projects operated by listed companies in the Stock Exchange of Thailand continued to command the high market share of 72%.

Comparison of New Projects Opened between 2009–2013

Type	2009	2010	2011	2012	2013
Condominiums	42%	58%	50%	60%	67%
Horizontal Projects	58%	42%	50%	40%	33%

Source: AREA, Research and Development Department, L.P.N. Development Public Co., Ltd.

In terms of sale price of new residential condominiums opened in 2013, the number of condominiums with the average price of 1–3 million THB per unit had continuously been the major market of the real estate business operators with the market share of 70%. The location for project development is focused on the area nearby public transportation systems in Bangkok and peripheral area. Next in line was residential condominium with the average price of more than 3 million THB and lower than 1 million THB with the market share of 18% and 12% respectively.

Comparison of new projects opened between 2009 and 2013

Type	2009	2010	2011	2012	2013
High (more than 3 million THB)	26%	16%	14%	18%	18%
Medium (1–3 million THB)	64%	72%	69%	76%	70%
Low (Less than 1 million THB))	10%	12%	17%	6%	12%

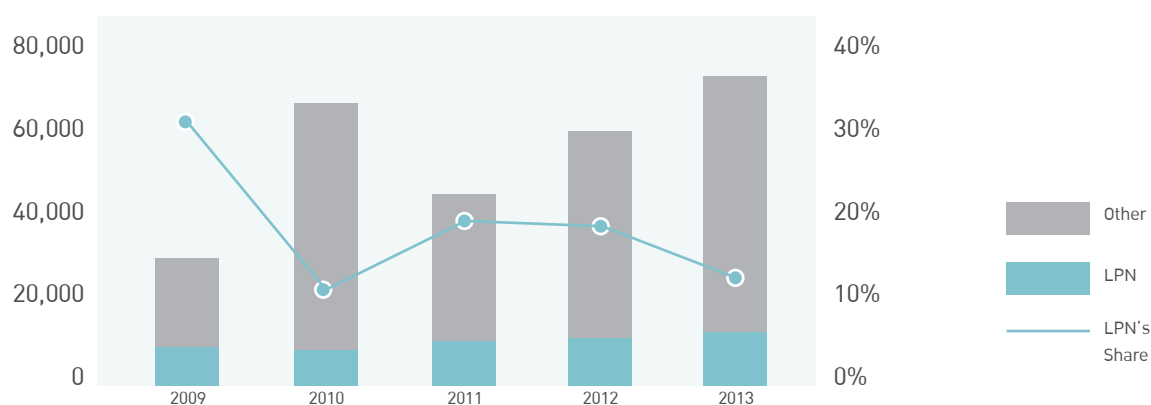
Source: AREA, Research and Development Department, L.P.N. Development Public Co., Ltd.

Note: Excluding the national housing project and projects outside Bangkok

Approximate number of competitors of the Company in comparison to competitors

Based on the information collected by the Research and Development Department of the Company at the end of 2013, there was the total of 83 residential condominium developers which is almost the same number as that in 2012 (84 developers). The total of 165 new projects was opened with the total of approximately 85,000 units developed. There were 25 developers of high-end condominiums (with the price of more than 3 million THB per unit) with 17% share of units developed, 66 developers of middle-end condominiums (with the price of 1-3 million THB per unit), increasing from that of the previous year 11 developers with 71% share of units developed and 4 developers of low-end condominiums (with the price of less than 1 million THB per unit) with 6% share of units developed. The Company commanded 13% market share of new residential condominiums with the total of 10,753 units opened in 7 projects in Bangkok and peripheral area.

New Residential Condominium Projects Launched



New Residential Condominium Projects Opened between 2009–2013

Units Opened	2009	2010	2011	2012	2013
Bangkok and Peripheral	24,523	67,651	45,106	62,860	74,868
L.P.N.	7,840	7,723	8,607	9,063	10,753
L.P.N. Market Share	32%	11%	19%	18%	13%

Source: AREA, Research and Development Department, L.P.N. Development Public Co., Ltd.

Note: Excluding the national housing project



The total of 52,280 condominium units were completed and registered in 2013. The Company commanded the market share of 13% or equivalent to the total of 6,976 units. There were 8,254 units of high-end residential condominiums completed and registered with the price of more than 3 million THB per unit or equivalent to 16% of all completed and registered condominiums. As for completed and registered middle-end condominiums with the average price of 1-3 million THB per unit, there were 39,191 units or 76% of all completed and registered condominiums. There were 4,433 units of low-end residential condominiums completed and registered or equivalent to 9% of all completed and registered condominiums in the year.

Comparison of condominiums registered between 2009 and 2013

Units Registered	2009	2010	2011	2012	2013
Bangkok and Peripheral	33,309	38,374	29,494	44,187	45,304
L.P.N.	6,281	6,144	7,290	9,618	6,976
L.P.N. Market Share	20%	16%	25%	22%	13%

Source: AREA, Research and Development Department, L.P.N. Development Public Co., Ltd.

Note: Excluding the national housing project

Summary of Real Estate Situation in 2013

The situations in the first and the latter half of the year 2013 were completely different. During the first half of the year, the overall circumstances were very positive as the business operators rushed to launch new projects and received very good feedback from the customers. The sale of most projects could be closed within a short period of time. Then the Bank of Thailand had sent a signal to stop the property market overheating by lowering loan to value to minimize the problems that will impact financial institutions in the long run. At the same time, the household debt increased and the tension of the political conflict had risen. As a consequence, in the latter half of 2013 especially towards the end of Q4, the real estate business started to slow down following risks on various factors. Considering the residential condominium market in 2013, there was the highest record of new projects launched with the total of 85,000 units newly opened or equivalent to 33% increase in comparison to that in the same period of the previous year. The new projects opened were along the BTS line both in central and outer Bangkok and peripheral area. The residential condominium projects developed in other provinces were also well-received by the target customers.

With regards to the performance of the Company in 2013, the total of 10 projects were launched with approximately 14,800 units both in Bangkok and peripheral area and other provinces. The sale volume was 24,000 million THB or equivalent to 30% increase from the previous year. The backlog of the Company was 21,000 million THB, around 7,600 million THB of which was that of 2014 and 13,000 million THB was that of 2015.

Report on Responsibility of the Board of Directors on Financial Reports

The Board of Directors is responsible for the consolidated financial statements of L.P.N. Development Public Co., Ltd. and subsidiary companies as well as financial information appearing in Form 56-1 and the Annual Report. The said financial statements have been prepared in accordance with generally accepted accounting standards by applying appropriate accounting policy which has been practiced regularly and with careful discretion and best estimation. Important information is also adequately disclosed in the notes to the financial statements.

The Board of Directors is aware of the accuracy and transparency of the financial statements. There are appropriate and efficient internal control systems, adequate disclosure of important information in the notes to the financial statements as well as explanations and analysis so as to ensure the accuracy and completion of the record of the accounting information for the highest benefit of the shareholders and investors in using the financial statements.

With regard to this matter, the Board of Directors has appointed an Audit Committee which comprises four Independent Directors, three of whom have the knowledge and experiences in accounting and finance, to review the accounting policy and the quality of the financial report and the internal control system. The comments of the Audit Committee on this matter appear in the Audit Committee's report which is shown in Form 56-1 and in the Annual Report.

The Board of Directors opines that the overall internal control system of the company is at the satisfactory level and able to reasonably build confidence on the reliability of the financial statements of the company and subsidiary companies as of 31 December 2013.



(Pakorn Thavisin)
Chairman of the Board of Directors



AUDITOR'S REPORT

For the year 2013, the Auditor's Report is as follows:

To The Shareholders of
L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED

I have audited the accompanying consolidated and separate financial statements of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES and of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED, which comprise consolidated and separate statements of financial position as at December 31, 2013, consolidated and separate statements of comprehensive income, consolidated and separate statements of changes in shareholders' equity, and consolidated and separate statements of cash flows for the year then ended, including notes of summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also include evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In my opinion, the consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES and of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED as at December 31, 2013, and their financial performance and cash flows for the year then ended in accordance with the financial reporting standards.

D I A International Audit Co., Ltd.

(Mrs. Suvimol Krittayakiern)

C.P.A. (Thailand) Registration No. 2982

February 13, 2014

AUDITOR'S REPORT

For the year 2012, the Auditor's Report is as follows:

To The Shareholders of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED

I have audited the accompanying consolidated and separate financial statements of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES and of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED, which comprise consolidated and separate statements of financial position as at December 31, 2012, consolidated and separate statements of comprehensive income, consolidated and separate statements of changes in shareholders' equity, and consolidated and separate statements of cash flows for the year then ended, including notes of summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In my opinion, the consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES and of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED as at December 31, 2012, and their financial performance and cash flows for the year then ended in accordance with the financial reporting standards.

D I A International Audit Co., Ltd.



(Mrs. Suvimol Krittayakiern)

C.P.A. (Thailand) Registration No. 2982

February 14, 2013



AUDITOR'S REPORT

For the year 2011, the Auditor's Report is as follows:

To The Shareholders of

L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED

1. I have audited the consolidated statements of financial position of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES and the separate statements of financial position of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED as at December 31, 2011 and 2010, and the related consolidated statements of comprehensive income and separate statements of comprehensive income, consolidated statements of changes in shareholders' equity and separate statements of changes in shareholders' equity, and consolidated statements of cash flows and separate statements of cash flows for the years then ended. These financial statements are the responsibility of the Company's management as to their correctness and completeness of the presentation. My responsibility is to express an opinion on these financial statements based on my audits.
2. I conducted my audits in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance as to whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statements presentation. I believe that my audit provides a reasonable basis for my opinion.
3. In my opinion, the consolidated and separate financial statements referred to the above present fairly, in all material respects, the consolidated financial position of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES and the separate financial position of L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED as at December 31, 2011 and 2010 the results of their operations and cash flows for the years then ended in conformity with generally accepted accounting principles.
4. As stated in note 2.1 to financial statements for the year ended December 31, 2011 the Company adopted the revised financial reporting standards issued by the Federation of Accounting Professions and in accordance with the notification of the Department of Business Development regarding the condensed form should be included in the financial statements B.E. 2554, that the adoption is effective for the financial statements for the accounting periods beginning on or after January 1, 2011 onwards for preparation and presentation these financial statements. Accordingly the comparative consolidated and separate financial statements for the year ended December 31, 2010 have been presented in new format for corresponding with the financial statements for the year ended December 31, 2011.

D I A International Audit Co., Ltd.

(Mrs. Vilairat Rojnuckarin)

C.P.A. (Thailand) Registration No. 3104

February 17, 2012

Financial Statement

L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES AS AT DECEMBER 31, 2013

STATEMENTS OF FINANCIAL POSITION

	Note	Consolidated financial statements (Baht)			Separate financial statements (Baht)		
		December 31, 2013	December 31, 2012 (Restated)	January 1, 2012 (Restated)	December 31, 2013	December 31, 2012 (Restated)	January 1, 2012 (Restated)
ASSETS							
Current assets							
Cash and cash equivalents	3.2	1,191,567,644.44	1,167,630,005.64	294,958,777.43	893,826,656.49	854,893,878.25	216,019,143.02
Trade and other receivables	5	130,149,846.26	221,986,386.94	198,223,172.53	133,191,556.72	112,592,665.22	155,718,977.62
Land and cost of project under construction	3.5, 6.1	11,202,881,652.23	8,148,739,591.66	6,473,445,031.76	10,275,998,194.29	7,890,713,936.58	6,198,313,285.98
Inventories	3.6, 7	3,499,995,335.30	2,750,178,418.58	934,969,785.47	3,425,526,448.07	2,635,962,201.24	934,969,785.47
Total current assets		16,024,594,478.23	12,288,534,402.82	7,901,596,767.19	14,728,542,855.57	11,494,162,681.29	7,505,021,192.09
Non-current assets							
Investment in subsidiaries and associates	3.7, 8.3	-	-	211,188,823.14	476,034,837.15	364,609,645.79	486,331,584.11
Land and cost of project held for development	3.8, 6.2	414,189,349.41	896,733,997.85	799,796,579.70	414,189,349.41	896,733,997.85	799,796,579.70
Investment properties	3.9, 9	550,402,857.79	406,255,759.16	386,453,617.33	607,261,989.51	465,055,656.05	447,184,022.49
Property, plant and equipment	3.10, 10	238,036,798.05	237,900,098.73	236,825,605.64	97,367,957.70	92,202,434.62	84,687,424.68
Deferred tax assets	3.13, 4, 11	118,209,357.21	117,223,704.85	104,917,658.54	103,634,806.64	120,786,972.87	116,348,646.60
Other non-current assets							
Withholding income tax		20,844,550.22	22,756,581.70	23,549,603.11	14,749,840.96	14,749,840.96	14,749,840.96
Others		53,908,105.15	51,761,421.82	33,662,480.29	41,759,557.55	33,333,671.57	26,474,632.71
Total non-current assets		1,395,591,017.83	1,732,631,564.11	1,796,394,367.75	1,754,998,338.92	1,987,472,219.71	1,975,572,731.25
Total Assets		17,420,185,496.06	14,021,165,966.93	9,697,991,134.94	16,483,541,194.49	13,481,634,901.00	9,480,593,923.34
LIABILITIES AND SHAREHOLDERS' EQUITY							
Current liabilities							
Bank overdrafts and short-term loans from financial institutions	12	4,234,232,725.78	1,113,387,854.91	384,838,278.61	3,863,804,125.78	1,003,129,254.91	374,838,278.61
Trade and other payables	13	2,100,931,728.38	2,093,279,199.02	1,387,459,283.37	1,880,915,015.47	1,980,891,990.81	1,357,902,803.62
Current portion of long-term loans and financial lease liabilities	14	914,034,406.96	723,254,391.91	215,396,788.66	913,940,477.25	723,089,464.27	215,249,111.96
Accrued income tax		230,587,733.83	470,672,698.14	347,771,391.04	225,454,071.37	442,581,600.29	331,673,465.83
Total current liabilities		7,479,786,594.95	4,400,594,143.98	2,335,465,741.68	6,884,113,689.87	4,149,692,310.28	2,279,663,660.02
Non-current liabilities							
Financial lease liabilities	3.12, 15	14,838,265.24	16,189,087.12	10,721,233.00	14,724,217.55	15,981,109.72	10,538,865.56
Long-term loans	16	125,515,500.00	992,000,000.00	100,000.00	119,000,000.00	992,000,000.00	100,000.00
Employee benefit provisions	3.17.2, 17	142,348,689.00	103,853,217.00	91,685,031.00	53,588,687.00	39,643,720.00	34,998,955.00
Other non-current liabilities							
Deposit for rent and service		8,990,802.83	7,181,579.29	6,800,037.74	8,754,802.83	6,859,208.72	6,477,667.17
Others		22,902,868.29	19,635,966.93	19,771,708.90	22,373,648.29	19,229,946.93	19,416,288.90
Total non-current liabilities		314,596,125.36	1,138,859,850.34	129,078,010.64	218,441,355.67	1,073,713,985.37	71,531,776.63
Total liabilities		7,794,382,720.31	5,539,453,994.32	2,464,543,752.32	7,102,555,045.54	5,223,406,295.65	2,351,195,436.65

(Please see notes to the financial statements which formed an integral part of these statements)



L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES
AS AT DECEMBER 31, 2013

STATEMENTS OF FINANCIAL POSITION (Cont'd)

	Note	Consolidated financial statements (Baht)			Separate financial statements (Baht)		
		December 31, 2013	December 31, 2012 (Restated)	January 1, 2012 (Restated)	December 31, 2013	December 31, 2012 (Restated)	January 1, 2012 (Restated)
LIABILITIES AND SHAREHOLDERS' EQUITY (Cont'd)							
Shareholders' equity							
Share capital							
Authorized share capital							
1,475,698,768 ordinary shares							
at Baht 1.00 each		1,475,698,768.00	1,475,698,768.00	1,475,698,768.00	1,475,698,768.00	1,475,698,768.00	1,475,698,768.00
Issued and fully paid-up share capital							
1,475,698,768 ordinary shares							
at Baht 1.00 each		1,475,698,768.00	1,475,698,768.00	1,475,698,768.00	1,475,698,768.00	1,475,698,768.00	1,475,698,768.00
Premium on share capital		441,807,166.00	441,807,166.00	441,807,166.00	441,807,166.00	441,807,166.00	441,807,166.00
Premium on treasury stock		39,061,748.24	39,061,748.24	39,061,748.24	39,061,748.24	39,061,748.24	39,061,748.24
Retained earnings							
Appropriated							
Legal reserve	21	148,000,000.00	148,000,000.00	148,000,000.00	148,000,000.00	148,000,000.00	148,000,000.00
Unappropriated		7,521,045,100.04	6,377,027,329.08	5,128,836,382.54	7,276,418,466.71	6,153,660,923.11	5,024,830,804.45
Total owners of the Company		9,625,612,782.28	8,481,595,011.32	7,233,404,064.78	9,380,986,148.95	8,258,228,605.35	7,129,398,486.69
Non-controlling interests		189,993.47	116,961.29	43,317.84	-	-	-
Total shareholders' equity		9,625,802,775.75	8,481,711,972.61	7,233,447,382.62	9,380,986,148.95	8,258,228,605.35	7,129,398,486.69
Total liabilities and shareholders' equity		17,420,185,496.06	14,021,165,966.93	9,697,991,134.94	16,483,541,194.49	13,481,634,901.00	9,480,593,923.34

STATEMENTS OF COMPREHENSIVE INCOME

	Note	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
		2013	2012 (Restated)	2013	2012 (Restated)
Revenues					
Sales		13,871,085,814.59	12,950,319,407.50	13,565,978,329.25	12,279,288,391.89
Rental and service business income		43,097,109.12	40,175,318.59	47,071,529.71	43,646,396.03
Management business income		432,495,813.72	334,880,666.00	-	-
Total revenues from sales and services		14,346,678,737.43	13,325,375,392.09	13,613,049,858.96	12,322,934,787.92
Cost of sales and services					
Cost of sales		(9,312,679,489.38)	(8,741,530,610.54)	(9,273,204,783.87)	(8,451,398,688.11)
Cost of rental and service business		(21,903,607.17)	(22,768,860.30)	(25,511,460.30)	(24,069,040.58)
Cost of management business		(321,953,014.86)	(243,807,008.70)	-	-
Total cost of sales and services		(9,656,536,111.41)	(9,008,106,479.54)	(9,298,716,244.17)	(8,475,467,728.69)
Gross profit		4,690,142,626.02	4,317,268,912.55	4,314,333,614.79	3,847,467,059.23

(Please see notes to the financial statements which formed an integral part of these statements)

L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES
AS AT DECEMBER 31, 2013

STATEMENTS OF COMPREHENSIVE INCOME (Cont'd)

	Note	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
		2013	2012 (Restated)	2013	2012 (Restated)
Other income					
Interest income		12,125,764.32	8,836,237.24	8,791,917.32	9,896,431.16
Dividend received		-	-	-	147,600,000.00
Contract changing income		29,336,150.54	22,192,114.74	29,327,465.54	21,018,384.16
Gain on sales of investment in associates		-	48,519,628.91	-	58,278,061.68
Reversed gain on impairment of assets		-	-	111,425,191.36	-
Others		12,361,581.13	9,702,096.26	12,321,105.34	9,183,640.17
Total other income		53,823,495.99	89,250,077.15	161,865,679.56	245,976,517.17
Selling expenses		(898,271,420.55)	(794,738,542.53)	(1,057,245,423.93)	(943,061,262.39)
Administrative expenses		(771,472,297.97)	(637,331,545.62)	(432,421,313.93)	(334,014,269.26)
Management benefit expenses		(92,844,601.22)	(100,130,842.78)	(51,739,786.30)	(56,485,071.79)
Directors' remuneration		(15,917,527.00)	(14,744,000.00)	(15,917,527.00)	(14,744,000.00)
Finance costs		(11,596,707.87)	(10,128,023.53)	(11,480,704.11)	(9,038,177.00)
Share of profit on investment in associates		-	67,891,547.95	-	-
Profit before income tax		2,953,863,567.40	2,917,337,583.19	2,907,394,539.08	2,736,100,795.96
Income tax expenses	3.13, 4, 11	(625,203,750.24)	(688,170,112.64)	(613,406,078.26)	(626,367,796.74)
Profit for the year		2,328,659,817.16	2,229,167,470.55	2,293,988,460.82	2,109,732,999.22
Other comprehensive income (expense) net of tax					
Actuarial loss		(19,799,878.40)	-	(6,461,781.60)	-
Total comprehensive income for the year		2,308,859,938.76	2,229,167,470.55	2,287,526,679.22	2,109,732,999.22
Profit attributable to					
Owners of the Company		2,328,576,930.28	2,229,093,827.10	2,293,988,460.82	2,109,732,999.22
Non-controlling interests		82,886.88	73,643.45	-	-
		2,328,659,817.16	2,229,167,470.55	2,293,988,460.82	2,109,732,999.22
Total comprehensive income attributable to					
Owners of the Company		2,308,786,906.58	2,229,093,827.10	2,287,526,679.22	2,109,732,999.22
Non-controlling interests		73,032.18	73,643.45	-	-
		2,308,859,938.76	2,229,167,470.55	2,287,526,679.22	2,109,732,999.22
Earnings per share					
Basic earnings per share	3.16	1.58	1.51	1.55	1.43
Weighted average number of ordinary shares (share)		1,475,698,768	1,475,698,768	1,475,698,768	1,475,698,768

(Please see notes to the financial statements which formed an integral part of these statements)



L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES FOR THE YEAR ENDED DECEMBER 31, 2013

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

Consolidated financial statements (Baht)

	Note	Owners of the Company		
		Issued and fully paid-up share capital	Premium on ordinary shares	Premium on treasury stock
Beginning balance as at December 31, 2011 (as previously reported)		1,475,698,768.00	441,807,166.00	39,061,748.24
Cumulative effect of changes in accounting policy for deferred tax	4	-	-	-
Beginning balance as at January 1, 2012 (after restatement)		1,475,698,768.00	441,807,166.00	39,061,748.24
Total comprehensive income for the year (restated)		-	-	-
Interim dividend paid	20.3	-	-	-
Dividend paid	20.4	-	-	-
Beginning balance as at December 31, 2012 (after restatement)		1,475,698,768.00	441,807,166.00	39,061,748.24
Total comprehensive income for the year		-	-	-
Interim dividend paid	20.1	-	-	-
Dividend paid	20.2	-	-	-
Balance as at December 31, 2013		1,475,698,768.00	441,807,166.00	39,061,748.24

Separate financial statements (Baht)

	Note	Issued and fully paid-up share capital	Premium on ordinary shares	Premium on treasury stock
Beginning balance as at December 31, 2011 (as previously reported)		1,475,698,768.00	441,807,166.00	39,061,748.24
Cumulative effect of changes in accounting policy for deferred tax	4	-	-	-
Beginning balance as at January 1, 2012 (after restatement)		1,475,698,768.00	441,807,166.00	39,061,748.24
Total comprehensive income for the year		-	-	-
Interim dividend paid	20.3	-	-	-
Dividend paid	20.4	-	-	-
Beginning balance as at December 31, 2012 (after restatement)		1,475,698,768.00	441,807,166.00	39,061,748.24
Total comprehensive income for the year		-	-	-
Interim dividend paid	20.1	-	-	-
Dividend paid	20.2	-	-	-
Balance as at December 31, 2013		1,475,698,768.00	441,807,166.00	39,061,748.24

(Please see notes to the financial statements which formed an integral part of these statements)

	Legal reserve	Unappropriated retained earnings (deficit)	Total	Non-controlling interests	Total
	148,000,000.00	5,023,930,332.56	7,128,498,014.80	31,709.28	7,128,529,724.08
	-	104,906,049.98	104,906,049.98	11,608.56	104,917,658.54
	148,000,000.00	5,128,836,382.54	7,233,404,064.78	43,317.84	7,233,447,382.62
	-	2,229,093,827.10	2,229,093,827.10	73,643.45	2,229,167,470.55
	-	(337,180,958.64)	(337,180,958.64)	-	(337,180,958.64)
	-	(643,721,921.92)	(643,721,921.92)	-	(643,721,921.92)
	148,000,000.00	6,377,027,329.08	8,481,595,011.32	116,961.29	8,481,711,972.61
	-	2,308,786,906.58	2,308,786,906.58	73,032.18	2,308,859,938.76
	-	(383,648,087.68)	(383,648,087.68)	-	(383,648,087.68)
	-	(781,121,047.94)	(781,121,047.94)	-	(781,121,047.94)
	148,000,000.00	7,521,045,100.04	9,625,612,782.28	189,993.47	9,625,802,775.75

	Legal reserve	Unappropriated retained earnings (deficit)	Total
	148,000,000.00	4,908,482,157.85	7,013,049,840.09
	-	116,348,646.60	116,348,646.60
	148,000,000.00	5,024,830,804.45	7,129,398,486.69
	-	2,109,732,999.22	2,109,732,999.22
	-	(337,180,958.64)	(337,180,958.64)
	-	(643,721,921.92)	(643,721,921.92)
	148,000,000.00	6,153,660,923.11	8,258,228,605.35
	-	2,287,526,679.22	2,287,526,679.22
	-	(383,648,087.68)	(383,648,087.68)
	-	(781,121,047.94)	(781,121,047.94)
	148,000,000.00	7,276,418,466.71	9,380,986,148.95



L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES FOR THE YEAR ENDED DECEMBER 31, 2013

STATEMENTS OF CASH FLOWS

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012 (Restated)	2013	2012 (Restated)
Cash flows from operating activities				
Profit before income tax	2,953,863,567.40	2,917,337,583.19	2,907,394,539.08	2,736,100,795.96
Items to reconcile net income to net cash flows from operating activities				
Employee benefit provisions	20,305,804.00	12,168,186.00	6,916,120.00	4,644,765.00
Employee subsidy provisions for emergency	2,954,883.60	-	2,954,883.60	-
Depreciation of operating and investing assets	36,656,216.43	34,756,041.42	30,489,287.63	28,541,079.92
Gain on impairment of assets	-	-	(111,425,191.36)	-
Loss (Gain) on sales of assets	30,223,234.81	(3,460,918.87)	30,223,234.81	(3,450,594.76)
(Reversal) allowance for devaluation of inventory	-	(2,437,840.44)	-	(2,437,840.44)
Loss on write off assets lost/donation	744,065.17	63,393.21	734,153.26	61,109.30
Loss (gain) on sales of investments	-	(48,519,628.91)	-	(58,278,061.68)
Share of (profit) loss on investments in associates by using equity method	-	(67,891,547.95)	-	-
Interest expenses	11,596,707.87	10,128,023.53	11,480,704.11	9,038,177.00
Dividend received	-	-	-	(147,600,000.00)
Profit from operation before changes in operating assets and liabilities	3,056,344,479.28	2,852,143,291.18	2,878,767,731.13	2,566,619,430.30
Operating assets (increase) decrease				
Trade and other receivables	99,508,593.40	(24,212,959.50)	42,422,735.50	43,131,285.40
Receivables and loans to related parties	1,237,205.34	465,432.16	(63,021,627.00)	(4,973.00)
Land and cost of project under construction	(2,965,064,668.97)	(1,523,074,186.92)	(2,307,050,539.90)	(1,547,989,968.88)
Inventories	(826,207,707.47)	(1,852,137,889.34)	(865,955,037.58)	(1,732,377,480.40)
Land and cost of project held for development	482,544,648.44	(96,937,418.15)	482,544,648.44	(96,937,418.15)
Other non-current assets	(2,146,683.33)	(18,072,580.92)	(8,425,885.98)	(6,859,038.86)
Operating assets (increase) decrease	(3,210,128,612.59)	(3,513,969,602.67)	(2,719,485,706.52)	(3,341,037,593.89)
Operating liabilities increase (decrease)				
Trade and other payables	2,921,034.79	701,742,725.94	(116,501,800.59)	628,378,722.46
Related parties payables	-	-	12,624,273.73	(9,416,905.99)
Other non-current liabilities	2,121,241.30	245,799.58	2,084,411.87	195,199.58
Employee benefit provisions	(6,560,180.00)	-	(1,048,380.00)	-
Operating liabilities increase (decrease)	(1,517,903.91)	701,988,525.52	(102,841,494.99)	619,157,016.05
Cash generated (paid) from operation	(155,302,037.22)	40,162,214.03	56,440,529.62	(155,261,147.54)
Interest paid	(214,382,367.06)	(152,727,015.20)	(204,253,632.56)	(149,421,488.00)
Income tax refunded	1,912,031.48	761,302.90	-	-
Income tax paid	(870,233,655.37)	(577,569,493.95)	(811,765,995.55)	(519,897,988.55)
Net cash provided by (used in) operating activities	(1,238,006,028.17)	(689,372,992.22)	(959,579,098.49)	(824,580,624.09)

(Please see notes to the financial statements which formed an integral part of these statements)

STATEMENTS OF CASH FLOWS (Cont'd)

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012 (Restated)	2013	2012 (Restated)
Cash flows from investing activities				
Investment in bills of exchange	(45,074,357.76)	(20,000,000.00)	-	(20,000,000.00)
Proceeds from matured bills of exchange	45,074,357.76	20,000,000.00	-	20,000,000.00
Proceeds from sales of investments	-	180,000,000.00	-	180,000,000.00
Dividend received	-	147,600,000.00	-	147,600,000.00
Investment properties acquisition	(64,598,583.39)	(972,617.99)	(64,470,204.79)	(972,617.99)
Purchase of fixed assets	(24,136,783.23)	(15,362,737.54)	(21,176,379.71)	(13,846,040.71)
Proceeds from sales of fixed assets	934,579.44	2,055,407.92	934,579.44	2,044,923.81
Proceeds from sales of investment properties	75,856,025.73	6,599,000.00	75,856,025.73	6,599,000.00
Net cash provided by (used in) investing activities	(11,944,761.45)	319,919,052.39	(8,855,979.33)	321,425,265.11
Cash flows from financing activities				
Proceeds from (Payments for) bank overdraft	(20,305,129.13)	19,290,976.30	(20,305,129.13)	19,290,976.30
Proceeds from short-term loans from financial institutions	6,687,320,000.00	4,294,258,600.00	6,278,320,000.00	4,112,000,000.00
Repayments for short-term loans to financial institutions	(3,546,170,000.00)	(3,585,000,000.00)	(3,397,340,000.00)	(3,503,000,000.00)
Proceeds from long-term loans	4,817,280,000.00	4,692,346,557.95	4,799,000,000.00	4,640,300,000.00
Repayments for long-term loans	(5,494,057,741.00)	(3,194,046,557.95)	(5,482,293,241.00)	(3,142,000,000.00)
Payments for financial lease liabilities	(5,409,565.83)	(3,821,527.70)	(5,244,638.19)	(3,658,001.53)
Dividend paid	(1,164,769,135.62)	(980,902,880.56)	(1,164,769,135.62)	(980,902,880.56)
Net cash provided by (used in) financing activities	1,273,888,428.42	1,242,125,168.04	1,007,367,856.06	1,142,030,094.21
Net increase (decrease) in cash and cash equivalents	23,937,638.80	872,671,228.21	38,932,778.24	638,874,735.23
Cash and cash equivalents as at January 1	1,167,630,005.64	294,958,777.43	854,893,878.25	216,019,143.02
Cash and cash equivalents as at December 31	1,191,567,644.44	1,167,630,005.64	893,826,656.49	854,893,878.25

Supplemental disclosures of cash flows information see note 23

(Please see notes to the financial statements which formed an integral part of these statements)



NOTES TO FINANCIAL STATEMENTS

L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED AND SUBSIDIARIES NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2013

1. Company's operation

L.P.N. Development Public Company Limited has been listed in the Stock Exchange of Thailand since on June 21, 1994. Type of business is Real Estate. The Company's location is 1168/109, 36th Floor., Lumpini Tower, Rama IV Rd., Sathorn, Bangkok.

2. Basis of preparation and presentation of the financial statements

2.1 Financial statements preparation

The financial statements have been prepared in conformity with the Thai Financial Reporting Standards, enunciated under the Accounting Professions Act B.E. 2547 and presented in accordance with the notification of Department of Business Development by Ministry of Commerce dated September 28, 2011 regarding the condensed form should be included in the financial statements B.E. 2554 and the regulations of the Securities and Exchange Commission regarding the preparation and presentation of financial reporting under the Securities and Exchange Act B.E. 2535.

The financial statements have been prepared under the historical cost convention, except as transaction disclosed in related accounting policy.

2.2 The consolidated financial statements for the years ended December 31, 2013 and 2012 consist of the financial statements of L.P.N. Development Public Company Limited and its subsidiaries. The Company held in its subsidiaries shares capital as follows:-

	Percentage	Type of business	Relationship
PORNSANTI CO., LTD.	99.99	Real Estate	Shareholding/Command by director
LUMPINI PROPERTY MANAGEMENT CO., LTD.	99.88	Service	Shareholding/Command by director
LUMPINI PROJECT MANAGEMENT SERVICES CO., LTD.	99.93	Service	Shareholding/Command by director
LUMPINI PROPERTY SERVICE & CARE CO., LTD.	99.95	Service	Shareholding/Command by director

2.3 Transaction with related companies

Inter-company transactions have been eliminated in the consolidated financial statements.

2.4 The consolidated financial statements have been presented the consolidated financial position and results of operations of L.P.N. Development Public Company Limited and its subsidiaries companies. The usefulness of transaction of consolidated financial statements for other purposes may be limited due to the difference business of those consolidated companies.

2.5 Accounting standards adoption during the period

The Federation of Accounting Professions issued accounting standards, financial reporting standards, standing interpretations and accounting guidance which are expected to be effective for the financial statements beginning on or after January 1, 2013 as detailed below:

Accounting Standards

TAS 12	Income Taxes
TAS 20	Accounting for Government Grants and Disclosure of Government Assistance
TAS 21 (Revised 2009)	The Effects of Changes in Foreign Exchange Rate

Financial Reporting Standards

TFRS 8	Operation Segments
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Standing Interpretations

TSIC 10	Government Assistance-No Specific Relation to Operating Activities
TSIC 21	Income Taxes- Recovery of Revalued Non-Depreciable Assets
TSIC 25	Income Taxes- Changes in the Tax Status of an Enterprises or its Shareholders

Accounting Guidance Transfers of Financial Assets

Those accounting standards, financial reporting standards, standing interpretations and accounting guidance will have no significantly impacts on these financial statements except for TAS 12 "Income Taxes".

2.6 New accounting standards in issue not yet effective

The Federation of Accounting Professions issued the financial reporting standards in accordance with the notification which pronounced in the Royal Gazette which have not been effective as follows :

	Content	Effective date
Accounting Standards		
TAS 1 (Revised 2012)	Presentation of Financial Statements	January 1, 2014
TAS 7 (Revised 2012)	Statement of Cash Flows	January 1, 2014
TAS 12 (Revised 2012)	Income Taxes	January 1, 2014
TAS 17 (Revised 2012)	Leases	January 1, 2014
TAS 18 (Revised 2012)	Revenue	January 1, 2014
TAS 19 (Revised 2012)	Employee Benefits	January 1, 2014
TAS 21 (Revised 2012)	The Effects of Changes in Foreign Exchange Rate	January 1, 2014
TAS 24 (Revised 2012)	Related Party Disclosures	January 1, 2014
TAS 28 (Revised 2012)	Investments in Associates	January 1, 2014
TAS 31 (Revised 2012)	Interests in Joint Ventrue	January 1, 2014
TAS 34 (Revised 2012)	Interim Financial Reporting	January 1, 2014
TAS 38 (Revised 2012)	Intangible Assets	January 1, 2014
Financial Reporting Standards		
TFRS 2 (Revised 2012)	Share-Based Payments	January 1, 2014
TFRS 3 (Revised 2012)	Business Combinations	January 1, 2014
TFRS 4	Insurance Contracts	January 1, 2016
TFRS 5 (Revised 2012)	Non-current Held for Sale and Discontinued Operations	January 1, 2014
TFRS 8 (Revised 2012)	Operating Segments	January 1, 2014
Standing Interpretations		
TSIC 15	Operating Leases - Incentives	January 1, 2014
TSIC 27	Evaluating the Substance of Transactions Involving the Legal form of a Lease	January 1, 2014
TSIC 29	Service Concession Arrangements Disclosures	January 1, 2014
TSIC 32	Intangible Assets - Web Site Costs	January 1, 2014

	Content	Effective date
Financial Reporting Interpretations		
TFRIC 1	Changes in Existing Decommissioning, Restoration and Similar Liabilities	January 1, 2014
TFRIC 4	Determining whether an Arrangement contains a Lease	January 1, 2014
TFRIC 5	Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds	January 1, 2014
TFRIC 7	Applying the Restatement Approach under TAS 29 Financial Reporting in Hyperinflationary Economies	January 1, 2014
TFRIC 10	Interim Financial Reporting and Impairment	January 1, 2014
TFRIC 12	Service Concession Arrangements	January 1, 2014
TFRIC 13	Customers Loyalty Programmes	January 1, 2014
TFRIC 17	Distribution of Non-cash Assets to Owners	January 1, 2014
TFRIC 18	Transfers of Assets from Customers	January 1, 2014

At present, the Company and its subsidiaries are being evaluated the effects of financial reporting standards, standing interpretations and financial reporting interpretations on the financial statements in the year in which they are initially applied.

Summary of Significant Accounting Policies

3.1 Income and Expenses Recognition

- 3.1.1 Revenues from sales of inventory (condominium and land and house) are recognized as income when the significant risk and rewards of ownership have been transferred to the buyer that the Company retains neither continuing managerial involvement nor effective control over the inventory sold. The recognized amount and cost incurred in respect of the transaction can be measured reliably.
- 3.1.2 Rental and services income relating to investment properties are recognized on an accrual basis.
- 3.1.3 Rental and services income relating to investment properties are recognized on an accrual basis.
- 3.1.4 Other income and expenses are recognized on an accrual basis.
- 3.1.5 Cost of sales of land and house, and condominium resident are calculated on area and selling price basis.

3.2 Cash and cash equivalents

Cash and cash equivalents include cash on hand and at banks, and investment in bills of exchange which the maturity is less than 3 months and without restriction on withdrawal.

3.3 Current investment

Investments in bills of exchange issued by the financial institution which the remaining period over 3 months but less than 1 year or held to maturity within 3 months but intended to held in the original type, are stated at cost.

3.4 Trade and other receivables

Trade and other receivables are stated at the invoice amount less allowance for doubtful accounts. The Company provides the allowance for doubtful accounts equal to the estimated uncollectibility receivables based on the historical collection experience.

3.5 Land and cost of project under construction

Land and cost of project under development are shown by the lower of specific method or net realizable value. The project cost consists of : cost of land, development cost, construction cost, miscellaneous expenses of the project and interest expenses. Interest expenses will be stopped to recognize as cost whenever the construction project have been completed or ceased.

3.6 Inventories

Inventories consist of completed condominium, land and house which have not been transferred to the buyer are valued at the lower of cost by using specific method or net realizable value.

3.7 Investment in subsidiaries and associates

- Investment in associates in the consolidated financial statements are stated under equity method.
- Investment in subsidiaries and associates in the separate financial statements are stated at cost less provision for impairment (if any).

3.8 Land and cost of project held for development is land and cost of project held for future development, is stated at cost less provision for impairment (if any). Cost consist of land and other related expenses for acquisition of land and cost of project including borrowing cost incurred from development and is derecognized when the development is ceased.

3.9 Investment properties / depreciation

Investment properties are properties held to earn rental or for capital appreciation or both, is measured at cost less accumulated depreciation and provision for impairment (if any).

Cost is included the estimated costs of dismantlement, removal the item and restoration the site on which it is located at the time they are incurred. The residual value and the useful life of an asset is required to review at least at the financial year-end. Depreciation is calculated on a straight-line basis at the rate as follows:

	Number of years
Condominium (Office building and resident) and car parking	40
Office decoration and equipment	5-10

3.10 Property, plants and equipment/depreciation

- Lands are valued at cost.
- Building and equipment are stated at cost less accumulated depreciation and provision for impairment (if any).
- Cost is included the estimated costs of dismantlement, removal the item and restoration the site on which it is located at the time they are incurred. The residual value and the useful life of an asset is required to review at least at the financial year-end.
- Depreciation is calculated on a straight-line basis at the rate as follows:

	Number of years
Condominium and office building	40
Office decoration and equipment	10
Computer	5
Vehicles	5

3.11 Impairment of assets

The Company has assessed the impairment of investment properties, investing capital, land and cost of undevelopment projects and intangible assets whenever events or changes indicate that the carrying amount of assets exceeds its recoverable value. The impairment loss will be recognized in statements of comprehensive income. The Company will reverse the impairment loss whenever there is no longer impairment or reduction in impairment.

Recoverable value of asset is either the net selling price or value from utilization of that asset, whichever is higher. The impairment will be estimated from each item of assets or each asset unit generating cash flow, whichever is practical.

3.12 Financial lease assets

The Company records assets under financial lease as assets and liabilities in an amount equal to the fair value of the lease assets at the inception of the agreement. Interest expenses are recorded to each period over the term of agreement based on the outstanding balance of the financial lease liabilities during each period.

3.13 Income tax expenses

Income tax expenses for the accounting period comprises current tax and deferred tax.

3.13.1 Current tax

The Company and subsidiaries recorded in come tax to be paid in each period as expenses in that period and calculated

3.13.2 Deferred tax

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they adjust, using tax rates enacted or substantively enacted at the reporting date.

Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized for all deductible temporary differences and carry forward of unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced 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 utilized. Deferred tax is recognized directly to share holders' equity, except to the extent that it relates to items recognized in other comprehensive income or directly in equity.

3.14 Accounting estimates

Preparation of financial statements in conformity with the Thai Financial Reporting Standards required the management to make several estimation and assumption which affect the reported amounts in the financial statements and notes related thereto. Consequent actual results may differ from these estimates.

The estimates and assumptions may have a risk of causing an adjustment to the assets in the next financial year related to provisions for employee benefits which is estimated by the actuary based on actuarial method and certified by the management at the statement of financial position date. It is probable that the estimates may have uncertain since the project's nature is to be long-term (note 3.17.2). Other estimates are further described in the corresponding disclosures.

3.15 Provisions

The Company recognizes a provision when an entity has a present legal or constructive obligation as a result of a past event. It is probable that an outflow of economic benefits resources will be required to settle the obligation and reliable estimate can be made of the amount of the obligation. If some or all the expenditure is required to settle a provision, is expected to be reimbursed when it is virtually certain that reimbursement will be received if the Company settles the obligation. The amount recognized should not exceed the amount of the provision.

3.16 Earnings per share

Earnings per share as presented in the statements of comprehensive income is the basic earnings per share which is determined by dividing net profit (loss) for the year by the weighted average number of ordinary shares issued during the period.

3.17 Provident fund and Employee benefits

3.17.1 Provident fund

The Company has established provident fund under the defined contribution plan. The fund's assets are separated entities which are administered by the outsider fund manager. The Company and employees made contribution into such provident fund. The Company's contribution to the provident fund were recorded as expenses in statements of comprehensive income in the period in which they are incurred.

3.17.2 Employee benefits

The Company and subsidiary companies provide for post employment benefits, payable to employees under the Thai Labor Law. The present value of employee benefit liabilities recognized in the statements of financial position is estimated on an actuarial basis using Projected Unit Credit Method. The calculation was made by utilizing various assumptions about future events. The Company is responsible for the selection of appropriate assumptions. The assumptions used in determining the net period cost for employee benefits include the discount rate, the rate of salary increment, and employee turnover. Any changes in these assumptions will impact the net periodic cost recorded for employee benefits. On an annual basis, the Company and subsidiary companies determine the appropriate discount rate, which represents the interest rate that should be used to determine the present value of future cash flows currently expected to be required to settle the employee benefits. In determining the appropriate discount rate, the Company and subsidiary companies consider the market yield based on Thai government bonds with currency and term similar to the estimated term of benefit obligation.

The principal actuarial assumptions used were as follows;

	Consolidated and Separate financial statements	
	2013	2012
Discount rate	4.1 per annum	4.1 per annum
Mortality	According to TMO 2008 male and female tables	According to TMO 2008 male and female tables
Employee turnover	Age-related scale and kind of employees and daily staff	

4. Changes in accounting policy for deferred tax

On January 1, 2013, the Company has changed accounting policy for deferred tax, which recognized on temporary differences arising from differences between the tax base of assets and liabilities and their carrying amounts as at the end of reporting period by using tax rate enacted as at the end of reporting period as stated in note 3.13.2. The Company has recorded deferred tax by using cumulative effects as an adjustment to the beginning retained earnings of 2013 and made retroactively adjustments the 2012 financial statements. From the changes in this accounting policy, the consolidated and separate financial statements for the year ended December 31, 2012 represented the increase in beginning retained earnings by the amount of Baht 104.91 million (Separate: Baht 116.35 million) and net assets by the same amount. The consolidated and separate financial statements for the years ended December 31, 2012 and January 1, 2012 had changed as follows:

	Consolidated statements of financial position (Baht) as at January 1, 2012		
	Previous	Restated	Difference
Deferred tax assets	-	104,917,658.54	104,917,658.54
Unappropriated retained earnings	(5,023,930,332.56)	(5,128,836,382.54)	(104,906,049.98)
Non-controlling interests	(31,709.28)	(43,317.84)	(11,608.56)



	Separate statements of financial position (Baht) as at January 1, 2012		
	Previous	Restated	Difference
Deferred tax assets	-	116,348,646.60	116,348,646.60
Unappropriated retained earnings	(4,908,482,157.85)	(5,024,830,804.45)	(116,348,646.60)

	Consolidated statements of financial position (Baht) as at December 31, 2012		
	Previous	Restated	Difference
Deferred tax assets	-	117,223,704.85	117,223,704.85
Unappropriated retained earnings	(6,259,820,527.44)	(6,377,027,329.08)	(117,206,801.64)
Non-controlling interests	(100,058.08)	(116,961.29)	(16,903.21)

	Separate statements of financial position (Baht) as at December 31, 2012		
	Previous	Restated	Difference
Deferred tax assets	-	120,786,972.87	120,786,972.87
Unappropriated retained earnings	(6,032,873,950.24)	(6,153,660,923.11)	(120,786,972.87)

	Consolidated statements of comprehensive income (Baht) For the year ended December 31, 2012		
	Previous	Restated	Difference
Income tax	700,476,158.95	688,170,112.64	(12,306,046.31)
Net profit	2,216,861,424.24	2,229,167,470.55	12,306,046.31
Earnings per share	1.50	1.51	0.01

	Consolidated statements of comprehensive income (Baht) For the year ended December 31, 2012		
	Previous	Restated	Difference
Income tax	630,806,123.01	626,367,796.74	(4,438,326.27)
Net profit	2,105,294,672.95	2,109,732,999.22	4,438,326.27
Earnings per share	1.43	1.43	0.00

5. Trade and other receivables

As at December 31, 2013 and 2012, comprise

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
5.1 Trade accounts receivable-related parties (see note 8.1)				
Trade accounts receivable-related parties	-	-	67,217,097.00	4,195,470.00
Trade accounts receivable-related parties-net	-	-	67,217,097.00	4,195,470.00
5.2 Other receivables				
Deposits for goods	-	137,711,000.00	-	69,038,000.00
Accrued income	49,634,143.63	36,145,078.48	-	-
Advance payment	15,625,874.22	14,587,089.11	14,869,500.84	13,550,437.68
Prepaid expenses	38,374,673.94	15,073,449.61	37,690,543.77	13,575,677.65
Others	26,515,154.47	18,469,769.74	13,414,415.11	12,233,079.89
Total other receivables	130,149,846.26	221,986,386.94	65,974,459.72	108,397,195.22
Total trade and other receivables-net	130,149,846.26	221,986,386.94	133,191,556.72	112,592,665.22

6. Land and cost of project under construction, and land and cost of project held for development

6.1 Land and cost of project under construction as at December 31, 2013 and 2012 are as follows :

	Consolidated financial statements (Baht)		
	2012	Increase (Decrease)	2013
Land	4,487,645,476.11	4,572,172,301.47	9,059,817,777.58
Cost of construction and design	3,443,697,565.25	8,482,907,490.45	11,926,605,055.70
Other expenses	146,572,512.03	207,739,073.54	354,311,585.57
Interest expenses	70,824,038.27	209,366,871.67	280,190,909.94
Total	8,148,739,591.66	13,472,185,737.13	21,620,925,328.79
Less Transfer to inventories	-	(10,299,603,914.40)	(10,299,603,914.40)
Transfer to investment properties	-	(118,439,762.16)	(118,439,762.16)
Total transfer	-	(10,418,043,676.56)	(10,418,043,676.56)
Land and cost of project under construction-net	8,148,739,591.66	3,054,142,060.57	11,202,881,652.23
	Separate financial statements (Baht)		
	2012	Increase (Decrease)	2013
Land	4,238,731,715.72	4,100,458,656.84	8,339,190,372.56
Cost of construction and design	3,440,208,328.28	8,149,861,304.30	11,590,069,632.58
Other expenses	146,230,381.50	192,164,094.46	338,394,475.96
Interest expenses	65,543,511.08	196,673,744.90	262,217,255.98
Total	7,890,713,936.58	12,639,157,800.50	20,529,871,737.08
Less Transfer to inventories	-	(10,135,433,780.63)	(10,135,433,780.63)
Transfer to investment properties	-	(118,439,762.16)	(118,439,762.16)
Total transfer	-	(10,253,873,542.79)	(10,253,873,542.79)
Land and cost of project under construction-net	7,890,713,936.58	2,385,284,257.71	10,275,998,194.29

- As at December 31, 2013 and 2012, the remaining project in progress are thirty projects (Separate : twenty-six projects) and twenty projects (Separate : seventeen projects) respectively.
- As at December 31, 2013 and 2012, part of land and cost of project under construction amounted to Baht 10,193.71 million (Separate : Baht 9,363.63 million) and Baht 6,528.94 million (Separate : Baht 6,363.30 million) respectively were mortgaged as collateral as stated in notes to financial statements No. 18.
- As at December 31, 2013 and 2012, interests were capitalized as cost of project for the amount of Baht 209.37 million (Separate : Baht 196.67 million) and Baht 150.74 million (Separate : Baht 144.41 million) respectively.

6.2 Land and cost of project held for development as at December 31, 2013 and 2012, are as follows :

	Consolidated and Separate financial statements (Baht)		
	2012	Increase (Decrease)	2013
Land	1,182,695,363.67	(385,911,326.51)	796,784,037.16
Cost of construction and design	91,823,721.16	(1,707,497.10)	90,116,224.06
Other expenses	14,048,515.43	(11,100,790.03)	2,947,725.40
Total	1,288,567,600.26	(398,719,613.64)	889,847,986.62
Less Written off	-	(83,825,034.80)	(83,825,034.80)
Cost of project	1,288,567,600.26	(482,544,648.44)	806,022,951.82
Less Provision for impairment of assets	(391,833,602.41)	-	(391,833,602.41)
Cost of project held for development-net	896,733,997.85	(482,544,648.44)	414,189,349.41

- As at December 31, 2012, the Company has land and cost of project for 1 project with the value of Baht 398.72 million under the eviction of an occupant by habitation. At present, the lawsuit is finished and the Company won the case and taken such land to develop in the second quarter of 2013.
- As at December 31, 2013 and 2012, the Company has mortgaged parts of land held for development amount of Baht 170.49 million and Baht 249.08 million as collateral as stated in notes to financial statements No.18.

7. Inventories

As at December 31, 2013 and 2012 are as follows :

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Condominium resident	3,425,526,448.07	2,635,962,201.24	3,425,526,448.07	2,635,962,201.24
Townhome	74,468,887.23	114,216,217.34	-	-
Total	3,499,995,335.30	2,750,178,418.58	3,425,526,448.07	2,635,962,201.24

- In 2013 and 2012, the Company has transferred inventories amount of Baht 76.39 million and Baht 33.82 million respectively to be investment properties as stated in notes to financial statements No. 9.
- As at December 31, 2013 and 2012, inventories amount of Baht 666.50 million and Baht 1,286.36 million respectively were entered into agreement to buy and to sell for which the ownership were not transferred.
- As at December 31, 2013, part of inventories amounted to Baht 1,118.89 million (Separate : Baht 1,044.42 million) were mortgaged as collateral as stated in notes to financial statements No. 18.

8. Transaction with related companies

Company	Description	Pricing policy
1. PORNANTI CO., LTD.	- Lease of office building provided by subsidiary (shown as administrative expenses)	At the price in agreement or applicable to other customers
	- Lease of office building provided to subsidiary (shown as rent and service business income)	At the price in agreement or applicable to other customers
	- The Company sold land to subsidiary (shown as income from sale of land)	At the price in agreement which closed to appraisal value of the independent appraiser
	- Loan providing to subsidiary (shown as short-term loans to related party)	Promissory notes due at call, interest rate
	- The Company has received interest income from subsidiary (shown as interest income)	At the rate of 4.30 - 4.72% per annum
2. LUMPINI PROPERTY MANAGEMENT CO., LTD.	- Lease of office building provided to subsidiary (shown as rent and service business income)	At the price in agreement or applicable to other customers
	- Assets for rent system management services, system design - condominium management provided by subsidiary (shown as cost of real estate development and cost of rent and services business)	Collect service fee indicated in agreement on the market price basis
	- Promotion-brand including customers base management provided by subsidiary (shown as selling expenses)	Collect service fee indicated in agreement on the market price basis
3. GRAND UNITY DEVELOPMENT CO., LTD. AND SUBSIDIARIES GRAND U LIVING CO., LTD. (associates, and on December 11, 2012, the Company has sold total share capital of associates)	- System design - condominium management provided by the Company's subsidiary (shown as management business income)	Collect service fee indicated in agreement on the market price basis
	- Provide cleaning services derived from the Company's subsidiary (shown as management business income)	Collect service fee indicated in agreement on the market price basis
	- Receptionist services derived from the Company's subsidiary (shown as management business income)	Collect service fee indicated in agreement on the market price basis



Company	Description	Pricing policy
4. LUMPINI PROJECT MANAGEMENT SERVICES CO., LTD.	- Lease of office building provided to subsidiary (shown as rent and service business income)	At the price in agreement or applicable to other customers
	- Construction management services provided by subsidiary (shown as cost of real estate development)	Collect service fee indicated in agreement on the market price basis
5. LUMPINI PROPERTY SERVICE & CARE CO., LTD.	- Lease of office building provided to subsidiary (shown as rent and service business income)	At the price in agreement or applicable to other customers
	- Provide cleaning services, receptionist services and securities services provided by subsidiary (shown as cost of real estate development expenses, cost of rent and service business and administrative expenses)	Collect service fee indicated in agreement on the market price basis
	- Brand management services provided by subsidiary (shown as selling expenses)	Collect service fee indicated in agreement on the market price basis

8.1 Receivables - related parties

	Separate financial statements (Baht)	
	2013	2012
LUMPINI PROPERTY MANAGEMENT CO., LTD.	3,447,097.00	3,450,097.00
LUMPINI PROJECT MANAGEMENT SERVICES CO., LTD.	30,000.00	3,000.00
PORNSANTI CO., LTD.	63,740,000.00	742,373.00
Total	67,217,097.00	4,195,470.00

8.2 Short-term loans to related party

	Separate financial statements (Baht)			
	2012	Increase	Decrease	2013
PORNSANTI CO., LTD.	-	140,000,000.00	140,000,000.00	-
Total	-	140,000,000.00	140,000,000.00	-

8.3 Investment in subsidiaries and associates

	Percentage of ownership	Consolidated financial statements (Baht)	Separate financial statements (Baht)	Dividend (Baht)
		Equity Method	Cost Method	
	As at December 31, 2013			
Subsidiaries				
PORNSANTI CO., LTD.	99.99	-	473,037,237.15	-
LUMPINI PROPERTY MANAGEMENT CO., LTD.	99.88	-	998,800.00	-
LUMPINI PROJECT MANAGEMENT SERVICES CO., LTD.	99.93	-	999,300.00	-
LUMPINI PROPERTY SERVICE & CARE CO.,LTD.	99.95	-	999,500.00	-
Total		-	476,034,837.15	-
	Percentage of ownership	Consolidated financial statements (Baht)	Separate financial statements (Baht)	Dividend (Baht)
		Equity Method	Cost Method	
	As at December 31, 2012			
Subsidiaries				
PORNSANTI CO., LTD.	99.99	-	473,037,237.15	-
Less Provision for impairment of investment Net		-	(111,425,191.36)	-
LUMPINI PROPERTY MANAGEMENT CO., LTD.	99.88	-	998,800.00	-
LUMPINI PROJECT MANAGEMENT SERVICES CO., LTD.	99.93	-	999,300.00	-
LUMPINI PROPERTY SERVICE & CARE CO., LTD.	99.95		999,500.00	-
Associates :				
GRAND UNITY DEVELOPMENT CO., LTD. AND SUBSIDIARIES GRAND U LIVING CO., LTD. (associates)	20.00	-	-	147,600,000.00
Total		-	364,609,645.79	147,600,000.00

As at December 31, 2013, the Company has reversed impairment of investment PST amount of Baht 111.43 million and in 2012, the Company has sold investment in associate in full amount on December 11, 2012 and resulted gain on sale of investment amount of Baht 48.52 million (Separate : Baht 58.28 million).

8.4 Payable to related parties

	Separate financial statements (Baht)	
	2013	2012
PORNSANTI CO., LTD.	2,700.00	2,700.00
LUMPINI PROPERTY MANAGEMENT CO., LTD.	8,599,210.46	3,386,265.09
LUMPINI PROJECT MANAGEMENT SERVICES CO., LTD.	6,704,737.00	194,560.00
LUMPINI PROPERTY SERVICE & CARE CO., LTD.	3,724,386.52	2,823,235.16
Total	19,031,033.98	6,406,760.25

8.5 Transaction with related parties

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
8.5.1 Revenues from sales of land				
PORNSANTI CO., LTD.			70,000,000.00	-
Total		-	70,000,000.00	-
8.5.2 Revenue from rental and service business				
LUMPINI PROJECT MANAGEMENT SERVICES CO., LTD.			1,137,360.00	1,137,360.00
LUMPINI PROPERTY MANAGEMENT CO., LTD.			3,791,484.00	3,535,728.00
LUMPINI PROPERTY SERVICE & CARE CO., LTD.			220,680.00	220,680.00
PORNSANTI CO., LTD.			18,000.00	18,000.00
Total			5,167,524.00	4,911,768.00
8.5.3 Revenues from interest income				
PORNSANTI CO., LTD.	-	-	2,118,110.69	4,463,072.76
Total	-	-	2,118,110.69	4,463,072.76
8.5.4 Cost of real estate development				
LUMPINI PROJECT MANAGEMENT SERVICES CO., LTD.			117,706,838.32	130,177,863.45
LUMPINI PROPERTY MANAGEMENT CO., LTD.			24,249,434.08	9,620,000.00
LUMPINI PROPERTY SERVICE & CARE CO., LTD.			16,371,147.61	9,234,616.64
Total			158,327,420.01	149,032,480.09

8.5 Transaction with related parties (Cont'd)

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
8.5.5 Cost of rental and service business				
LUMPINI PROPERTY MANAGEMENT CO., LTD.	-	-	4,115,312.27	3,876,165.74
LUMPINI PROPERTY SERVICE & CARE CO., LTD.	-	-	2,701,564.16	504,000.00
Total	-	-	6,816,876.43	4,380,165.74
8.5.6 Selling expenses				
LUMPINI PROPERTY MANAGEMENT CO., LTD.	-	-	161,541,560.00	161,761,729.60
LUMPINI PROPERTY SERVICE & CARE CO., LTD.	-	-	26,038,159.33	24,030,333.33
Total	-	-	187,579,719.33	185,792,062.93
8.5.7 Administrative expenses				
LUMPINI PROPERTY SERVICE & CARE CO., LTD.	-	-	9,586,097.94	5,698,392.75
PORNSANTI CO., LTD.	-	-	4,440,000.00	4,440,000.00
Total	-	-	14,026,097.94	10,138,392.75
8.5.8 Management business income				
GRAND UNITY DEVELOPMENT CO., LTD. AND SUBSIDIARIES GRAND U LIVING CO., LTD. (associates)	-	4,153,033.33	-	-
Total	-	4,153,033.33	-	-



9. Investment properties

As at December 31, 2013 and 2012 are as follows :

	Consolidated financial statements (Baht)		
	Condominium building	Office decoration and equipment	Total
Cost:			
As at December 31, 2011	450,648,897.51	14,459,256.75	465,108,154.26
Acquisition	-	932,267.99	932,267.99
Disposal/write off	(5,873,896.28)	(212,404.70)	(6,086,300.98)
Others	33,822,905.07	-	33,822,905.07
As at December 31, 2012	478,597,906.30	15,179,120.04	493,777,026.34
Acquisition	62,052,808.00	2,386,396.79	64,439,204.79
Disposal/write off	(118,916,414.94)	(5,293,959.73)	(124,210,374.67)
Others	194,830,552.91	450,000.00	195,280,552.91
As at December 31, 2013	616,564,852.27	12,721,557.10	629,286,409.37
Accumulated depreciation:			
As at December 31, 2011	67,958,460.67	10,696,076.26	78,654,536.93
Depreciation for the year	8,789,305.59	990,861.87	9,780,167.46
Depreciation of disposal/write off	(718,112.04)	(195,325.17)	(913,437.21)
As at December 31, 2012	76,029,654.22	11,491,612.96	87,521,267.18
Depreciation for the year	8,774,768.68	814,702.46	9,589,471.14
Depreciation of disposal/write off	(14,572,639.72)	(3,654,547.02)	(18,227,186.74)
As at December 31, 2013	70,231,783.18	8,651,768.40	78,883,551.58
Net book value			
As at December 31, 2013	546,333,069.09	4,069,788.70	550,402,857.79
As at December 31, 2012	402,568,252.08	3,687,507.08	406,255,759.16
Depreciation for the year ended December 31, 2013			9,589,471.14
Depreciation for the year ended December 31, 2012			14,014,982.20
	Separate financial statements (Baht)		
	Condominium building	Office decoration and equipment	Total
Cost:			
As at December 31, 2011	502,857,269.32	18,858,602.82	521,715,872.14
Acquisition	-	972,617.99	972,617.99
Disposal/write off	(5,873,896.28)	(212,404.70)	(6,086,300.98)
Others	33,822,905.07	-	33,822,905.07
As at December 31, 2012	530,806,278.11	19,618,816.11	550,425,094.22
Acquisition	62,052,808.00	2,417,396.79	64,470,204.79
Disposal/write off	(118,916,414.94)	(5,293,959.73)	(124,210,374.67)
Others	194,830,552.91	450,000.00	195,280,552.91
As at December 31, 2013	668,773,224.08	17,192,253.17	685,965,477.25
Accumulated depreciation:			
As at December 31, 2011	66,134,856.63	8,396,996.02	74,531,852.65
Depreciation for the year	10,053,087.14	1,697,938.59	11,751,025.73
Depreciation of disposal/write off	(718,112.04)	(195,325.17)	(913,437.21)
As at December 31, 2012	75,469,831.73	9,899,609.44	85,369,441.17
Depreciation for the year	10,038,550.37	1,522,685.94	11,561,236.31
Depreciation of disposal/write off	(14,572,639.72)	(3,654,547.02)	(18,227,186.74)
As at December 31, 2013	70,935,742.38	7,767,748.36	78,703,490.74
Net book value			
As at December 31, 2013	597,837,481.70	9,424,504.81	607,261,986.51
As at December 31, 2013	455,336,446.38	9,719,206.67	465,055,653.05
Depreciation for the year ended December 31, 2013			11,561,236.31
Depreciation for the year ended December 31, 2012			11,440,264.12

In 2013, the Company has transferred land and cost of project under construction amount of Baht 118.44 million to be investment properties.

In 2013 and 2012, the Company has transferred inventories amount of Baht 76.39 million and Baht 33.82 million respectively to be investment properties as stated in note 7.

In the first quarter of 2013, the Company has sold investment properties (Lumpini Residence Sathorn Project), which had net cost of amount Baht 83.15 million, in the price of Baht 41 million, net loss after other expenses deduction amount of Baht 42.15 million. However, there is a condition to the buyer-the buyer is responsible for overseeing recreation of this property and service to the common owners and tenants of Lumpini Place Sathorn forever.

Subsequent in the fourth quarter of 2013, the Company has repurchased Lumpini Residence Project in the price of Baht 60.11 million, the seller (buyer in the first paragraph) has renovated and decorated for increasing valuation of part of building and has the ownership transferring expenses amounted to Baht 3.02 million, total net purchasing price amount of Baht 63.13 million. Since the Vibrant Community is the core mission of the Company but the recreation management which provided to the common owners and tenants incurred severe contrary and affected to the Company's organizational image. Therefore, the Board of executive directors of the Company passed the resolution No. 13/2013 held on November 5, 2013 to repurchase Lumpini Residence Project for itself management purpose in order to preserve the organizational image and community management standards.

As at December 31, 2013 and 2012, investment properties amount of Baht 277.99 million (Separate : Baht 268.03 million) and Baht 163.76 million (Separate : Baht 153.45 million) respectively, were mortgaged as collateral as stated in notes to financial statements No. 18.

As at December 31, 2013 and 2012, the Company has investment properties which were fully depreciated, but still in use at the cost value amounting to Baht 7.52 million (Separate : Baht 3.49 million) and Baht 7.57 million (Separate : Baht 3.54 million) respectively.

As at December 31, 2013 and 2012, investment properties had fair value total amount of Baht 870.71 million (Separate : Baht 936.50 million) and Baht 738.87 million (Separate: Baht 808.77 million) respectively.





10. Property, plant and equipment

As at December 31, 2013 and 2012 are as follows :

Consolidated financial statements (Baht)				
	Condominium building	Computer	System under development	Office decoration
Cost:				
As at December 31, 2011	198,028,914.60	47,561,692.43	1,382,385.38	31,992,056.99
Acquisition	-	2,483,676.08	500,557.50	1,376,653.54
Disposal/write off	-	(3,918,573.63)	-	(318,625.12)
Others	1,642,878.48	-	(32,100.00)	-
As at December 31, 2012	199,671,793.08	46,126,794.88	1,850,842.88	33,050,085.41
Acquisition	8,446,756.00	1,965,121.72	1,831,452.00	528,539.30
Disposal/write off	-	-	-	-
Others	-	-	(181,909.50)	-
As at December 31, 2013	208,118,549.08	48,091,916.60	3,500,385.38	33,578,624.71
Accumulated depreciation:				
As at December 31, 2011	37,632,926.83	37,294,275.28	-	10,481,990.93
Depreciation for the year	4,640,160.81	3,816,079.01	-	3,130,643.95
Depreciation of disposal/write off	310,761.61	(3,887,969.79)	-	(93,868.27)
As at December 31, 2012	42,583,849.25	37,222,384.50	-	13,518,766.61
Depreciation for the year	4,654,146.27	3,586,243.06	-	3,254,776.73
Depreciation of disposal/write off	-	-	-	-
As at December 31, 2013	47,237,995.52	40,808,627.56	-	16,773,543.34
Net book value				
As at December 31, 2013	160,880,553.56	7,283,289.04	3,500,385.38	16,805,081.37
As at December 31, 2012	157,087,943.83	8,904,410.38	1,850,842.88	19,531,318.80
Depreciation for the year ended December 31, 2013				
Depreciation for the year ended December 31, 2012				

Separate financial statements (Baht)				
	Condominium building	Computer	System under development	Office decoration
Cost:				
As at December 31, 2011	31,744,128.49	25,113,006.81	1,162,485.38	22,352,505.17
Acquisition	-	2,238,038.68	500,557.50	1,336,303.54
Disposal/write off	1,642,878.48	(1,928,878.58)	-	(318,625.12)
Others	-	-	(32,100.00)	-
As at December 31, 2012	33,387,006.97	25,422,166.91	1,630,942.88	23,370,183.59
Acquisition	8,446,756.00	1,816,871.72	869,952.00	497,539.30
Disposal/write off	-	-	-	-
Others	-	-	(54,409.50)	-
As at December 31, 2013	41,833,762.97	27,239,038.63	2,446,485.38	23,867,722.89
Accumulated depreciation:				
As at December 31, 2011	6,495,313.37	17,702,718.57	-	8,280,207.30
Depreciation for the year	801,661.18	2,690,199.11	-	2,183,137.51
Depreciation of disposal/write off	310,761.61	(1,900,556.97)	-	(93,868.27)
As at December 31, 2012	7,607,736.16	18,492,360.71	-	10,369,476.54
Depreciation for the year	815,646.63	2,649,899.63	-	2,306,360.48
Depreciation of disposal/write off	-	-	-	-
As at December 31, 2013	8,423,382.79	21,142,260.34	-	12,675,837.02
Net book value				
As at December 31, 2013	33,410,380.18	6,096,778.29	2,446,485.38	11,191,885.87
As at December 31, 2012	25,779,270.81	6,929,806.20	1,630,942.88	13,000,707.05
Depreciation for the year ended December 31, 2013				
Depreciation for the year ended December 31, 2012				

	Office equipment	Vehicles	RMS System	Work under decoration	Tools and supplies	Total
	50,781,396.35	32,889,020.00	28,974,672.79	65,000.00	3,954,915.40	395,630,053.94
	2,255,534.83	13,510,000.00	5,289,434.26	71,258.00	689,436.03	26,176,550.24
	(1,807,137.42)	(11,550,000.00)	-	-	-	(17,594,336.17)
	-	-	-	(1,708.00)	-	1,609,070.48
	51,229,793.76	34,849,020.00	34,264,107.05	134,550.00	4,644,351.43	405,821,338.49
	3,663,380.01	6,542,000.00	5,245,868.50	-	755,044.30	28,978,161.83
	(1,292,540.25)	(1,410,000.00)	-	-	-	(2,702,540.25)
	262,050.00	-	54,409.50	(134,550.00)	-	-
	53,862,683.52	39,981,020.00	39,564,385.05	-	5,399,395.73	432,096,960.07
	33,660,660.34	14,266,389.11	22,964,435.60	-	2,503,770.21	158,804,448.30
	3,011,456.17	6,795,513.67	3,043,642.69	-	538,377.66	24,975,873.96
	(1,436,477.33)	(10,751,528.72)	-	-	-	(15,859,082.50)
	35,235,639.18	10,310,374.06	26,008,078.29	-	3,042,147.87	167,921,239.76
	3,164,055.73	8,021,500.88	3,782,196.99	-	603,825.63	27,066,745.29
	(548,475.08)	(379,347.95)	-	-	-	(927,823.03)
	37,851,219.83	17,952,526.99	29,790,275.28	-	3,645,973.50	194,060,162.02
	16,011,463.69	22,028,493.01	9,774,109.77	-	1,753,422.23	238,036,798.05
	15,994,154.58	24,538,645.94	8,256,028.76	134,550.00	1,602,203.56	237,900,098.73
						27,066,745.29
						20,741,059.22

	Office equipment	Vehicles	RMS System	Total
	40,776,069.71	32,889,020.00	24,373,589.84	178,410,805.40
	1,617,711.34	13,510,000.00	5,224,484.35	24,427,095.41
	(1,124,315.48)	(11,550,000.00)	-	(13,278,940.70)
	-	-	-	(32,100.00)
	41,269,465.57	34,849,020.00	24,950,483.69	189,526,860.11
	2,439,392.19	6,542,000.00	5,245,868.50	25,858,379.71
	(1,270,290.25)	(1,410,000.00)	-	(2,680,290.25)
	-	-	54,409.50	-
	42,438,567.51	39,981,020.00	30,250,761.69	212,704,949.57
	25,987,074.38	14,266,389.11	20,991,677.99	93,723,380.72
	2,203,556.22	6,795,513.67	2,115,986.50	16,790,054.19
	(753,817.07)	(10,751,528.72)	-	(13,189,009.42)
	27,436,813.53	10,310,374.06	23,107,664.49	97,324,425.49
	2,284,929.42	8,021,500.88	2,849,714.28	18,928,051.32
	(536,136.99)	(379,347.95)	-	(915,484.94)
	29,185,605.96	17,952,526.99	25,957,378.77	115,336,991.87
	13,252,961.55	22,028,493.01	8,940,973.42	97,367,957.70
	13,832,652.04	24,538,645.94	6,490,409.70	92,202,434.62
				18,928,051.32
				17,100,815.80



As at December 31, 2013 and 2012, land and building amount of Baht 32.26 million and Baht 34.60 million respectively were mortgaged as collateral as stated in notes to financial statements No. 18.

As at December 31, 2013 and 2012, the Company has fixed assets at cost of Baht 79.80 million (Separate: Baht 54.34 million) and Baht 73.80 million (Separate: Baht 50.86 million) respectively which were fully depreciated but are still in use.

11. Income tax expenses/deferred tax

Income tax expenses for the years ended December 31, 2013 and 2012 are summarized as follows:

	Statements of comprehensive income			
	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Current tax :				
Income tax for the year	621,239,433.00	700,476,158.95	594,638,466.63	630,806,123.01
Deferred tax :				
Deferred tax derived from temporary difference and reversal of temporary difference	3,964,317.24	(12,306,046.31)	18,767,611.63	(4,438,326.27)
Income tax expenses presented in statements of comprehensive income	625,203,750.24	688,170,112.64	613,406,078.26	626,367,796.74

Reconciliation between income tax expenses and multiplication of taxable profit and tax rate used for the year ended December 31, 2013 and 2012 can be presented as follows:

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Taxable profit before income tax	2,953,863,567.40	2,917,337,583.19	2,907,394,539.08	2,736,100,795.96
Income tax rate	20%	23%	20%	23%
Taxable profit before income tax multiply with tax rate	590,772,713.48	670,987,644.13	581,478,907.82	629,303,183.07
Taxable effects for :				
Sales of real estate income on accounting base differ from tax base	(828,190.49)	351,244.68	(434,913.29)	2,079,627.63
Other expenses for which accounting base differ from tax base	(5,106,043.37)	(8,137,535.22)	(3,873,605.77)	(4,031,675.67)
Other income for which accounting base differ from tax base	(97,403.12)	(13,202,261.57)	(196,594.37)	(33,779,645.08)
Additional realized income	31,224,228.02	24,853,999.07	31,224,228.02	24,853,999.07
Undeductible expenses	7,696,101.20	12,375,237.65	4,795,674.87	7,870,778.85
Others	1,542,344.52	941,783.90	412,380.98	71,528.87
Total	34,431,036.76	17,182,468.51	31,927,170.44	(2,935,386.33)
Income tax expenses presented in statements of comprehensive income	625,203,750.24	688,170,112.64	613,406,078.26	626,367,796.74
Effective tax rate	21.17%	23.59%	21.10%	22.89%

Deferred tax assets and liabilities components comprise the following transaction:

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Deferred tax assets				
Sales of real estate income recognition on tax base	4,775,824.86	6,912,444.95	7,842,119.33	4,644,574.10
Rent and services deposits, customers	1,177,765.84	831,098.99	1,288,921.20	831,098.99
Provision for devaluation of assets	78,366,720.48	78,366,720.48	78,366,720.48	100,651,758.75
Reserve for long-term employee benefits	28,469,737.80	20,770,643.40	10,717,737.40	7,928,744.00
Expenses provisions	4,215,573.75	10,342,797.03	4,215,573.75	6,730,797.03
Financial lease	1,203,734.48	-	1,203,734.48	-
	118,209,357.21	117,223,704.85	103,634,806.64	120,786,972.87

12. Bank overdrafts and short-term loans from financial institutions

As at December 31, 2013 and 2012 are as follows :

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Bank overdrafts	23,824,125.78	44,129,254.91	23,824,125.78	44,129,254.91
Short-term loans from financial institutions	4,210,408,600.00	1,069,258,600.00	3,839,980,000.00	959,000,000.00
Total	4,234,232,725.78	1,113,387,854.91	3,863,804,125.78	1,003,129,254.91

Bank overdrafts and short-term loans are guaranteed by the Company's securities as stated in notes to financial statements No. 18.

13. Trade and other payables

As at December 31, 2013 and 2012 comprise

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
13.1 Trade accounts payable				
Trade accounts payable	625,612,277.27	608,867,022.79	459,069,201.85	565,485,361.46
Total trade accounts payable-net	625,612,277.27	608,867,022.79	459,069,201.85	565,485,361.46
13.2 Trade accounts payable-related parties				
Trade accounts payable-related parties	-	-	19,031,033.98	6,406,760.25
Trade accounts payable-related parties-net	-	-	19,031,033.98	6,406,760.25



13. Trade and other payables (cont'd)

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
13.3 Other payables				
Cash received in advance	1,066,820,529.92	1,021,491,861.98	1,064,431,229.92	1,011,687,661.98
Retentions	252,633,462.04	237,876,900.06	241,476,033.12	229,748,582.73
Others	155,865,459.15	225,043,414.19	96,907,516.60	167,563,624.39
Total other payables	1,475,319,451.11	1,484,412,176.23	1,402,814,779.64	1,408,999,869.10
Total trade and other payables-net	2,100,931,728.38	2,093,279,199.02	1,880,915,015.47	1,980,891,990.81

14. Current portion of long-term loans and liabilities

As at December 31, 2013 and 2012 are as follows :

	Note	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
		2013	2012	2013	2012
Current portion of long-term loans	16	908,206,759.00	718,500,000.00	908,206,759.00	718,500,000.00
Financial lease liabilities due within 1 year	15	5,827,647.96	4,754,391.91	5,733,718.25	4,589,464.27
Total		914,034,406.96	723,254,391.91	913,940,477.25	723,089,464.27

Current portion of long-term loans is guaranteed by the Company's securities as stated in notes to financial statements No. 18.

15. Financial lease liabilities

Details of leased assets under financial lease are as follows :

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Vehicles	39,675,000.00	34,543,000.00	39,675,000.00	34,543,000.00
Photocopier	1,778,336.77	1,778,336.77	1,043,836.77	1,043,836.77
Total	41,453,336.77	36,321,336.77	40,718,836.77	35,586,836.77
Less Accumulated depreciation	18,465,543.70	10,545,362.80	17,999,279.43	10,225,998.53
Net book value	22,987,793.07	25,775,973.97	22,719,557.34	25,360,838.24

The minimum amounts to be paid under financial lease are as follows :

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Within 1 year	7,157,670.12	6,152,933.94	7,053,029.47	5,967,039.63
Over 1 year less than 3 years	11,673,294.24	10,923,810.24	11,577,379.44	10,771,212.19
Over 3 years less than 5 years	4,675,767.47	7,385,301.59	4,647,791.25	7,309,367.97
	23,506,731.83	24,462,045.77	23,278,200.16	24,047,619.79
Less Future interest to be paid	(2,840,818.63)	(3,518,566.74)	(2,820,264.36)	(3,477,045.80)
Present value of financial lease liabilities	20,665,913.20	20,943,479.03	20,457,935.80	20,570,573.99

Financial lease liabilities excluding future interest are as follows :

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Financial lease liabilities	20,665,913.20	20,943,479.03	20,457,935.80	20,570,573.99
Less Financial lease liabilities due within 1 year	(5,827,647.96)	(4,754,391.91)	(5,733,718.25)	(4,589,464.27)
Financial lease liabilities-net	14,838,265.24	16,189,087.12	14,724,217.55	15,981,109.72

16. Long-term loans

As at December 31, 2013 and 2012 are as follows :

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Loans from financial institutions	1,033,722,259.00	1,710,500,000.00	1,027,206,759.00	1,710,500,000.00
Less Current portion of long-term loans	(908,206,759.00)	(718,500,000.00)	(908,206,759.00)	(718,500,000.00)
Net	125,515,500.00	992,000,000.00	119,000,000.00	992,000,000.00

As at December 31, 2013 and 2012 the Company has loans from financial institution, bear interest at Market Rate and due payment when the project is completed.

Long-term loans are guaranteed by the Company's securities as stated in notes to financial statements No.18.

17. Employee benefit provisions

Changes in employee benefit obligations are as follows :

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Beginning balance as at January 1	103,853,217.00	91,685,031.00	39,643,720.00	34,998,955.00
Current cost of service	15,247,186.00	8,223,945.00	4,986,998.00	3,074,494.00
Interest cost	5,058,618.00	3,944,241.00	1,929,122.00	1,570,271.00
Actuarial loss	24,749,848.00	-	8,077,227.00	-
Employee benefit paid	(6,560,180.00)	-	(1,048,380.00)	-
Ending balance as at December 31	142,348,689.00	103,853,217.00	53,588,687.00	39,643,720.00

18. Pledged securities

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Part of land and cost of project under construction and part of land held for development	10,364,207,076.40	6,778,011,776.56	9,534,126,308.01	6,612,376,044.10
Inventories	1,118,893,454.94	-	1,044,424,567.71	-
Investment property - land and building for lease	277,988,393.86	163,763,483.21	268,026,280.46	153,447,875.74
Land and office building	32,260,643.63	34,603,730.90	32,260,643.63	34,603,730.90
Total	11,793,349,568.83	6,976,378,990.67	10,878,837,799.81	6,800,427,650.74

As at December 31, 2013 and 2012 the Company has mortgaged securities as guarantee against loans from commercial bank and financial institution for credit line of Baht 14,422.11 million (Separate : Baht 13,889.71 million) and Baht 13,491.00 million (Separate : Baht 13,269.00 million) respectively as stated in notes to financial statements No. 12, 14 and 16.

19. Contingent liabilities and obligation

19.1 As at December 31, 2013 and 2012, the Company and subsidiary companies have contingent liabilities from bank issuance of letter of guarantee as follows :

19.1.1 Letter of guarantee issued to Revenue Department amounting to Baht 17.21 million from the Company and its subsidiaries were assessed taxation in previous years amounting to Baht 27.57 million (Separate : Baht 7.41 million). The result of appeal to the Board of Appeal of Revenue Department on November 13, 2003 that granted to reduce penalties including surcharges from the tax assessment for the amount of Baht 17.21 million (Separate : Baht 2.62 million). But the Company has not recorded such amount as liabilities since the Company filed the prosecution to the Tax Court whose sentenced the Company to win the case. Later, the Revenue Department appealed this case to the Supreme Court which retroactively filed a trial to the Tax Court on October 9, 2009 for which the Company was ordered to pay tax by reducing penalties in whole amount. At present, the Company and Revenue Department filed the appeal to the Supreme Court and the case is awaiting for the sentence.

19.1.2 As at December 31, 2013 and 2012, the Company has contingent liabilities from letter of guarantee issued by bank to government agency and state enterprise amounting to Baht 3.71 million (Separate : Baht 3.58 million) and Baht 10.25 million (Separate : Baht 6.81 million) respectively.

19.2 At the end of 2012, the Company was sued as the third defendant regarding the Company acquired land for using in a condominium residence project and the seller was sued as the second defendant that the plaintiff requested to revoke selling agreement and assign title deeds together with renovate such land to be completed as previously and also required the jointly payment for compensation amount of Baht 200 million including revoked selling agreement and assigned title deeds.

But such land acquisition of the Company from the second defendant was acted in good faith. Thus, if the plaintiff win the case, the Company has to revoke selling agreement and assign title deeds to the aforementioned plaintiff but the Company completed the project development and transferred the ownership to customers, thus the Company is unable to comply with Consumer Protection Law. Nevertheless, the Company has to pay additional land valuation of different between purchasing price and market value at the transferring date.

19.3 As at December 31, 2013 and 2012, the Company had the obligation under the agreement with the contractor which has to complete the construction work for approximately Baht 6,244.49 million (Separate : Baht 6,208.82 million) and Baht 3,811.60 million (Separate : Baht 3,811.60 million) respectively.

19.4 As at December 31, 2012, the Company and subsidiary companies are liable on payment for land cost under the agreement for the remaining of Baht 853.03 million (Separate : Baht 578.34 million).

19.5 As at December 31, 2013 and 2012, the Company has contingent liabilities from bank aval promissory notes against guarantee raw materials acquisition agreement of two construction contractors of the company amount of Baht 166.21 million and Baht 150.44 million respectively.

20. Dividend paid

For the year 2013

20.1 According to the Board of directors' meeting No. 4/2013 held on August 8, 2013, passed the resolution to pay interim dividend to the shareholders from the results of the Company's operation for the six-month periods of year 2013 at Baht 0.26 per share for the total 1,475.70 million shares amounting to the Baht 383.68 million by deducting shares without right to received interim dividend total 0.13 million shares at Baht 0.26 each, amounting to Baht 0.03 million. The remaining amount should be actually paid amounting to Baht 383.65 million which was paid on September 4, 2013.

20.2 According to the shareholders' general meeting No. 1/2013 held on March 28, 2013, passed the resolution to pay dividend to the shareholders from the results of the Company's operation for the year 2012 at Baht 0.76 per share for the total 1,475.70 million shares amounting to Baht 1,121.53 million by deducting shares without right to received interim dividend total 9.69 million shares at Baht 0.23 each, amounting to Baht 2.23 million and shares without right to receive annual dividend total 1.89 million shares at Baht 0.53 each, amounting to Baht 1.00 million. The remaining amount was actually paid amounting to Baht 1,118.30 million by deducting the interim dividend paid amount of Baht 337.18 million. The remaining amount should be paid amounting to Baht 781.12 million which was paid on April 11, 2013.

For the year 2012

20.3 According to the Board of directors' meeting No. 5/2012 held on August 9, 2012, passed the resolution to pay interim dividend to the shareholders from the results of the Company's operation for the six-month periods of year 2012 at Baht 0.23 per share for the total 1,475.70 million shares amounting to the Baht 339.41 million by deducting shares without right to received interim dividend total 9.69 million shares at Baht 0.23 each, amounting to Baht 2.23 million. The remaining amount should be actually paid amounting to Baht 337.18 million which was paid on September 4, 2012.

20.4 According to the shareholders' general meeting No. 1/2012 held on March 29, 2012, passed the resolution to pay dividend to the shareholders from the results of the Company's operation for the year 2011 at Baht 0.65 per share for the total 1,475.70 million shares amounting to Baht 959.20 million by deducting shares without right to received interim dividend total 0.30 million shares at Baht 0.21 each, amounting to Baht 0.06 million and shares without right to receive annual dividend total 12.69 million shares at Baht 0.44 each, amounting to Baht 5.58 million. The remaining amount was actually paid amounting to Baht 953.56 million by deducting the interim dividend paid amount of Baht 309.83 million. The remaining amount should be paid amounting to Baht 643.73 million which was paid on April 11, 2012.

21. Retained earnings

Legal reserve - fully

According to the Public Company Limited Act B.E. 2535, the Company is required to set aside a legal reserve at least 5% of annual net profit after deducting deficit brought forward (if any) until the legal reserve reaches 10% of authorized share capital. Such legal reserve is not available for dividend distribution.

22. Financial instruments

Financial risk management and policies

The Company and its subsidiary companies are exposed to risk from changes in market interest rates and from non-performance of contractual obligations by counterparties. The Company and its subsidiary companies do not hold or issue derivative instruments for speculative or trading purposes.

Interest rate risk

The interest rate risk is a result of future fluctuation in market interest rates that will affect the results of the Company and its subsidiary companies' operation and their cash flows. The Company and its subsidiary companies' exposure to interest rate risk primarily related to their massive of deposits with financial institutions, bank overdrafts and loans. According to their management, the Company and its subsidiary companies do not use derivative financial instruments to hedge such risk since there is no domestic market for such activity.

Credit risk

The Company and its subsidiary companies are exposed to credit risk in respect of receivable. However, since the Company and its subsidiary companies have not transferred the ownership of sold assets to the buyer until the payment under agreement is fully made. Then, the Company has expected not to incur materially damages from debt collection.

Fair value of financial instruments

The Company and its subsidiary companies used the following methods and assumptions in estimating fair value of financial instruments as disclosed herein :

- Cash and cash at banks and short-term investments are stated at fair value based on the amount in statements of financial position.
- Trade accounts and notes receivable with their maturities less than 90 days from the end of the period and defaulted receivable are stated at fair value based on the amount in statements of financial position.
- Loan to, is stated at fair value based on the amount in statements of financial position.
- Bank overdraft, trade accounts and notes payable due less than 90 days are presented at fair value based on the amount in the statements of financial position.
- Accrued interest payable is stated at fair value based on the amount in statements of financial position.
- Long-term loan with floating rate of interest had the carrying value of loan equal to its fair value.



23. Additional disclosure of cash flows information

23.1 Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and at banks in the statements of financial position as follows:

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Cash	2,907,465.00	1,072,821.57	2,399,224.50	595,126.07
Current accounts	33,860,148.94	34,867,414.37	30,564,616.74	27,427,105.43
Savings deposit	896,328,262.67	664,275,099.50	734,284,319.65	516,609,173.06
Cheque in transit	132,361,281.38	346,319,976.69	126,578,495.60	310,262,473.69
Bills of exchange	126,110,486.45	121,094,693.51	-	-
	1,191,567,644.44	1,167,630,005.64	893,826,656.49	854,893,878.25

23.2 Investment properties

In 2013, the Company has transferred land and cost of project under construction to be investment properties in the amount of Baht 118.44 million.

In 2013 and 2012, the Company has transferred inventories-condominium units to be investment properties in the amount of Baht 76.39 million and Baht 33.82 million respectively.

In 2012, the Company has transferred investment properties to be property, plant and equipment amount of Baht 1.33 million.

23.3 Employee benefit provisions

In 2013 and 2012, the Company has recorded employee benefit provisions amount of Baht 20.31 million and Baht 12.17 million (Separate: Baht 6.91 million and Baht 4.64 million) respectively.

In 2013, the Company has recorded actuarial loss net of tax amount of Baht 6.46 million, presented in other comprehensive income (expense).

23.4 Financial lease assets

In 2013 and 2012, the Company has made hire purchase assets in the amount of Baht 5.13 million and Baht 14.28 million (Separate : Baht 14.03 million) by making payment total amount of Baht 0.87 million and Baht 4.23 million (Separate : Baht 4.21 million) respectively, the remaining amount is recorded as financial lease liabilities in full.

24. Segment information

As at December 31, 2013, comprise

(Baht : Million)

Business type	Parent Company				Subsidiaries					Total	
	Real Estate	Rent & Service	Others	Total	Real Estate	Rent & Service	Service & Manage-ment	Others	Total	Eliminate	Total
Net sales	13,565.98	47.07	-	13,613.05	288.79	5.63	803.07	-	14,710.54	(363.86)	14,346.68
Cost of sales	(9,273.20)	(25.51)	-	(9,298.71)	(204.90)	(3.33)	(324.10)	-	(9,831.04)	174.51	(9,656.53)
Gross profit	4,292.78	21.56	-	4,314.34	83.89	2.30	478.97	-	4,879.51	(189.36)	4,690.15
Other income	-	-	161.87	161.87	-	-	-	5.50	167.37	(113.54)	53.83
Selling expenses	-	-	(1,057.25)	(1,057.25)	-	-	-	(28.61)	(1,085.86)	187.58	(898.28)
Administrative expenses	-	-	(432.42)	(432.42)	-	-	-	(359.26)	(791.68)	20.21	(771.47)
Directors' remuneration	-	-	(51.74)	(51.74)	-	-	-	(41.10)	(92.84)	-	(92.84)
Management benefit expenses	-	-	(15.92)	(15.92)	-	-	-	-	(15.92)	-	(15.92)
Finance costs	-	-	(11.48)	(11.48)	-	-	-	(0.12)	(11.60)	-	(11.60)
Share of profit on investment in associates	-	-	-	-	-	-	-	-	-	-	-
Profit (loss) before income tax	4,292.78	21.56	(1,406.94)	2,907.40	83.89	2.30	478.97	(423.59)	3,048.98	(95.11)	2,953.87
Income tax	-	-	(613.41)	(613.41)	-	-	-	(31.09)	(644.50)	19.29	(625.21)
Profit (loss) for the year	4,292.78	21.56	(2,020.35)	2,293.99	83.89	2.30	478.97	(454.68)	2,404.48	(75.82)	2,328.66
Other comprehensive income (expense)	-	-	(6.46)	(6.46)	-	-	-	(13.34)	(19.80)	-	(19.80)
Total comprehensive income (expense) for the year	4,292.78	21.56	(2,026.81)	2,287.53	83.89	2.30	478.97	(468.02)	2,384.68	(75.82)	2,308.86
Attributable to:											
Owners of the Company		2,328.58									
Non-controlling interests		0.08									
		2,328.66									
Fixed assets											
as at December 31, 2013		607.26	97.37	704.63	-	76.81	-	7.00	788.44	-	788.44



As at December 31, 2012, comprise

(Baht : Million)

Business type	Parent Company				Subsidiaries					Total	
	Real Estate	Rent & Service	Others	Total	Real Estate	Rent & Service	Service & Management	Others	Total	Eliminate	Total
Net sales	12,279.29	43.65	-	12,322.94	666.47	5.88	686.50	-	13,681.79	(356.41)	13,325.38
Cost of sales	(8,451.40)	(24.07)	-	(8,475.47)	(448.34)	(3.20)	(244.03)	-	(9,171.04)	162.93	(9,008.11)
Gross profit	3,827.89	19.58	-	3,847.47	218.13	2.68	442.47	-	4,510.75	(193.48)	4,317.27
Other income	-	-	245.98	245.98	-	-	-	5.10	251.08	(161.82)	89.26
Selling expenses	-	-	(943.06)	(943.06)	-	-	-	(37.47)	(980.53)	185.79	(794.74)
Administrative expenses	-	-	(334.01)	(334.01)	-	-	-	(320.02)	(654.03)	16.70	(637.33)
Directors' remuneration	-	-	(56.49)	(56.49)	-	-	-	(43.65)	(100.14)	-	(100.14)
Management benefit expenses	-	-	(14.74)	(14.74)	-	-	-	-	(14.74)	-	(14.74)
Finance costs	-	-	(9.04)	(9.04)	-	-	-	(1.11)	(10.15)	0.02	(10.13)
Share of gain on investment in associates	-	-	-	-	-	-	-	-	-	67.89	67.89
Profit (loss) before income tax	3,827.89	19.58	(1,111.36)	2,736.11	218.13	2.68	442.47	(397.15)	3,002.24	(84.90)	2,917.34
Income tax	-	-	(626.37)	(626.37)	-	-	-	(62.85)	(689.22)	1.05	(688.17)
Profit (loss) for the year	3,827.89	19.58	(1,737.73)	2,109.74	218.13	2.68	442.47	(460.00)	2,313.02	(83.85)	2,229.17
Other comprehensive income (expense)	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income (expense) for the period	3,827.89	19.58	(1,737.73)	2,109.74	218.13	2.68	442.47	(460.00)	2,313.02	(83.85)	2,229.17
Attributable to:											
Owners of the Company											2,229.10
Non-controlling interests											0.07
											2,229.17
Fixed assets as at December 31, 2012	465.06	92.20	557.26	-	79.39	-	7.51	644.16	-	-	644.16

Inter-company transactions are income from service, rental and interest income from subsidiary companies.

Transaction with related companies are in the normal course of business.

25. Expenses analyzed by nature

Significant expenses analyzed by nature are as follows :

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Purchase of land and payment for construction during the year	13,115,655,273.67	12,233,016,996.54	12,448,053,288.41	11,844,791,754.48
Changes in inventories	(3,802,975,784.30)	(3,489,048,545.56)	(3,174,848,504.54)	(3,390,955,225.93)
Reversed allowance for devaluation of inventories	-	2,437,840.44	-	2,437,840.44

	Consolidated financial statements (Baht)		Separate financial statements (Baht)	
	2013	2012	2013	2012
Salaries, wages and other employees benefit expenses	898,169,936.39	772,780,343.43	254,114,506.35	230,225,456.10
Specific Business Tax and transference fee	593,251,562.14	539,530,944.47	582,655,434.14	515,404,396.54
Depreciation	36,656,216.43	34,756,041.42	30,489,287.63	28,541,079.92
Loss on sales of assets	30,258,089.63	-	30,258,089.63	-

26. Provident Fund

The fund consists of voluntary contributions by employees based on monthly salary at the rate of 2-4%, the Company's contribution of an additional 3-7% of the employee's basic salary which was paid into the provident fund. The Company and subsidiary companies paid the contribution to provident fund as follows :

	Consolidated financial statements (Million Baht)		Separate financial statements (Million Baht)	
	2013	2012	2013	2012
Contribution to provident fund	14.04	11.38	5.03	4.14

27. Directors' remuneration payment

According to the shareholders' general meeting for the year 2013 held on March 28, 2013 and for the year 2012 held on March 29, 2012, passed to pay remuneration to directors whose strength in their duty, not exceed Baht 15.92 million and Baht 14.66 million per annum respectively but excluding the remuneration or welfare pay to the directors who is employee of the Company. The allocation of such remuneration is the responsibility of the Board of directors which effective in every year until the resolution is changed. Thus, the Company has recorded this amount in expenses account.

28. Management Benefit Expenses

Benefit expenses paid to the management includes a chief executive officer, the next four executive levels immediately below that chief executive officer and all persons in positions comparable to these fourth executive levels consist of salaries, consulting fee, bonus, meeting allowance, fuel and telephone expenses for the period of the year ended December 31, 2013 and 2012 amount to Baht 92.84 million and Baht 100.13 million (Separate : Baht 51.74 million and Baht 56.48 million) respectively.

29. Capital Management

The objective of capital management of the Company and subsidiary companies is to prepare the financial structure to be properly appropriated and preserve the ability to continue their operations as a going concern.

As at December 31, 2013 and 2012, the Company and subsidiary companies have debt to equity ratio as summarized below :

	Consolidated financial statements		Separate financial statements	
	2013	2012	2013	2012
Debt to equity ratio	0.81	0.65	0.76	0.63

30. Approval of financial statements

These financial statements were approved and authorized for issue by the Board of directors of the Company on February 13, 2014.



Explanations and Analysis of the Management

Overall Performance of the Company

L.P.N. Development Public Co., Ltd. is the developer of real estate focusing on the development of residential condominium for the customers in the middle to lower-middle income target group. The business operation of the Company emphasizes the corporate environmental and social responsibilities together with risk management to enhance sustainable development of the Company. In 2013, seven projects of the Company were completed with the combined value of 14,400.00 million THB. The Company also launched ten more residential condominium projects with the combined value of 19,000.00 million THB which were positively received by the target group. However, the Company faced the problem of the approval request process and thus the construction of two projects with the combined value of 2,000.00 million THB was delayed, resulting in the income of the Company being lower than the target. In terms of sales volume, the combined sales volume in 2013 was 24,000.00 million THB which was equivalent to 30% growth from that of the previous year. The backlog of the Company was almost 21,000.00 million THB, approximately 7,600.00 million THB of which was the backlog of 2014 and 13,000.00 million THB was that of 2015.

In 2013, the gross income of the Company and subsidiary companies was 14,400.50 million THB or equivalent to 6.8% increase from that of 13,482.52 million THB in the same period of the previous year from seven projects completed and delivered, namely, Lumpini Ville Sukhumvit 109-Bearing, Lumpini MegaCity Bangna, Lumpini ParkBeach Jomtien, Lumpini Ville Naklua-Wongamart, Lumpini Ville Sukhumvit 77(2), Lumpini CondoTown Chonburi-Sukhumvit Phase 1 and Lumpini Ville Ramkhamhaeng 60/2 Building C. The income also derived from the projects completed in the previous year. The gross profit rate from sale had slightly increased from 32.50% in 2012 to 32.86% in 2013. The income from rental and service business and community management business increased 26.81% from the previous year.

Item	2013					2012				
	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 1-4	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 1-4
Sale (Unit)	5,341	5,825	1,902	3,995	17,063	3,898	4,465	2,667	4,221	15,251
(Million THB)	6,730.10	8,969.74	2,567.83	6,127.45	24,395.12	4,862.99	6,136.38	3,768.04	3,973.69	18,741.10
1. Recognized (Unit)	1,805	2,820	2,168	3,877	10,670	1,897	949	1,584	4,962	9,392
2. Income from Sale (Million THB)	2,365.07	4,182.23	3,339.57	3,984.21	13,871.08	2,068.59	1,020.85	3,011.98	6,848.89	12,950.32
3. Cost of Sale (Million THB)	1,576.54	2,734.03	2,193.17	2,808.95	9,312.68	1,466.76	686.78	1,961.69	4,626.30	8,741.53
4. Gross Profit (%)	33.34	34.63	34.33	29.50	32.86	29.09	32.72	34.87	32.45	32.50

Financial Status

With regard to the financial status of the Company as of 31 December 2013, the total assets of the Company and the subsidiary companies was 17,420.19 million THB, increased 3,399.02 million THB from the previous year as a result of the increase of current assets in terms of land and costs of projects under construction of 3,054.14 million THB and inventories of 749.82 million THB as there were projects that were pending ownership transfer in Q1/2014 and the purchase of ten pieces of land for project development in 2014. Total liabilities of the Company and subsidiary companies increased from 5,539.45 million THB in 2012 to 7,794.38 million THB in 2013 or equivalent to 40.71% increase from the withdrawal of both long-term and short-term loan of 2,445.14 million THB and the decrease of income tax payable of 240.08 million THB. This reflected the strength of the financial status of the Company.

Investment Structure

In 2013, the liabilities of the Company were 44.74% and the shareholder's equity was 55.26%, reflecting the stability of the financial status of the Company as the shareholder's equity was higher than liabilities in the investment structure. The total debt to equity ratio increased from 0.66 in 2012 to 0.81 because the Company had requested for loan for continuous development of projects. The average debt to equity ratio of 12 real estate developers listed in the Stock Exchange of Thailand in Q3/2013 was 1.59 times.

Comparing information between consolidated financial statements of the Company and the industry average ratio of Q3/2013

Item	Industry Average Ratio	L.P.N. Development Public Co., Ltd.
1. Sale and management expenses / Gross income (%)	19.52	12.22
2. Interest paid / Gross income (%)	1.90	0.08
3. Net profit / Gross income (%)	13.13	17.28
4. Debt to equity ratio (time)	1.59	0.83
5. Return / Total assets (%)	4.18	10.67
6. Return / Capital (%)	9.50	19.52

Note: The industry average ratio is calculated from 12 listed companies in the Stock Exchange of Thailand, namely, Areeya Property Public Co., Ltd., Asian Property Public Co., Ltd., Lalin Property Public Co., Ltd., Land and Houses Public Co., Ltd., L.P.N. Development Public Co., Ltd., M.K. Real Estate Development Public Co., Ltd., Noble Development Public Co., Ltd., Prinsiri Public Co., Ltd., Pruksa Real Estate Public Co., Ltd., Quality House Public Co., Ltd., Sansiri Public Co., Ltd., and Supalai Public Co., Ltd.



Liquidity and Ability to Earn Profit

The net profit margin of the Company in 2013 was 16.17% lower than that of 16.62% in 2012 as the Company gained profit from the sale of investment capital in an associated company in 2012.

As of 31 December 2013, the cash balance and short term investment cash of the Company was 1,191.57 million THB, increased from 1,167.63 million THB in the same period of the previous year because the Company had a significant amount of cash received at the end of the year that could not be used to pay off debt because it was not due.

Significant Changes and Future Trend

The operation of the Company had followed the project development plan from the sale management process, the construction and handover of condominium units as well as the ownership transfer, resulting in the liquidity and continuous and stable growth of the Company. From 2013 until today, there was the total of ten projects being developed with 21,600 units at the combined value of 25,200.00 million THB. At the end of 2013, the Company had invested in land for the development of eight more projects in 2014, namely, Lumpini Seaview Huahin Soi 7, Lumpini Park Phetkasem 98, Lumpini Ville On Nut-Phatthanakan, Lumpini Ville On Nut 46, Lumpini Ville On Nut-Lat Krabang 2, Lumpini CondoTown Rom Klao-Suvarnabhumi, Lumpini Place Borom Ratchachonni-Pinklao and Lumpini Ville Nawamin-Si burapha. At the same time, as of the end of 2013, the backlog of the Company was 21,000.00 million. The backlog of 2013 was around 7,600.00 million THB.

Project	No. (Unit)	Value (Million THB)	Completion Schedule
1. Lumpini Ville Naklua-Wongamat (C)	846	1,100.00	Quarter 1
2. Lumpini Ville Ramkhamhaeng 60/2 (A,B)	932	1,200.00	Quarter 1
3. Lumpini CondoTown Chonburi-Sukhumvit Phase 2	1,727	1,170.00	Quarter 1
4. Lumpini CondoTown Ramindra-Lat Pla Khao 2	532	550.00	Quarter 1
5. Lumpini Ville On Nut-Lat Krabang	1,118	1,060.00	Quarter 3
6. Lumpini Ville Prachachuen-Phongphet 2	1,395	1,980.00	Quarter 3
7. Lumpini Seaview Jomtien	1,150	1,280.00	Quarter 3
8. Lumpini Place UD-Posri	1,370	2,000.00	Quarter 4
9. Lumpini Township Rangsit Klong 1 (A,B,D)	1,800	1,280.00	Quarter 4
10. Lumpini Ville On Nut 46	1,450	1,400.00	Quarter 4
11. Lumpini Ville On Nut-Phatthanakan	1,600	1,800.00	Quarter 4
12. Lumpini CondoTown Rom Klao-Suvarnabhumi	1,650	1,500.00	Quarter 4
Total	15,570	16,320.00	

Accounting Policy

1. Income and Expenses Recognition

- 1.1 Revenues from sales of inventory (condominium and land and house) are recognized as income when the significant risk and rewards of ownership have been transferred to the buyer that the Company retains neither continuing managerial involvement nor effective control over the inventory sold. The recognized amount and cost incurred in respect of the transaction can be measured reliably.
- 1.2 Rental and services income relating to investment properties are recognized on an accrual basis.
- 1.3 Rental and services income relating to investment properties are recognized on an accrual basis.
- 1.4 Other income and expenses are recognized on an accrual basis.
- 1.5 Cost of sales of land and house, and condominium resident are calculated on area and selling price basis.

2. Cash and cash equivalents

Cash and cash equivalents include cash on hand and at banks, and investment in bills of exchange which the maturity is less than 3 months and without restriction on withdrawal.

3. Current investment

Investments in bills of exchange issued by the financial institution which the remaining period over 3 months but less than 1 year or held to maturity within 3 months but intended to held in the original type, are stated at cost.

4. Trade and other receivables

Trade and other receivables are stated at the invoice amount less allowance for doubtful accounts. The Company provides the allowance for doubtful accounts equal to the estimated uncollectibility receivables based on the historical collection experience.

5. Land and cost of project under construction

Land and cost of project under development are shown by the lower of specific method or net realizable value. The project cost consists of : cost of land, development cost, construction cost, miscellaneous expenses of the project and interest expenses. Interest expenses will be stopped to recognize as cost whenever the construction project have been completed or ceased.

6. Inventories

Inventories consist of completed condominium, land and house which have not been transferred to the buyer are valued at the lower of cost by using specific method or net realizable value.

7. Investment in subsidiaries and associates

- Investment in associates in the consolidated financial statements are stated under equity method.
- Investment in subsidiaries and associates in the separate financial statements are stated at cost less provision for impairment (if any).

8. Land and cost of project held for development is land and cost of project held for future development, is stated at cost less provision for impairment (if any). Cost consist of land and other related expenses for acquisition of land and cost of project including borrowing cost incurred from development and is derecognized when the development is ceased.

9. Investment properties / depreciation

Investment properties are properties held to earn rental or for capital appreciation or both, is measured at cost less accumulated depreciation and provision for impairment (if any).

Cost is included the estimated costs of dismantlement, removal the item and restoration the site on which it is located at the time they are incurred. The residual value and the useful life of an asset is required to review at least at the financial year-end. Depreciation is calculated on a straight-line basis at the rate as follows:

	Number of years
Condominium (Office building and resident) and car parking	40
Office decoration and equipment	5-10

10. Property, plants and equipment/depreciation

- Lands are valued at cost.
- Building and equipment are stated at cost less accumulated depreciation and provision for impairment (if any).
- Cost is included the estimated costs of dismantlement, removal the item and restoration the site on which it is located at the time they are incurred. The residual value and the useful life of an asset is required to review at least at the financial year-end.
- Depreciation is calculated on a straight-line basis at the rate as follows:

	Number of years
Condominium and office building	40
Office decoration and equipment	10
Computer	5
Vehicles	5

11. Impairment of assets

The Company has assessed the impairment of investment properties, investing capital, land and cost of undevelopment projects and intangible assets whenever events or changes indicate that the carrying amount of assets exceeds its recoverable value. The impairment loss will be recognized in statements of comprehensive income. The Company will reverse the impairment loss whenever there is no longer impairment or reduction in impairment.

Recoverable value of asset is either the net selling price or value from utilization of that asset, whichever is higher. The impairment will be estimated from each item of assets or each asset unit generating cash flow, whichever is practical.

12. Financial lease assets

The Company records assets under financial lease as assets and liabilities in an amount equal to the fair value of the lease assets at the inception of the agreement. Interest expenses are recorded to each period over the term of agreement based on the outstanding balance of the financial lease liabilities during each period.

13. Income tax expenses

Income tax expenses for the accounting period comprises current tax and deferred tax.

13.1 Current tax

The Company and subsidiaries recorded in come tax to be paid in each period as expenses in that period and calculated

13.2 Deferred tax

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they adjust, using tax rates enacted or substantively enacted at the reporting date. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized for all deductible temporary differences and carry forward of unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax losses can be utilized. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced 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 utilized. Deferred tax is recognized directly to shareholders' equity, except to the extent that it relates to items recognized in other comprehensive income or directly in equity.

3.14 Accounting estimates

Preparation of financial statements in conformity with the Thai Financial Reporting Standards required the management to make several estimation and assumption which affect the reported amounts in the financial statements and notes related thereto. Consequent actual results may differ from these estimates.

The estimates and assumptions may have a risk of causing an adjustment to the assets in the next financial year related to provisions for employee benefits which is estimated by the actuary based on actuarial method and certified by the management at the statement of financial position date. It is probable that the estimates may have uncertain since the project's nature is to be long-term (note 3.17.2). Other estimates are further described in the corresponding disclosures.

15. Provisions

The Company recognizes a provision when an entity has a present legal or constructive obligation as a result of a past event. It is probable that an outflow of economic benefits resources will be required to settle the obligation and reliable estimate can be made of the amount of the obligation. If some or all the expenditure is required to settle a provision, is expected to be reimbursed when it is virtually certain that reimbursement will be received if the Company settles the obligation. The amount recognized should not exceed the amount of the provision.

16. Earnings per share

Earnings per share as presented in the statements of comprehensive income is the basic earnings per share which is determined by dividing net profit (loss) for the year by the weighted average number of ordinary shares issued during the period.

17. Provident fund and Employee benefits

17.1 Provident fund The Company has established provident fund under the defined contribution plan. The fund's assets are separated entities which are administered by the outsider fund manager. The Company and employees made contribution into such provident fund. The Company's contribution to the provident fund were recorded as expenses in statements of comprehensive income in the period in which they are incurred.

17.2 Employee benefits

The Company and subsidiary companies provide for post employment benefits, payable to employees under the Thai Labor Law. The present value of employee benefit liabilities recognized in the statements of financial position is estimated on an actuarial basis using Projected Unit Credit Method. The calculation was made by utilizing various assumptions about future events. The Company is responsible for the selection of appropriate assumptions. The assumptions used in determining the net period cost for employee benefits include the discount rate, the rate of salary increment, and employee turnover. Any changes in these assumptions will impact the net periodic cost recorded for employee benefits. On an annual basis, the Company and subsidiary companies determine the appropriate discount rate, which represents the interest rate that should be used to determine the present value of future cash flows currently expected to be required to settle the employee benefits. In determining the appropriate discount rate, the Company and subsidiary companies consider the market yield based on Thai government bonds with currency and term similar to the estimated term of benefit obligation.

The principal actuarial assumptions used were as follows;

	Consolidated and Separate financial statements	
	2013	2012
Discount rate	4.1 per annum	4.1 per annum
Mortality	According to TMO 2008 male and female tables	According to TMO 2008 male and female tables
Employee turnover	Age-related scale and kind of employees and daily staff	



Company's Loan

List of loans of L.P.N. Development Public Co., Ltd. and subsidiary companies as of 31 December 2013

(Unit: Million THB)

No.	Institution	Loan Type	Amount (million THB)	Tanding Amount (million THB)	Proportion (%)	Average Interest Rate (%)	Collateral
1	Loans from six financial institutions	Loan	14,422.11	5,258.70	36.46	4.58	Land and Buildings
	Total		14,422.11	5,258.70	36.46		

Financial Institutions contacted as of 31 December 2013

(Unit: Million THB)

No.	Institution	Amount
1	Deposits at ten financial institutions	1,191.56
	Total	1,191.56

Remuneration for Auditor

Audit Fee

- The remuneration for auditor in the previous year was 1,052,000 THB.
- The costs for the auditor's office, persons or activities in connection with the auditor or his office in the previous financial year was 600,000 THB.

Non-audit fee

- None -



Connected Transactions

In 2013, the list of connected transactions of the Company with subsidiary companies and associated company on sale or employment agreements under the same conditions and market prices at the time as with third parties as of

Connected transactions between the Company and Lumpini Property Management Co., Ltd.

Description	Contract Amount
1. Brand promotion and popularity maintenance fee (Jan 2013 - 31 Dec 2013)	7,970,000 / Month
2. Customers base management fee (Jan 2013 - 31 Dec 2013)	5,480,000 / Month
3. Rental brokerage fee (5 projects)	1 Month rental fee / 1 year
4. Fee for management of parking lots and parking fee collection	
4.1 Fee for management of the parking lots of Lumpini Tower (80%) and the parking lot of L.P.N. Tower (20%)	64,800.00 THB / Month
4.2 Fee for parking fee collection (2 projects)	3% of revenue
5. Fee for community management of 12 projects, namely,	
5.1 Lumpini Ville Naklua-Wongamart (Building A) (16 Aug 2013 - Dec 2013)	112,500.00 THB / Month
5.2 Lumpini Ville Naklua-Wongamart (Building B) (Nov 2013 - Dec 2013)	162,000.00 THB / Month
5.3 The Lumpini 24 (Dec 2013)	1,800,000.00 THB / Month
5.4 Lumpini Park Riverside-Rama 3 (Jan 2013)	300,000.00 THB / Month
5.5 Lumpini MegaCity Bangna (Feb 2013 - Apr 2013)	200,000.00 THB / Month
5.6 Lumpini MegaCity Bangna (May 2013 - Jun 2013)	300,000.00 THB / Month
5.7 Lumpini MegaCity Bangna (Jul 2013 - Aug 2013)	600,000.00 THB / Month
5.8 Lumpini ParkBeach Jomtien (16 Nov 2013 - Dec 2013)	400,000.00 THB / Month
5.9 Lumpini CondoTown Ramindra-Ladplakao (Jan 2013 - Mar 2013)	220,000.00 THB / Month
5.10 Lumpini Ville Sukhumvit 109-Bearing (Feb 2013 - Jun 2013)	200,000.00 THB / Month
5.11 Lumpini CondoTown North Pattaya-Sukhumvit (Jan 2013 - Mar 2013)	280,000.00 THB / Month
5.12 Lumpini Ville Sukhumvit 77 (2) (Sep 2013 - Nov 2013)	250,000.00 THB / Month
5.13 Lumpini Ville Ramkamhaeng 60/2 (Dec 2013)	92,000.00 THB / Month
5.14 Lumpini Ville Chaengwattana-Pakkred (Jan 2013)	400,000.00 THB / Month
5.15 Lumpini CondoTown Chonburi-Sukhumvit (Oct 2013 - Dec 2013)	125,000.00 THB / Month
6. Fee for condominium registration service and system integration	
6.1 Condominium registration service	
6.1.1. Lumpini MegaCity Bangna	150,000.00 THB
6.1.2. Lumpini Ville Naklua-Wongamart	150,000.00 THB
6.1.3. Lumpini ParkBeach Jomtien	150,000.00 THB
6.1.4. Lumpini Ville Sukhumvit 109-Bearing	150,000.00 THB
6.1.5. Lumpini Ville Sukhumvit 77 (2)	150,000.00 THB
6.1.6. Lumpini CondoTown Chonburi-Sukhumvit	150,000.00 THB
6.1.7. Lumpini Ville Ramkamhaeng 60/2	150,000.00 THB

Description	Contract Amount
6.2 Condominium system integration service	
6.2.1. Lumpini MegaCity Bangna	200,000.00 THB
6.2.2. Lumpini Ville Naklua-Wongamart	200,000.00 THB
6.2.3. Lumpini ParkBeach Jomtien	200,000.00 THB
6.2.4. Lumpini Ville Sukhumvit 109-Bearing	200,000.00 THB
6.2.5. Lumpini Ville Sukhumvit 77 (2)	200,000.00 THB
6.2.6. Lumpini CondoTown Chonburi-Sukhumvit	200,000.00 THB
6.2.7. Lumpini Ville Ramkamhaeng 60/2	200,000.00 THB
7. Fee for management of commercial condominium units within residential condominium projects (lump sum payment)	188,160.00 THB / Month
8. Fee for room rental management (residential or office) of 6 projects namely, L.P.N. Tower, Lumpini Tower, Lumpini Center Happyland Building E, Lumpini Ville Mary-Sathorn, Siphaya-Riverview, Lumpini Ville Laksi	10% of monthly rental fee
9. Brokerage fee for the sale of 3 projects	2% of sale value
10. Fee for rental and service of Lumpini Tower, 36th Floor, Zone D - (Jan 2013 - Dec 2013)	10,000.00 THB / Month
Fee for rental and service of Lumpini Tower, 28th Floor, Zone E, F - (Jan 2013 - Dec 2013)	251,586.00 THB / Month
11. Shop rental fee (5 projects)	
11.1 Shop rental fee	
- Lumpini CondoTown Bodindecha-Ramkamhaeng (Jan 2013 - Dec 2013)	43,308.00 THB
- Lumpini Place Rama 9-Ratchada (Jan 2013 - Dec 2013)	46,342.80 THB
- Lumpini Park Pinklao (Jan 2013 - Dec 2013)	70,459.20 THB
- Lumpini CondoTown Rattanathibes (Mar 2013 - Dec 2013)	33,512.40 THB
- Lumpini MegaCity Bangna (Nov 2013 - Dec 2013)	6,339.60 THB
11.2 Shop Service Fee	
- Lumpini CondoTown Bodindecha-Ramkamhaeng (Jan 2013 - Dec 2013)	101,052.00 THB
- Lumpini Place Rama 9-Ratchada (Jan 2013 - Dec 2013)	108,133.20 THB
- Lumpini Park Pinklao (Jan 2013 - Dec 2013)	164,404.80 THB
- Lumpini CondoTown Rattanathibes (Mar 2013 - Dec 2013)	78,195.60 THB
- Lumpini MegaCity Bangna (Nov 2013 - Dec 2013)	14,792.40 THB

**Connected Transactions between the Company and Lumpini Project Management Service Co., Ltd.**

Description	Contract Amount (THB)
1. Fee for construction management (21 projects)	117,706,838.31 THB / 21 Projects
2. Fee for project management (maintenance) (lump sum payment)	825,030.84 THB / Month
3. Fee for rental and office service (Lumpini Tower, 36th Floor, Zone E,F) - (Jan 2013 - Dec 2013)	5,000.00 THB / Month
4. Fee for rental and office service (Lumpini Tower, 28th Floor, Zone C) - (Jan 2013 - Dec 2013)	89,780.00 THB / Month

Connected Transactions between the Company and Lumpini Property Service and Care Co., Ltd.

Description	Contract Amount (THB)
1. Office rental fee (36th Floor, Lumpini Tower) - (Jan 2013 - Dec 2013)	300.00 THB / Month
2. Office rental and service fee (28th Floor, Zone D, Lumpini Tower) - (Jan 2013 - Dec 2013)	18,090.00 THB / Month
3. Fee for cleaning service	
3.1 Meeting room, 11th Floor, Lumpini Tower (Jan 2013 - Dec 2013)	14,000.00 THB / Month
3.2 Office space, 36th Floor, Lumpini Tower (Jan 2013 - Dec 2013)	56,000.00 THB / Month
3.3 Parking lot, Lumpini Tower (Jan 2013 - Dec 2013)	28,000.00 THB / Month
3.4 Parking lot, L.P.N. Tower (Jan 2013 - Dec 2013)	14,000.00 THB / Month
3.5 City Home Training Center (Jan 2013- Dec 2013)	14,000.00 THB / Month
3.6 Construction office, sale office, juristic persons office and customer service office (Jan 2013 - Dec 2013)	based on actual number of works
4. Fee for receptionist service (Sale Department, Juristic Persons)	based on actual number of works
5. Fee for brand promotion and popularity maintenance (Jan 2013 - Dec 2013)	1,990,000 THB / Month

Connected Transactions between the Company and Pornsanti Co., Ltd.

Description	Contract Amount (THB)
1. Fee for rental and office service and utility costs (Lumpini Tower, 36th Floor, Zone C) - (Jan 2013 - Dec 2013)	1,500.00 THB / Month
2. Fee for rental of training center (City Home) - (Jan 2013 - Dec 2013)	370,000.00 THB / Month
3. Interest paid for promissory note - Interest rate 4.30% - 4.72%	2,118,110.69 THB

Connected transactions between Pornsanti Co., Ltd. and Lumpini Property Management Co., Ltd.

Description	Contract Amount (THB)
1. Fee for management of room rental (3 projects)	10% of the rental fee / Month / Room
2. Rental brokerage fee (3 projects)	1 Month rental fee / 1 year rental contract 0.50 month rental fee when rental contract extended

Connected transactions between Pornsanti Co., Ltd. and Lumpini Project Management Service Co., Ltd.

Description	Contract Amount (THB)
1. Fee for construction management (2 projects)	
1.1 Lumpini Town Residence Ladprao Station	175,000 THB / Month
1.2 Lumpini Town Place Ratchayothin-Sena	179,000 THB / Month

Connected transactions between Pornsanti Co., Ltd. and Lumpini Property Service and Care Co., Ltd.

Description	Contract Amount (THB)
1. Fee for cleaning service of sale offices of:	
1.1 Lumpini Town Residence Ladprao Station	based on actual number of works
1.2 Lumpini Town Place Ratchayothin-Sena	based on actual number of works
2. Fee for cleaning service of the construction offices of:	
1.1 Lumpini Town Residence Ladprao Station	based on actual number of works
1.2 Lumpini Town Place Ratchayothin-Sena	based on actual number of works



**Connected transactions between Lumpini Property Service and Care Co., Ltd.
and Lumpini Project Management Service Co., Ltd.**

Description	Contract Amount (THB)
1. Fee for cleaning service (Lumpini Tower, 28th Floor, Zone C) - (Jan 2013 - Dec 2013)	14,000.00 THB / Month

**Connected transactions between Lumpini Property Management Co., Ltd.
and Lumpini Property Service and Care Co., Ltd.**

Description	Contract Amount (THB)
1. Fee for cleaning service	
1.1 Lumpini Tower, 28th Floor, Zone E, F (Jan 2013 - Dec 2013)	14,000.00 THB / Month
1.2 Sale office of Brokerage Business (5 projects)	
1.2.1 Lumpini Park Pinklao (Jan 2013 - Dec 2013)	15,500.00 THB / Month
1.2.2 Lumpini Place Narathiwas-Chaopraya (Jan 2013 - Dec 2013)	15,500.00 THB / Month
1.2.3 Lumpini Condotown Bodindecha-Ramkamhaeng (Jan 2013 - Dec 2013)	15,500.00 THB / Month
1.2.4 Lumpini Place Rama 9-Ratchada (Building A,B) (Mar 2013 - Dec 2013)	based on actual number of works
1.2.5 Lumpini Condotown Rattana Thibes (Mar 2013 - Dec 2013)	based on actual number of works
1.3 One project - Sawangkanives	
3.1 Jan 2013 - Mar 2013	30,000.00 THB / Month
3.2 Apr 2013 - Dec 2013	90,000.00 THB / Month
2. Fee for security service - Sawangkanives	
- Jan 2013 - Mar 2013	44,000.00 THB / Month
- Apr 2013 - May 2013	113,500.00 THB / Month
- Jun 2013 - Sep 2013	132,000.00 THB / Month
- Oct 2013 - Dec 2013	121,000.00 THB / Month

Connected loans as of 31 December 2013

- None-

Connected transactions between interested parties

The Company encourages its employees to have their own residence by giving discounts as a form of welfare for those who reserve to buy condominium in various projects of the Company. The policies on this matter are as follows:

1. It must be purchased and sold in the name of the employee for residency purpose only.
2. Discount will be given when ownership transfer is being done. This information will be announced to the whole Company by project.
3. The employee will also be entitled to all other benefits similar to other customers.

Name	Unit	Number of Units	Total Sale Price	Discount on Transfer	Note
Lumpini Park Riverside-Rama 3					
1. Preecha Techakraisri	E-0401	1	11,250,000.00	-	Transferred Oct 2013
2. Panpen Saengchanpakdi	C-1018S	1	2,300,000.00	519,380.00	Transferred Oct 2013
Total			13,550,000.00	519,380.00	
Lumpini Ville Chaengwattana-Pakkred					
1. Noppawan Krisanarat	B-2702	1	1,740,000.00	640,000.00	Transferred Dec 2013
Total			1,740,000.00	640,000.00	
Lumpini CondoTown North Pattaya-Sukhumvit					
1. Panpen Saengchanpakdi	B-2005, B-2404	2	1,608,000.00	18,341.00	Transferred Dec 2013
Total			1,608,000.00	18,341.00	
Lumpini Ville Naklua-Wongamart					
1. Pornthip Chaipoon	A-1425	1	1,730,000.00	19,921.00	Transferred Sep 2013
	C-1507, C-1508	2	3,476,000.00	-	Not yet transferred
Total			5,206,000.00	19,921.00	
Lumpini Ville Sukhumvit 77 (2)					
1. Pimtong Chaipoon	A1-1213	1	1,350,000.00	14,538.00	Transferred Oct 2013
2. Paothai Sinkacharoen	B2-0904	1	1,050,000.00	19,600.00	Transferred Dec 2013
Total			2,400,000.00	34,138.00	
Lumpini Park Rattanathibes-Ngarmwongworn					
1. Somsri Techakraisri	B-2222	1	1,348,000.00	-	Not yet transferred
2. Vipa Sripayak	B-1422, B-1423	2	2,616,000.00	-	Not yet transferred
Total			3,964,000.00	-	
Lumpini Place Srinakarin-Huamark Station					
1. Pornthip Chaipoon	A-0905, A-0906	2	4,620,000.00	-	Not yet transferred
2. Pimtong Chaipoon	A-0826	1	2,460,000.00	-	Not yet transferred
3. Sompong Kwanampaipan	B-1921	1	1,704,000.00	-	Not yet transferred
Total			8,784,000.00	-	
Lumpini Place UD-Posri					
1. Pimtong Chaipoon	A1-0314	1	2,058,000.00	-	Not yet transferred
Total			2,058,000.00	-	
The Lumpini 24					
1. Malinee Boonnantakun	A-1003	1	4,180,000.00	-	Not yet transferred
2. Supanya Boonnantakun	A-1001	1	4,417,000.00	-	Not yet transferred
Total			8,597,000.00	-	

Audit Committee Report 2013

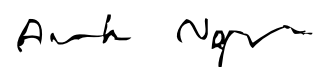
Audit Committee of L.P.N. Development Public Co., Ltd. comprises four independent directors, namely, Mr. Amornsuk Noparumpa as a Chairman and Mr. Thep Roongtanapirom, Mr. Weerasak Wahawisal and Mr. Vudhiphol Suriyabhivadh as Committee members. In 2013, the Audit Committee held six meetings altogether to perform the duties indicated in the Audit Committee Charter and reported the result of all meetings to the Board of Directors' Meeting. The summary of main duties of the Audit Committee is as follows:

1. Review of Financial Statement. The Audit Committee had reviewed the quarterly and 2013 Financial Statements of L.P.N. Development Public Co., Ltd., Consolidated Financial Statements and connected transactions in joint meetings with the Management and the head of the Internal Control Department. The auditors had also been invited to attend the meetings to comment on the accuracy and completion of the financial statements as well as other issues which may affect the financial statements. Also, sufficient information was disclosed in a timely and reliable manner to ensure that the financial statements were in accordance with the regulations and generally accepted accounting standards for the benefit of the users or shareholders. The Audit Committee had considered the audit guideline and annual plan of the auditors before approving the said financial statements. The Audit Committee organized one joint meeting with the auditors without the presence of the Management of the Company to consider the annual audit scope and plan of the auditors.
2. Review of Risk Management. The Risk Management Committee had reviewed the risk management of the business by taking into consideration the internal and external factors, possibilities of impact and managed risks to be at the acceptable level. The meeting between the Audit Committee and the Risk Management Committee was held regularly every quarter. The Audit Committee had provided the guideline and recommendations in order for the Risk Management Committee to manage risks to be in accordance with and supportive of the strategy of the organization.
3. Review of Internal Control System. The Audit Committee considered and reviewed the internal control system together with the head of Internal Control Department and auditors quarterly. The issues considered are the operation, the care for resources and assets, the prevention of mistakes, corruption, the reliability of the financial statements and strict compliance with law and regulations. The Audit Committee had followed up the

performance from the quarterly internal audit report to ensure careful internal control points and increase the development capacity of all systems.

4. Review of Good Corporate Governance. The Audit Committee had reviewed the business operation of the Company and the performance of all departments and ensured the integrity and compliance with the regulations of the Stock Exchange of Thailand and related laws about the operation of real estate development business especially with regards to connected transactions of associated companies. This is to ensure that the operation of the business of the Company is transparent, reasonable and auditable.
5. Supervision of Internal Audit. The Audit Committee had considered the annual internal audit plan and long-term audit plan by focusing on the random audit of the items in the financial statements and considering the result of the audit on a quarterly basis and solving important issues on a timely basis. The Audit Committee opined that the internal audit system of the Company is sufficient, appropriate and effective as well as promoted the development of the quality of audit work in terms of personnel and operation that is in line with the international standard.
6. Appointment of Auditors for the year 2014. The Audit Committee agreed to propose DIA International Accounting Office to be the auditor of L.P.N. Development Public Co., Ltd. in 2014 and proposed to the Board of Directors for consideration and approval from the Annual General Meeting of Shareholders 2014.

On behalf of the Audit Committee



(Mr. Amornsuk Noparumpa)
Chairman of Audit Committee

30 January 2014

Good Corporate Governance Report

The Audit Committee has given importance to the good corporate governance as it is crucial for the enhancement of the credibility as well as the excellence and sustainable development of the organization. Apart from building understanding and raising awareness on the five principles, namely, 1) Right and Equity of Shareholders and Stakeholders, 2) Role and Responsibility of the Board of Directors, 3) Information Disclosure and Transparency, 4) Control and Management of Risk and 5) Code of Business Conduct, in 2013, it is also the policy of the organization to focus on the social and environmental aspects and anti-corruption policy. L.P.N. Academy has also been established and continuously developed.

Risk Management Committee Report

The Risk Management Committee had been appointed by the resolution of the Board of Directors' Meeting Ref. 1/2011 on 17 February 2011. The Committee comprised eight executive directors and managing directors of the Company and subsidiary companies as follows:

1. Mr. Tikhamporn Plengsrisuk	Chief Executive Director
2. Mr. Pichet Supakijjanusan	Executive Director
3. Mrs. Yupa Techakraisri	Executive Director
4. Mr. Kumpee Chongthurakit	Executive Director
5. Mr. Opas Sripayak	Managing Director, L.P.N. Development Public Co., Ltd.
6. Mr. Charan Kesorn	Managing Director, Lumpini Property Management Co., Ltd.
7. Mr. Pramode Chaipoon	Managing Director, Lumpini Project Management Service Co., Ltd.
8. Ms. Somsri Techakraisri	Managing Director, Pornsanti Co. Ltd.

The role and responsibilities of the Risk Management Committee are indicated in the Charter which was approved by the Board of Directors on 17 February 2011.

In 2013, the Risk Management Committee held the total of four meetings to review and assess risks as well as to manage risks which were likely to affect the organization and reported to the Board of Directors on a quarterly basis.

The Risk Management Committee had concluded and assessed risks which might affect the organization in 2013 as follows:

Financial Risk

- Risk Factor :** European Economic Crisis

Risk Management : Closely follow up the situation and operate in accordance with the business plan as well as carefully manage cash flow of the Company and consider increasing financial channels.

Result : No impact on the business plan.
- Risk Factor :** Retail Loan Rejection Rate

Risk Management : Increase the possibility of loan approval by collaborating and working closely with financial institutions and managing loan.

Result : The retail loan rejection rate is acceptable by the Company.

Strategic risk

- Risk Factor :** Competitive Market Situation

Risk Management : Operate the business in accordance with the business plan and start developing "Township" concept.
- Risk Factor :** Focus Strategy on Specific Group of Customers

Risk Management : Develop two non-condominium projects and develop a project in Udonthani province.

Result : The expansion of business is well-received by the customers.
- Risk Factor :** In-House Operation

Risk Management : Develop the capacity of the outsourcing organization to be in line with the core values of the Company.

Result : Able to reduce the expansion of the number of staff.
- Risk Factor :** Bubble Situation in Real Estate Business

Risk Management : Closely follow up the information and expand the business by increasing income from rental business.

Result : The expansion of the business is well-received by the market.

Operation Risk

1. Risk Factor : Impact of the Policy to Increase Minimum Wage and Salary of Newly Graduates
 Risk Management : Increase the capacity of staff and control hidden costs from design and expenses.
 Result : The performance of the Company is in accordance with the target.
2. Risk Factor : Recruitment and Development of Staff to Respond to the Organization's Growth
 Risk Management: Follow the human resources development plan and increase the role of L.P.N. Academy.
 Result : Able to solve the problem of recruitment and increase the role of L.P.N. Academy
3. Risk Factor : Awareness on Social and Environmental Impacts of Business
 Risk Management : Operate the business under the supervision of the Corporate Environmental and Social Responsibilities Committee and communicate to all related parties, especially the construction company.
4. Risk Factor : Succession Plan
 Risk Management : Speed up the process of recruiting and developing successors.

Compliance Risk

1. Risk Factor : Ambiguous Regulations of the Government Sector
 Risk Management : Carefully consider the law and regulation prior to land purchase and consider using the strategy to open the sale after the project is approved by the government in some projects.

In 2013, the Risk Management had studied the information and carefully managed risk as according to the business plan. The risks were appropriately managed as planned, resulting in the successful operation of the organization in 2013.



Mr. Tikhamporn Plengsrisuk
 Chairman of Risk Management Committee
 13 February 2014



Nomination, Remuneration and Good Corporate Governance Committee Report

The Nomination, Remuneration and Good Corporate Governance Committee has been appointed by the Board of Directors of the Company on 14 December 2012. The roles and responsibilities of the Committee are as follows:

Nomination

1. Propose criteria and guidelines for the selection of the directors, subcommittees and high ranking executives.
2. Nominate, select and propose qualified candidates for the position of the directors, subcommittee members and high ranking executives to the Board of Directors for consideration.
3. Propose criteria and guidelines for the evaluation of the directors and Chief Executive Officer.

Remuneration

1. Propose criteria and guidelines for the remuneration for directors, subcommittee members, high ranking executives and employees.
2. Consider to improve the policy and structure of the remuneration management for directors, subcommittee members, high ranking executives and employees to be in line with the labor market atmosphere at the time and propose to the Board of Directors.

Good Corporate Governance

1. Establish the Good Corporate Governance Policy in a written format to be proposed to the Board of Directors for approval and used as the best practice of the Company.
2. Consider and establish the Code of Business Conduct and Code of Conduct of Employees in a written format as the best practice of the Company.
3. Consider, review and improve the Good Corporate Governance Policy, Code of Business Conduct and Code of Conduct of Employees in order to be in accordance with the international standard as well as the rules, regulations and laws related to the business of the Company.

In 2013, the total of four Nomination, Remuneration and Good Corporate Governance Committee meetings was held and considered various issues according to the roles and responsibilities identified in the Charter to propose to the Board of Directors as follows:

1. Annual Evaluation of Directors

The Nomination, Remuneration and Good Corporate Governance Committee has been arranging an evaluation for directors since 2009 including an evaluation of individual director (self-evaluation and cross-evaluation by three other directors), an evaluation of the Board of Directors and an evaluation of high ranking executives. The result of the evaluation will be analyzed and presented to the Board of Directors.

The overall result of the evaluation is satisfactory as it demonstrates that the directors have performed their roles and responsibilities in an efficient manner. A report and analysis of the result is produced and presented to the Board of Directors.

The evaluation forms are revised so that the result of the evaluation appropriately reflects the roles and responsibilities of the directors.

2. Remuneration for Directors

The remuneration for directors is to be reviewed every three years by taking into consideration the internal information, performance of the Company and the Stock Exchange of Thailand's survey report.

The remuneration for directors and staff is appropriately considered, using the information from the survey of the salary increase trend of the same business group.

3. Policy and guideline on non-violation of intellectual property or copyright

The policy against the violation of intellectual property or copyright is established and is strictly followed. Tools are in place to ensure compliance with the policy.

4. Good Corporate Governance

The Company improves its good corporate governance in accordance with the recommendations of the Thai Institute of Directors in order to promote trust of the shareholders and investors.

5. Review of the Code of Business Conduct and Code of Conduct of Staff of the Company

It is required that the staff must review and understand the code of conduct of staff and file a report in case of a misconduct.

6. Qualifications of Independent Directors

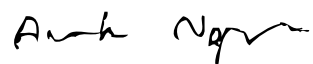
The qualifications of independent directors are improved to be stricter than the minimum requirements of the Securities and Exchange Commission and the Stock Exchange of Thailand. Independent directors must not hold shares more than 0.5% (formerly it was 1%) and must not engage in a business that is the same as that of the Company or is competitive to that of the Company.

7. Other Business

The Nomination, Remuneration and Good Corporate Governance Committee had considered various issues under their responsibilities to propose to the Board of Directors for approval according to the meeting agenda in each quarter as follows:

- Interim dividend payment and mid-year bonus payment for employees.
- Annual bonus payment for employees.
- Annual remuneration payment for employees.
- Annual reward and management fee for executive directors.
- List of directors who are to retire by rotation and their qualifications for reappointment.

In 2013, all members of the Nomination, Remuneration and Good Corporate Governance have given importance to the attendance of the meeting, the presentation of ideas and the study of further information related to the business of the Company as well as encouraged each director to express their comments independently and creatively. This is to set the standard and common practice that are clear, transparent, fair and auditable in accordance with the good corporate governance principle to gain confidence and trust from the Board of Directors in assigning important issues to the Committee for consideration.



(Amornsuk Noparumpa)

Chairman of the Nomination, Remuneration
and Good Corporate Governance Committee

27 January 2014



Corporate Environmental and Social Responsibility Committee Report

The Corporate Environmental and Social Responsibility Committee is appointed by the Board of Directors' Meeting Ref. 6/2012 on 23 August 2012. The roles and responsibilities of the Committee are stated in the Charter which is approved by the Board of Directors' Meeting Ref. 1/2013 on 14 February 2013.

In 2013, the total of four meetings of the Corporate Environmental and Social Responsibility Committee was held in order to consider and approve the policy and activities related to environmental and social responsibilities of the Company, subsidiary companies and trade partners to minimize the impacts of the operation on all stakeholders. The emphasis of the environmental and social responsibilities of the Company is on environmental management, waste management within Lumpini community, safety of construction workers and related parties as well as the development of the quality of life and capacity of staff of Lumpini Property Service and Care Co.,Ltd. which is done in collaboration with LPN Academy.

All through 2013, the Corporate Environmental and Social Responsibility Committee has planned and implemented activities following the strategy and mission towards the stakeholders in order to promote the participation from all and enable the organization to be "Value Organization" for sustainable development.

(Pichet Supakijjanusan)

Chairman of the Corporate Environmental
and Social Responsibility Committee

13 February 2014

3

Another Step Towards Sustainable Growth

Enhance the operational capacity and add value via innovation to maintain the leadership in delivering values to the society.



Real Estate Business Trend 2014

In 2014, there will be risks in all aspects of the business operation, particularly in terms of the political unrest which was started at the end of 2013 and has continued into 2014, resulting in the deceleration in consumers spending and business operation. Should the conflict prolongs, it is difficult to forecast the impacts. However, shelter is one of the four requisites. When the situation improves, most of the business operators are ready to launch new projects immediately to stimulate the market to be back to its normal situation. The Company has launched two projects to test the market at the end of January, both of which are well-received by the visitors. But the majority of customers still hesitates to buy if the price is not attractive enough. From the experiences of going through many crises, it is learned that when the consumers' trust is lower, the important marketing tool that will help the Company achieve the sales volume target is pricing strategy and the speed of all the business processes.

Therefore, the Company has made preparations for the deceleration and unforeseen events by producing a business continuity plan, controlling costs and emphasizing cost management in order to entail lowest sale price. At the same time, it is ensured that the gross profit will not be lower than the target and the products and services value is developed to create uniqueness and respond to the needs of the consumers. In 2014, it is estimated that there will be around 55,000-60,000 condominium units completed and registered. The Company will complete the construction and the registration of 13 projects with the combined value of around 18,000 million THB.



Direction of the Company's Operation in 2014

As a result of the deceleration of the overall situation both at the domestic and international level and the increased financial and political risks, the Company has planned the direction for the operation in 2014 as follows:

1. Plan the income growth rate and sales volume at the rate of no less than 10%. The sale target is around 26,000 million THB and the income from sale target is around 15,200 million THB.
2. Ensure that the liquidity is higher than normal to reduce financial risks.
3. Speed up the sale of the projects that are ready to move in (inventories) to increase the liquidity as soon as possible.
4. Plan the target value of new projects opened at 21,000 million THB and continue the plan to expand the location for development to other provinces with high potential.
5. Emphasize more on the management of costs and expenses by strengthening the efficiency of the management and human resources development.
6. Emphasize more on the development of products and services value to create uniqueness and respond to more severe competitiveness in the market.
7. Develop L.P.N. Academy as a center for human resources development to increase the efficiency of the operation of the organization.
8. Adjust the plan to launch the projects and construction plan to be in line with the situation to maintain cash flow.

At present, the uncertainty of the situation poses a risk to financial and political stability and affects the economy of the country. The Company has established a business continuity plan in preparation for unforeseen events to allow the continuation of the operation of the Company with minimal impacts. In 2015, it is believed that the business operation of the Company will be back to normal because of the backlog of the Company for the projects to be completed in 2015 valuing 13,000 million THB as of the end of 2013.



Emphasize more on the development of products and services value to create uniqueness and respond to more severe competitiveness in the market.

Risk Factors

The Board of Directors of the Company resolved to establish the Risk Management Committee on 17 February 2011, comprising executive directors and managing directors of the Company and subsidiary companies to be responsible for risk management of the operation of the Company. The Risk Management Committee is to organize a series of meeting and report the risk management result to the Board of Directors at least once every quarter.

In 2014, the Company has identified risks and ways to manage the risks as follows:

Business Operation Risk

Risk from political situation

The Company engages in real estate development business focusing on the development of residential condominium targeting consumers in the middle to lower-middle income group who are sensitive to instability of the situation. The economic and political situation at the end of the previous year and the beginning of 2014 has affected the consumers' confidence index which decreased from 36.2 in October 2013 to 29.5 in January 2014. Although there exists the purchasing power and the needs to buy new property, the final decision-making to do so has been delayed. Should the political unrest is prolonged, it will directly affect the plan to launch the residential condominiums of the Company in 2014.

However, there are projects that will be completed and handed over in 2014, some of which are completed and ready to be moved in while some are under construction and will be completed within 2014. The combined value of all the projects is around 20,000 million THB. The backlog of all the projects is enough for the Company to achieve the income target in 2014. As for the opening of the new projects, the plan needs to be revised to be in line with the situation.

Production Risks

Cost Overrun

The sale of residential condominium is usually done before the construction starts, therefore, there are risks associated with cost control in case of the fluctuation in material or labor costs as it happened before when the oil price increased and affected the costs of raw material or the minimum wage increased in 2011. The increase of such costs will directly affect the gross profit rate of the Company which is set at 30%. Thus, the Company has identified the ways to manage cost by increasing the sale price of the condominium units as appropriate in order to increase the gross profit of the projects while still gaining the advantage in terms of price over the competitors. Apart from increasing the income, there is a department in the Company that is directly responsible for the reduction of hidden costs that are the result of the design or inefficient construction process. The construction process is also improved and speeded up to reduce costs. The long-time business alliances of the Company have offered their collaboration in doing so, enabling the Company to maintain the gross profit at the rate of 30%.



The long-time business alliances of the Company have offered their collaboration in doing so, enabling the Company to maintain the gross profit at the rate of 30%.

Financial Risk

Delayed loan approval decision in case of financial crisis

Loan from financial institutions is essential for the development of residential condominium projects of the Company which accounts for 50% of the costs and 70% of the value of the project. Considering the domestic and international circumstances at present, there is a possibility that a financial crisis may occur as it did in 1997 during which the financial institutions immediately froze the loan offered to property development projects. As a consequence, the construction of projects was halted and incomplete for the lack of revolving fund. In preparation for such risk, the Company has reserved cash at the amount of one billion THB to maintain liquidity in time of financial crisis. The costs of the interest of the Company may slightly be higher in 2014.

Retail loan rejection from financial institutions

When the construction of the project is completed, around 70-80% of the customers will pay the final installment by applying for loan from a financial institution. The loan request of the average of 5-10% of the customers is rejected because their qualifications fail to meet the requirements of the financial institution and thus the Company must resell all the units again. The increasing household debt and strict retail loan approval process of financial institutions result in higher retail loan rejection rate. This will affect the income recognition plan of the Company even though the condominium units that are rejected loan are resold at the higher price. The Company has planned a process and assigned a team to reduce loan rejection rate by assisting the customers to prepare for loan application from financial institutions at least six months in advance to solve the problem of the credibility of the customers. In the case that the problem cannot be solved, the Company will return the money to the customers and acquire back the condominium units in order to be sold immediately.

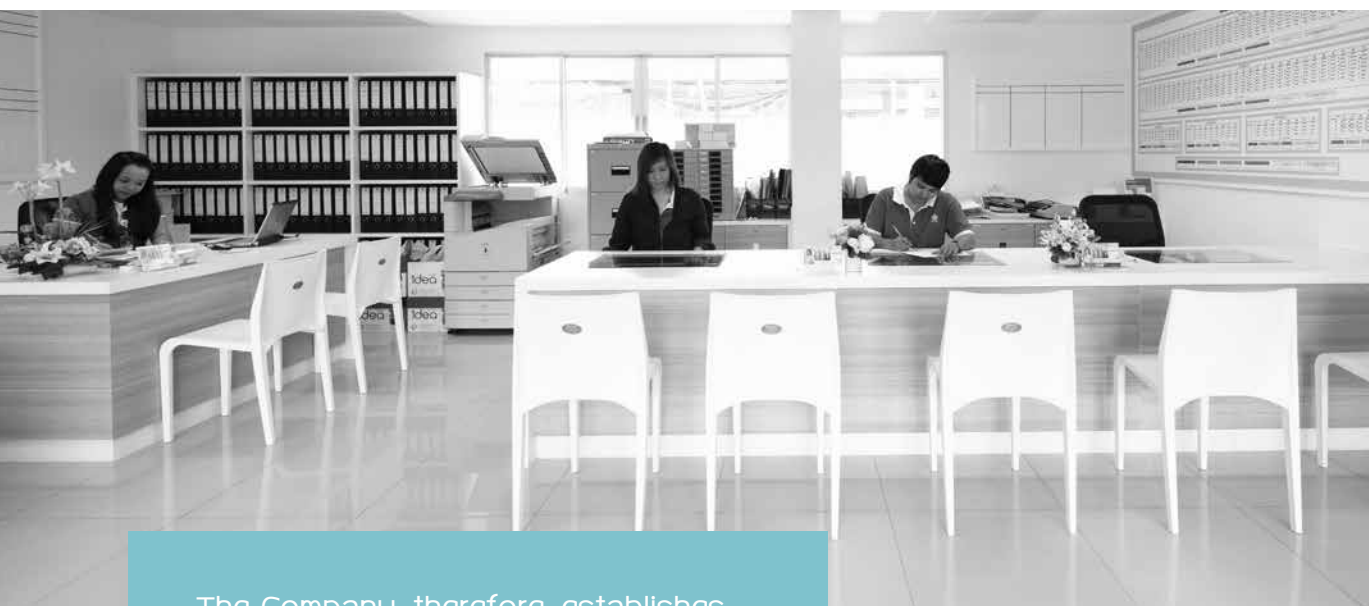


The Company has reserved cash at the amount of one billion THB to maintain liquidity in time of financial crisis.

Other Risks

The awareness of community's rights

The development of large-scale project will directly impact neighboring communities in terms of dust, noise and transportation of materials. If the prevention measures and team that is directly responsible for surrounding communities are not in place, the neighboring communities may be affected by the construction of the projects, leading to a lawsuit and court order to halt the construction. The business operation of the Company will then be seriously affected both in terms of income and image of the organization. The Company, therefore, establishes a Project Coordination & Environment Department to ensure that the project construction process complies with the measures to reduce the impacts indicated in the Environmental Impact Assessment approved by the Office of National Resources and Environmental Policy and Planning. The Department is also responsible for the complaints received from neighboring communities as well as the solutions to the problems. None of the projects of the Company receives a complaint that leads to the halt of the construction of the project.

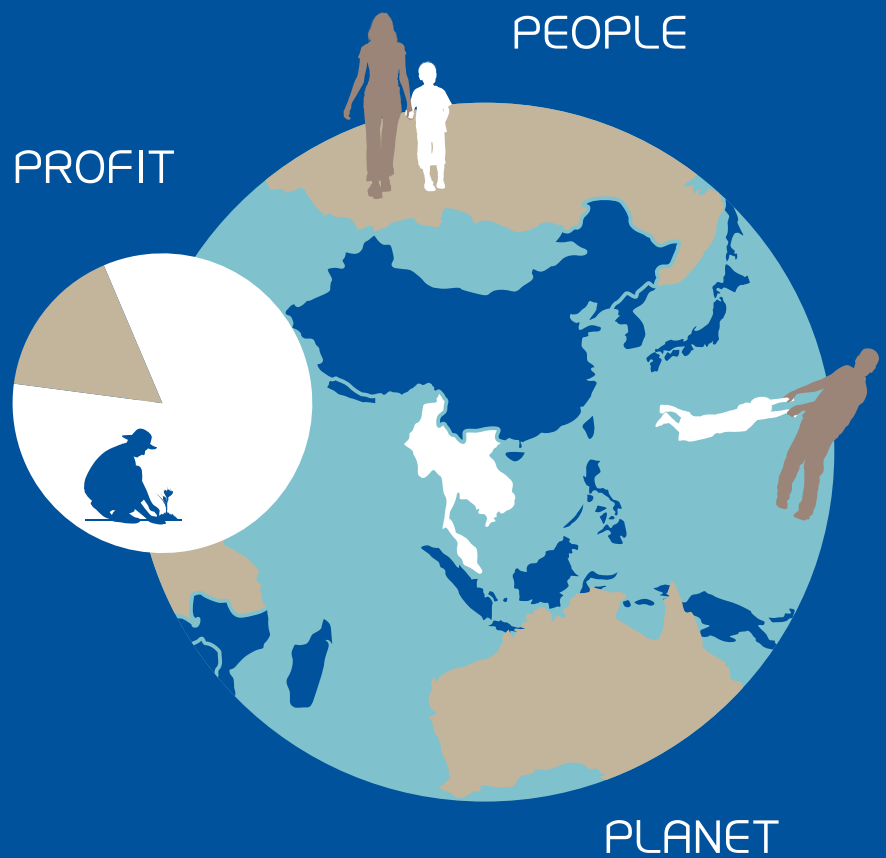


The Company, therefore, establishes a Project Coordination & Environment Department to ensure that the project construction process complies with the measures to reduce the impacts indicated in the Environmental Impact Assessment approved by the Office of National Resources and Environmental Policy and Planning.

4

The Essence of Sustainable Happiness

Promote participation and “care and share” culture based on environmental and social responsibility for sustainable development.







The Essence of Sustainable Happiness

All through 25 years of the business operation of L.P.N. Development Public Co., Ltd., the environmental and social responsibility is at the heart of the operation of the Company. The Company has determined and committed to deliver quality residence and create an opportunity of owning a “home” to all families as well as to take care of the environment and quality of life for the members of “Lumpini Family” and residents of neighboring communities whom may be affected by the project development. This is in line with the “Vibrant Community” strategy of the Company.

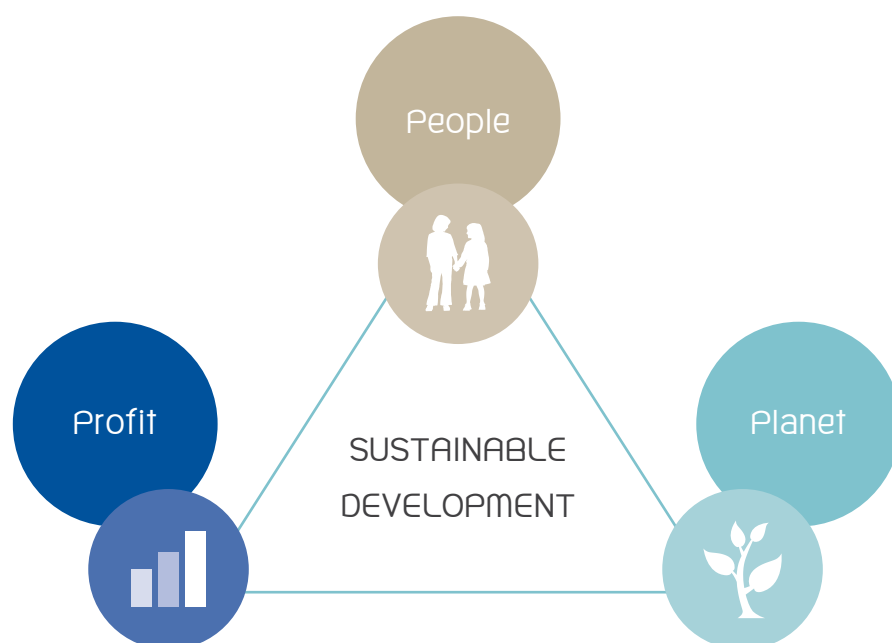
2013 marks another important step of the Company in becoming the “Value Organization”. In order to develop and achieve growth in a sustainable manner, the Company has prepared a Sustainable Development Report for the very first time following the template of the Global Reporting Initiative (GRI) and the Stock Exchange of Thailand. The report is integrated into the Annual Report. The preparation process includes organizing trainings for staff, identifying stakeholders, establishing the scope of the content, collecting data and producing the report in accordance with Five LPN Green operational process. Environmental and social responsibility is emphasized during such process, paving the way towards true sustainability. The Company also focuses on raising awareness of co-existence in the society and care and share culture by organizing environmentally and socially beneficial activities together with “Lumpini” communities and neighboring communities. Moreover, underprivileged women are given the opportunities to develop their quality of life as Lumpini Property Service and Care Co., Ltd. is established to provide services to communities. The company aims to become a social enterprise in the future.

The Company hopes that our environmental and social responsibility policy and operation demonstrated in this Sustainable Development Report will set an example for other real estate developers to follow so as to minimize the environmental and social impacts and pave the way towards sustainable development.

LPN and Sustainable Development

In the current economic situation with fierce competition, business operators usually emphasize only on short-term profits of the company. When a crisis occurs, the majority of such businesses are unable to survive because they are not operated in a sustainable manner. The Theory of Sustainability has thus been established to enhance the stability of the business operation. Most importantly, in order to achieve a stability during an economic crisis, the business should be operated based on the principles that the Company should not only seek profit but also concerns for the impacts of the operation on the “society” and the use of resources for the benefit of the “society.”

The Company has applied the principles of sustainable development in its operation as stated in the vision and business plan of the Company by creating the balance of the three elements of the business operation (Triple Bottom Line) and enhance stable growth. The business operation philosophy of the Company is established with the responsibility towards the ultimate goal of the business as follows.



Profit

The objective of the Company is to gain adequate and regular profits from the operation on the basis of good corporate governance and the consideration for profit-sharing to all stakeholders i.e. shareholders, employees, customers, trade partners as well as the society and environment.

People

The Company has always been aware that the business operation must have the responsibility towards the stakeholders and related parties both internally and externally. The success of the business will depend most importantly on the efficiency of the employees. The Company has committed to develop its employees especially in terms of the awareness on ethics by regularly organizing trainings and workshops. The importance is not only given to the internal personnel of the Company but also those who are involved with the business of the Company including the customers or joint owners residing in the projects of the Company.

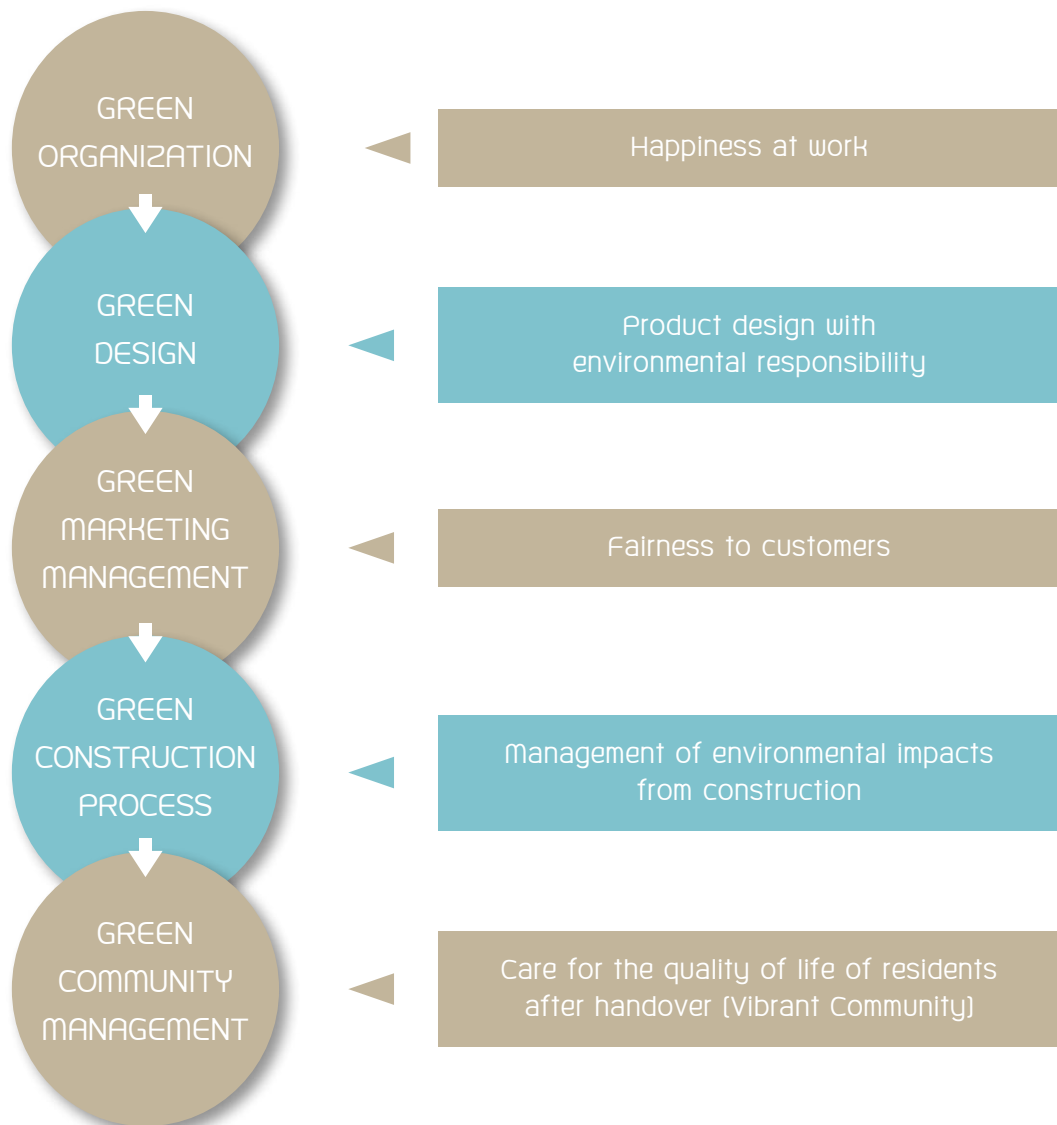
Planet

The operation of the Company as a real estate developer has impacts on the society and environment on various aspects. The Company, therefore, focuses on reducing the impacts of the development of the project during the development process in terms of the construction and transportation and takes care of the environment and quality of life of the residents and neighboring communities after the handover of the project. This has become the primary strategy of the project management and community management of the Company.

Furthermore, the sustainable development principles have been applied to improve the five operational process of the Company which is developed into LPN Green principles to be responsible for the society and environment in an integrated manner. The Company also raises awareness of staff in all departments as well as residents of “Lumpini” community on responsibilities, starting from the organization management process, project design process, marketing process, construction management process and community management process.



5 LPN GREEN





Continuously develop the quality of staff, promote exchanges of experiences and knowledge in order to become a learning organization under the culture and values of the organization (LPN Way).



LPN Green is the heart of the operation adhered to by the staff of the Company and is the Sustainable Management Framework with the following details:

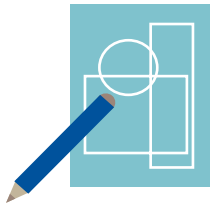


1. Green Organization

- **Happiness at work** : Continuously develop the quality of staff, promote exchanges of experiences and knowledge in order to become a learning organization and develop operation guideline under the culture and values of the organization (LPN Way). “Vibrant Organization” is developed via six factors as follows:
 - **Work** : Improve and assess the efficiency of the operation and operational process within the organization on a regular basis and encourage staff to develop innovation at work.
 - **Workplace** : Arrange appropriate working environment and atmosphere and promote occupational health and safety of staff.
 - **Benefits** : Provide appropriate and fair benefits and remuneration and enhances the quality of life of staff by promoting Work-Life balance.
 - **Staff** : Organize internal activities to build good relationship between executives and staff in all departments and promote participation in various activities e.g. the activities within the organization and environmental activities to raise awareness about doing good deeds.
 - **Career Opportunity** : Continuously develop the quality of staff to develop their career path.
 - **Organization** : Adhere to the principles of good corporate governance in the operation, disclose information in a transparent manner, have an internal audit mechanism that meets international standard and bring about appropriate profits for long-term stable growth.



Design the product and project plan to reduce environmental impacts. This guideline is developed by the Company and is in accordance with Green Building Standard of the U.S.A. (LEED – The Leadership in Energy and Environmental Design).



2. Green Design

- Select strategic locations which are highly populated on a main road and near convenient facilities to develop a project to reduce environmental impacts from large scale project development. The locations must also be close to public transportation system and express ways which will directly help ease the traffic and reduce energy usage.
- Design the product and project plan to reduce environmental impacts. This guideline is developed by the Company and is in accordance with Green Building Standard of the U.S.A. (LEED – The Leadership in Energy and Environmental Design).
- Develop “LPN Design” for the best use of space at an affordable price. The value of product is also added by designing common area to promote the quality of life and co-existence of the members of the community. “LPN Design” is the model of the development of urban residential condominium and is further developed by many other business operators.
- Encourage all staff to develop their creativity to come up with innovation in design and produce “LPN Green Building Design and Construction Manual” as a standard for project development.
- Use the Building Information Modeling technology in the development of construction costs management and control the accuracy of the construction model to minimize risks for both constructors and the Company.



3. Green Marketing Management

- Identify a marketing strategy that is consistent with the Company’s policy to create the first quality home for the target group of the middle to lower-middle level with community management strategy which aims to build a good quality of life for the residents and fair marketing policy.



Make the best attempt to prevent the impacts on nearby communities in terms of dust, noise and scenery such as particles and developing innovation on building protection to reduce dust emission from construction site.



4. Green Construction Process

- Develop construction process to prevent and minimize impacts on surrounding community as according to the Q-C-S-E-S strategy which is the guideline for construction for the Company and business alliances emphasizing environmental responsibility and safety of workers and related parties.
 - **Environment Responsibility :**
 - Construction site : Make the best attempt to prevent the impacts on nearby communities in terms of dust, noise and scenery such as ensuring the cleanliness of the wheels of trucks that are transporting construction materials while leaving the construction site to reduce dust and particles and developing innovation on building protection to reduce dust emission from construction site.
 - Surrounding communities : Send a team of high-ranking executives to the site to provide information to neighboring communities and related government offices to enhance understanding and good relationship particularly with those living in the houses or buildings adjacent to the project and are directly affected in terms of noise, dust and traffic. The Company also ensures that the construction is done according to the plan and is completed in a timely manner.
 - Construction workers' temporary house : Ensure the promotion of occupational health by giving importance to the quality of life of construction workers and promote good health by organizing various activities e.g. Five S Activities, medical check-up, first-aid training, fire drill and free haircut.
 - **Safety of workers and related parties :**
 - Establish an operational standard in terms of safety and assign officers to provide recommendations on safety to prevent any accidents e.g. avoiding having contact with hazardous materials or using safety equipment at work, etc.
 - Monitor the safety of construction equipment such as temporary elevators and mobile crane to be in good condition.
 - Install equipment to prevent accidents such as guardrail, roof and temporary stairs in the construction site.



LPN has defined the role and responsibilities of the Community Management Department based on the F-B-L-E-S+P concept which is developed from long-time experiences in community management of the Company to provide good quality of life.



5. Green Community Management

- The Company has defined the role and responsibilities of the Community Management Department based on the F-B-L-E-S+P concept which is developed from long-time experiences in community management of the Company to provide good quality of life, environment and society to members of "Lumpini" society under "Vibrant Community" strategy. It does not include only the maintenance of equipment and properties to be ready and safe but also the creation of happiness and good society that is warm and safe. The importance is given to the environment within the project via:

1. Facility Management

It is to maintain the efficiency of common properties whether it be architectural structure, convenient facilities and various systems in the building e.g. elevator, electricity generator, electrical system and sanitation system. This is under the responsibilities of the Maintenance Department to take preventive maintenance measures to ensure that all components of the building function normally and are safe to operate.

2. Budgeting Management

It involves the management of budget for condominium juristic person. It is the management that is not for profit but to ensure compliance with the policy approved by the Annual General Meeting of Joint Owners as well as to manage the stability of the fund for the financial stability of the community. The Community Management Department is responsible for the preparation of the financial report that is easy to understand, transparent and auditable and for the management of common property that is approved by the Annual General Meeting of Joint Owners to create extra income. This will help the juristic person decrease the expenses on common property or increase the value of the fund.

3. Life Quality Management

The management of the quality of life of joint owners is as important as the management of common property and budget. It involves the maintenance of cleanliness and compliance with the regulations of condominium to entail the discipline of living together, the awareness of co-existence in the society and care and share culture. Various activities promoting gracious culture in the society are organized and help build good relationship among joint owners or residents in the community. The Company has also invited the residents of surrounding community to participate in the activities of the communities developed by the Company.



LPN puts very much emphasis on environmental issues especially in terms of the impacts on the neighboring communities. Green Clean Lean concept is promoted and implemented.



4. Environment Management

The Company puts very much emphasis on environmental issues especially in terms of the impacts on the neighboring communities. Green Clean Lean concept is promoted and implemented. Waste water is treated so that its quality meets the criteria of the government and is used to water plants in the project. Waste in the project is segregated for proper disposal or is recycled. Energy conservation is promoted. Green space in the project is well taken care of and trees are planted both within and outside Lumpini community to create additional green space to the society and upgrade the quality of life of city dwellers. In order to underline the importance of environmental management, the Company establishes a department to be directly responsible for the promotion of environmental awareness and the organization of environmental activities in the area affected by the project development of the Company both during and after the construction period.

5. Security and Safety Management

The Company has established a strict performance standard in terms of safety. A security unit of the Company is responsible for the management of security and safety within the community with the strategy of maintaining the safety standard of both security officers and equipment such as closed-circuit television, alarm system and communication system. Participation of community members and related government agency is also promoted to enhance the utmost security of the members of the community.

6. People Management

The Company gives importance to the management of related persons in community management whether it be Community Management Department, Juristic Persons Committee or the residents to ensure their satisfaction. The problems and conflicts between residents that may affect the community are also managed. The focus is on the development of attitude and skills of the Community Management Department and the means of communication to increase knowledge and understanding about community management of Juristic Persons Committee especially the Chairman so that they are on the same page. The management of human resources capacity will play a role in promoting the efficiency of the F-B-L-E+S strategy.

Mission towards Stakeholders

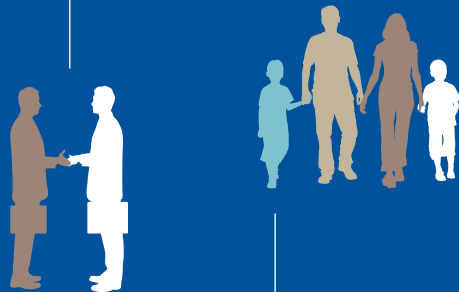
All stakeholders are taken into consideration in the business operation of the Company under LPN Green concept for the sustainability of the business. In addition, the Company also gives importance to the responsibility towards the society and environment and has established the following mission of the organization towards the stakeholders:

Shareholders

Achieve proper growth to provide sustainable return under risk management and good governance principle.

Society and Environment

Promote and take part in corporate social and environmental responsibilities with in and after process in line with sustainable development principles.



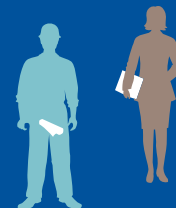
Customers / Residents

Create and deliver "Vibrant Community" to customers with LPN GREEN value that will lead to the real pleasure of living.



Business Alliances

Create unity under care and share culture and achieve continuous growth with appropriate returns.

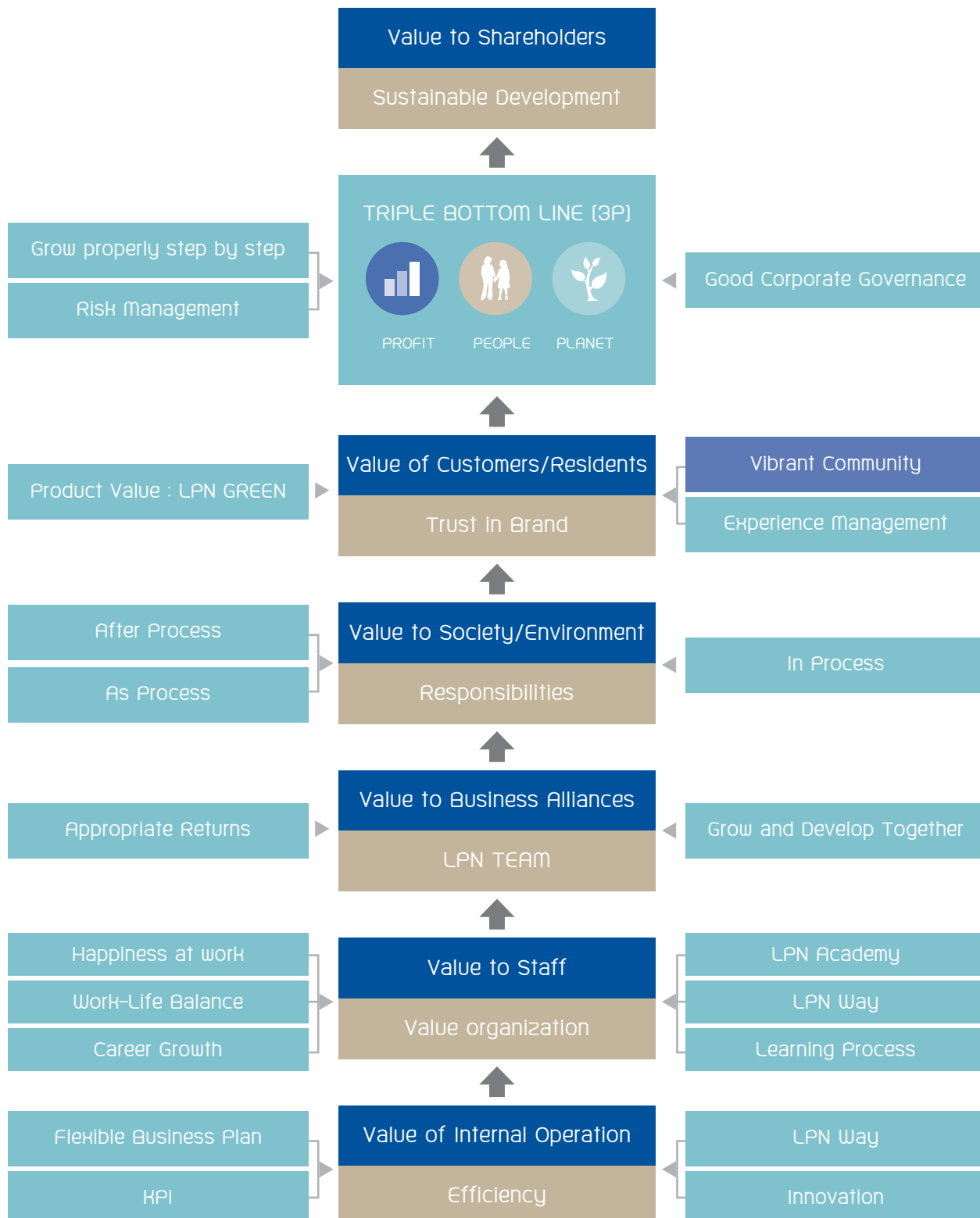


Staff

Enhance quality of life, knowledge, competency and integrity for happiness, career growth and stability through LPN Way and LPN Academy under the care and share culture of "Value Organisation".



Strategy of the Organization that Supports the Vision and Mission that are Leading Towards Sustainability





The financial status of the Company is stable, the growth rate is consistent and the business operation is in accordance with good corporate governance principles.



Value to Shareholders

The Company realizes the importance of good corporate governance principles which will bring about sustainability of the organization and focuses on the transparency of the business operation to ensure trust of shareholders who expect to receive appropriate returns from long-term investment. The financial status of the Company is stable, the growth rate is consistent and the business operation is in accordance with good corporate governance principles. The values that the Company delivers to shareholders are as follows:

Good corporate governance

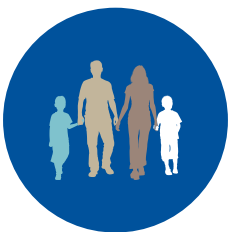
The Company discloses the information in a transparent manner in accordance with the regulations on information disclosure, including other information that are not required by law, to the Stock Exchange of Thailand to strengthen the confidence of the shareholders and society. Moreover, the Company ensures the fairness of the disclosure of information among all groups of investors e.g. general investors, institutional investors as well as various funds such as Provident Fund and Government Pension Fund.

Growth and risk management

The business operation of the Company focuses on the principles of sustainable growth and responsibility towards shareholders. The “appropriate” investment returns are provided and are consistent with the competitive situation in the market and the performance of the Company. The goal is to generate continuous and steady profit growth, to manage risks to be controllable and to take the stakeholders into consideration as they are crucial to the growth of the business for the long-term benefit of both present and future shareholders.



The value delivered to the customers and residents is the creation of the real pleasure of living through the confidence in brand both in terms of the value of products and services.



Values to customers and residents

For the Company, “customers” are inclusive of those who are interested in the products, buy the product for residential purpose and buy the product to invest as well as renters. All of them are “customers” that the Company must care for both before and after the handover of the condominium unit. The value delivered to the customers and residents is the creation of the real pleasure of living through the confidence in brand both in terms of the value of products and services. This is done through three main components as follows:

Delivery of product value: LPN Green concept

The Company gives significance to the strategy to deliver the value of product to the customers in all processes from the selection of project location, design, construction and delivery of product. The Company also takes into account the innovation to enhance the value of product in each process as follows:

- **Design process**

The strategy of the Company is to focus on the target group in the middle to lower-middle income range, therefore, the price of the “product” is the important factor for the decision-making of such group of customers. The price of the condominium units must be affordable, therefore, the Company has designed and developed the “LPN Design” which is condominium unit of smaller size but fully functional. Furthermore, the Company has designed the plan of the projects to be in line with LPN Green concept to minimize the impacts on the environment.

- **Construction process**

In the operation of the property development business, the construction will most likely cause serious impacts on the society and environment from the very beginning of the construction to the delivery of the completed units. The construction will affect all stakeholders i.e. customers, construction contractors, residents of neighboring communities, construction workers as well as the environment during construction. The Q-C-S-E-S strategy is thus established as a guideline for all departments and construction workers to follow.



The definition of “Vibrant Community” is the Lumpini community in which the residents live together happily with appropriate components, great quality of life, income, society and environment and the awareness of the participation in the society and care and share culture.



The management of experiences through touch points

The Company emphasizes services value to create good impression in all the process that involve contact with customers e.g. the customers who visit the project, reserve to buy a condominium unit, make a down payment and receive the product. The Customer Relation Management Department, which is later developed into the Customer Experience Management Department, is established to be responsible for the management of customers’ experiences through all the touch points, namely, staff, sale officers, Construction Department, Customers Relation Department, Finance Department as well as security officers and maids who are also considered as important touch points. The Company has regularly organized various trainings to promote service mindedness among staff at all the touch points.

Delivery of service value: “Vibrant Community” strategy

After the condominium units are handed over and the customers start moving in, the other value of services that the Company deliver to customers is the community management for the happiness of the members of the community following the “Vibrant Community” strategy which aims to continue delivering service values to customers. The definition of “Vibrant Community” is the Lumpini community in which the residents live together happily with appropriate components, great quality of life, income, society and environment and the awareness of the participation in the society and care and share culture. The Company has long-time experiences in managing condominiums and communities and thus applies the information on the behavior and livelihood of condominium residents in the development of a community management method. The F-B-L-E-S-P elements of the community management method are as follows:



Facility Management

Budgeting Management

Life Quality Management

Environment Management

Security & Safety Management

People Management



The awareness on the responsibility is also raised among staff in all departments and the residents in the “Lumpini” community following the Idea of “Corporate Environmental & Social Responsibility to Community Environmental & Social Responsibility.”

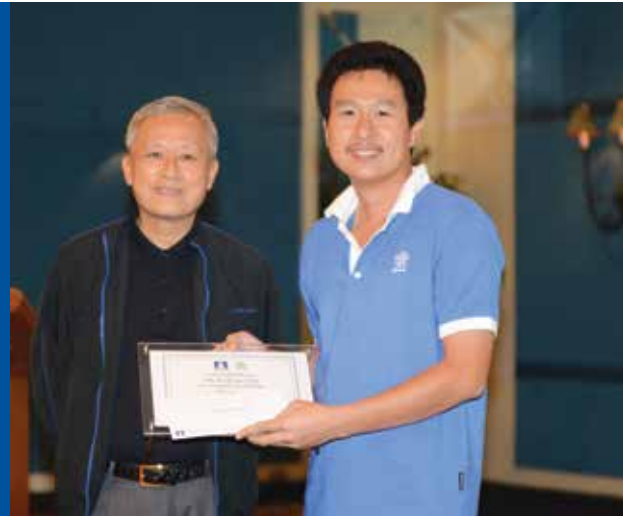


Value to society and environment

The property development business, particularly large-scale projects, directly impacts the society and environment. The Company thus focuses on the responsibility towards the society and environment both in process and after process as well as during the process. The awareness on the responsibility is also raised among staff in all departments and the residents in the “Lumpini” community following the idea of “Corporate Environmental & Social Responsibility to Community Environmental & Social Responsibility.” It is the origin of the community management policy that the Company aims to develop all projects to become “Vibrant Community” to set example for other real estate business developers. The budget for the work in social and environmental responsibility is set to be proportional with the sales volume of the Company. Moreover, the Company establishes Lumpini Property Service Care Co., Ltd. to provide cleaning services to the community and aims for the company to become a social enterprise to create opportunity and good quality of life for underprivileged women and their families, enabling them to live in the society with dignity and happiness. This is the social responsibility during the process.



Alliance is not built in a short period of time but arises from long-term mutual trust and sincerity. The business operators are alliances of the Company comprising LPN Team



Value to business alliances

The Company has established a strategy to deliver values to business alliances or the network of business operators such as architect, engineer, consultant, construction company, construction materials company, transportation business operator and security company, etc. for the success of the construction of the project. Such alliance is not built in a short period of time but arises from long-term mutual trust and sincerity. The business operators are alliances of the Company comprising LPN Team which is responsible for construction work and Lumpini Team which is responsible for community management of some projects. Though the two groups of alliances are not employees within the organization but the Company gives importance to the provision of appropriate returns, does not take them for granted or only focus on the profits of the Company. It is the business collaboration based on fairness. The Company also supports the development of the business alliances in terms of the development of operational system, business operation and personnel capacity. It is the transfer of organization values and knowledge of the Company to the business alliances so as to create values and innovations together as if being in the same organization.



One of the factors that enable the Company to perform and be accepted by all sectors is the cooperation from all staff. They are also the important part of the sustainability of the organization.



Value to staff

One of the factors that enable the Company to perform and be accepted by all sectors is the cooperation from all staff. It can thus be said that staff is the most valuable resource and the mechanism that enhance the competitive ability of the Company. They are also the important part of the sustainability of the organization. Human resources management is essential in all departments, not only in Human Resources Department itself. The Company abides by the following principles of human resources management in order to be the value organization:

- **Happiness at work**

The Company gives importance to the enhancement of the happiness at work of staff. Satisfactory evaluation is done once every quarter. The three topics assessed are work, remuneration and opportunity to grow. It is done to give the opportunity for staff to provide recommendations and share issues of concern with the Company. Also, it is to encourage participation of staff and find ways to increase the happiness at work of each department. The result of the evaluation will be the guideline for improvement of work and benefits for staff in the organization.

- **Work-life balance**

In order to encourage staff not to overwork and to spend time with their families, the Company sets appropriate working hours per week and encourage all staff to take annual leave.

- **Career path**

The policy of the Company is to support career path of staff and encourage staff from any level to grow within the organization. It is required that high-ranking executives of the Company should be the staff who has developed and grown within the organization. There have been many examples of those staff who have grown from junior positions to be executives of the Company.



The Company establishes LPN Academy in 2012 to develop competitive capacity of staff and develop personnel in response to the expansion of the business. It is also aimed to effectively transfer organization values and culture of the LPN Way to staff.



- **LPN Academy**

The Company establishes LPN Academy in 2012 to develop competitive capacity of staff and develop personnel in response to the expansion of the business. It is also aimed to effectively transfer organization values and culture of the LPN Way to staff. Specialized courses are developed as according to the operational strategy and trainings are organized to maintain the uniqueness of the organization.

- **LPN Way**

The Company realizes the importance of the development of staff to sustain the success of the business. LPN Way is thus developed from LPN values and culture to be the practice that will entail the sustainability of integrated human resources management. It is outstanding and unique working standard in order for staff to achieve the goal and vision for the sustainability of the organization.

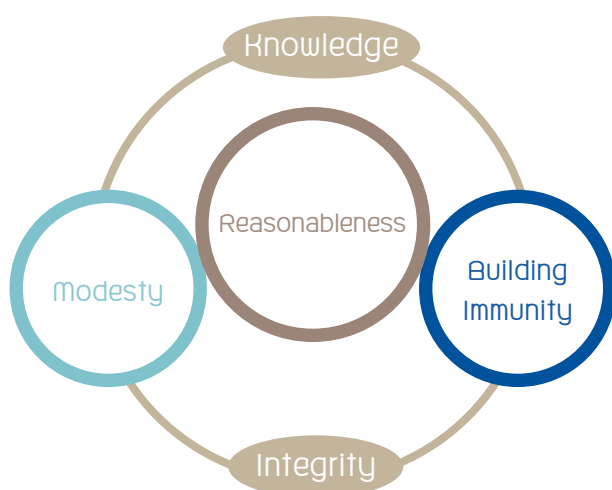
- **Learning process**

The Company creates opportunity for staff to manage knowledge through regular trainings and knowledge and experience sharing from various case studies in order to develop the organization to be a learning organization.

Fair Business Operation

Since the establishment of the Company, it has been operating the business in a responsible and fair manner by ensuring the balance of benefits for all related parties. The growth of the Company is achieved from within along with the development of human resources. After the economic crisis in 1997, the growth of the Company is in terms of project development in accordance with the strategy of the organization and the overall economic situation. The Company has attempted to maintain growth of the organization to achieve sustainable development. In addition, the business operation of the Company has been conducted in accordance with the sufficiency economy principles as follows:

Sufficiency Economy



2 Conditions

1. Knowledge

Strive to be a learning organization and encourage knowledge sharing. LPN Academy is the main responsible party.

3 Values

1. Modesty

- Achieve appropriate growth rate with the focus on the development of internal personnel.
- Create sufficient profit from business operation by not exploiting or taking advantage of customers or society.
- Consider the impacts of the business operation in all dimensions.

2. Reasonableness

- Develop residences for the middle to lower-middle target group.
- Focus on the quality of life of the residents with the "Vibrant Community" concept.
- Create a balance of benefits of all stakeholders involved.

3. Building Immunity

- Emphasize human resources development.
- Establish strategies that are suitable for all economic situations.

2. Integrity

Emphasize "integrity" as one of the significant values of the organization which is the basis of good corporate governance.

The Company has always been conducting its business operation based on integrity, enabling the Company to achieve its objectives and acceptance from customers and other stakeholders. Company has taken sustainable development into consideration and has been operating the business following the principles of sufficiency economy as follows:

1. Organization Management

- Create appropriate and sufficient profit from business operation by not speculating short-term profit, exploiting or taking advantage of customers, trade partners or competitors.
- Establish a flexible operational strategy to be adaptable to both negative and positive changes in economic situations and regularly monitor and evaluate the situations.

2. Human Resources Management

- Specify appropriate remuneration and welfare in accordance with the efficiency and effectiveness of an employee.
- Focus on work-life balance.
- Continuously maintain and develop staff.
- Strive to be a "learning organization" and encourage knowledge sharing.
- Appropriately select and plan a succession plan.

3. Balancing the Benefits for Stakeholders

- Appropriately allocate benefits to all stakeholders i.e. shareholders, employees, customers and trade partners.
- Take responsibilities towards the society and environment which are affected by the development of the projects of the Company from the design to the construction process (dust, noise), especially in terms of the quality of life in the community after the handover of the project ("Vibrant Community") and establish a reasonable budget to manage the community.
- Establish a budget for environmental restoration and Green Building to realize LPN Green concept in the development of projects.

4. Innovation Development

- Identify "Dynamic" as one of the values of the organization which will entail the regular development of new innovations and encourage the employees to come up with new innovations in their line of work.

5. Efficient Use of Resources

- Establish an operational policy focusing on cost and expense management. The target group of the Company is those who are in the middle to lower-middle income range, therefore, it is very important to be aware of the costs and expenses which may affect the selling price.
- Control the use of resources to ensure highest efficiency in all processes from design, construction and community management.



C – Collaboration

L – Lateral Thinking

A – Alliance

S – Speed

S – Service Minded

I – Integrity

C – Cost with Quality

6. Product Technology and Service Development

- Adopt new technology in the globalization world to develop the values of products and services and establish a flexible operational plan to welcome new technologies.

7. Gradual Expansion and Growth

- During the past ten years, the growth of the turnover of the Company is regular and gradual regardless of the economic situation as the Company has been aiming to achieve growth together with all stakeholders such as employees and long-time business alliances.

8. Risk Management

- The Risk Management Committee of the Company which comprises all executive directors and managing directors involving in the operation of the Company has established a risk management strategy and constantly monitor and analyze the result of the management, enabling the Company to adapt the strategy to respond to changing situations.

9. Sharing

- Raise awareness of sharing in all dimensions, especially in the communities managed by the Company to create happiness from **care and share** culture.
- The Company believes that the most essential sharing is knowledge sharing in all sectors concerned e.g. employees, customers and business alliances to increase the efficiency and raise awareness of sharing to the society at large.

10. Creating Culture and Values

- Identify C-L-A-S-S-I-C as the core competency as well as corporate values which are the culture of the organization that all departments and business alliances adhere to.

Identify C-L-A-S-S-I-C as the core competency as well as corporate values which are the culture of the organization that all departments and business alliances adhere to.



Anti-Corruption

Anti-Corruption Policy of the Organization

As a real estate developer, the business of the Company involves many government offices. The Company establishes an anti-corruption policy by requiring that the operation in all process must strictly comply with law. The focus is on the study of construction law, the process of requesting permission for construction, environmental law, energy law and other law and regulations that affect the development of project so that the permission request and transactions are done appropriately. Compliance Risk is also included in the business plan. Transactions with the government have closely been monitored and followed up regularly. It is also required that all staff strictly abide by the LPN Code of Conduct and perform their duty in a responsible and ethical manner. Integrity is identified as the core values of staff, all of whom are trained on the organization values prior to being accepted to the Company.



It is also required that all staff strictly abide by the LPN Code of Conduct and perform their duty in a responsible and ethical manner.

Respect for Human Rights

Employment Concept of the Company

The concept of equality of gender in Thailand has widely been discussed in the changing social circumstances. Women start working and have equal opportunity as men to grow in different professions. The Constitution of the Kingdom of Thailand B.E.2550 has identified the basic rights of the people and the rights to be recruited because of their capacity and regardless of gender. The survey done by an international organization reveals that Thailand ranks higher than other countries in Asia in terms of the equal opportunity of different genders. Therefore, gender discrimination only has minimal impact on the employment in Thailand.

The Company upholds gender equality in workplace and treats all staff fairly. The decision-making of the recruitment process will be based on the capacity of the applicants. Gender, sexual orientation or other personal matters not related to work will not be taken into consideration. There are both temporary employment and permanent employment. There are two categories of temporary employment as follows:

- Probation: Prior to being permanently employed, it is required that there will be the probation period of three months, during which the person will receive basic employment benefits such as medical fee and full compensation in case of accident in the workplace.
- Internship: The Company provides the opportunities for university students who would like to seek knowledge and make the best use of their time to take an internship with the Company to develop their knowledge.

Fair Treatment for People with Disabilities

In Thailand, the provision of rights for the disabled is still very new. It is developed from the policy of the government and leading companies and thus almost all companies in the Stock Exchange of Thailand have the employment policy that focuses on the capacity of the candidate and is non-discriminatory especially in terms of disabilities. The Company has made the best attempt to create jobs for the disabled by setting the percentage of hiring people with disabilities in the organization. There are a number of disabled workers in the Company who are proud that they are able to provide for themselves and their families.

Human Right Policy on Migrant Workers

The Constitution of the Kingdom of Thailand describes the generally accepted human right principles and identifies basic rights such as the freedom of speech and the right to have access to the public services of the government, etc. However, the human right aspect that is of interest nowadays and is related to the operation of the Company is the right of migrant workers in Thailand. The economic growth of Thailand and political unrest in the neighboring countries entail the economic gap and the mobilization of labor into Thailand for over 20 years. The number of migrant workers has increased exponentially during the past five years. The business sectors that are in need of such workers are fishery, agriculture and construction sectors.

The regulations on migrant workers have continuously been developed in Thailand. The registration system is developed to provide legitimate employment rights. However, illegal migrant workers have always been the issue. They are usually treated unfairly, paid unfairly and abused. Some of them are forced into prostitution and may become victims of human trafficking. At present, there are around 4,000,000 migrant workers in Thailand, most of whom are illegal. Although the Company does not directly employ any migrant worker at the moment but they are accounted for 80% of all the workers hired by our trade partners e.g. constructor. Since the Company aims to “grow together” with our business alliances under “one LPN”, we have offered the assistance and suggestions on the management of various issues as well as take care of their workers as one of our own. The Company starts building understanding and establishing a policy for the trade partners who directly hire migrant workers to give importance to migrant workers and offer the pay as well as other benefits according to their ability without any discrimination. The Company also provides guidance in planning and management and, in some cases, financial support. The activities implemented are as follows:

- Send a team to survey the livelihood of the migrant workers: The Company sends a team to monitor the quality of life of the migrant workers. The problem found will be solved in collaboration with the contractor or trade partners.

- Pay the migrant workers the minimum wage: The policy to increase the minimum wage to 300 THB has affected the business of some operators. The Company realizes such impact and provides assistance in financial planning, increasing the efficiency at work as well as other aspects in order for the trade partners to earn profits and comply with the labor law.

- Care for the health of workers and hygiene in the temporary accommodation of workers: The Company help release the burden of trade partners by arranging annual medical check-up for workers and other activities such as free haircut.

- Develop skilled workers: The Company has an idea to develop the quality of skilled workers to provide them career opportunities. Special construction skills are trained to develop general workers to become carpenter, bricklayer and welder.



Activity to enhance the quality of life of construction workers

Fair Treatment to Workers

LPN's Policy on Fair Treatment of Gender

The policy of the Company is to maintain the standard on equal opportunities and fair treatment. Professional and personal matters are clearly separated. The calculation of income, remuneration and other benefits will subject to the performance and working capacity of staff regardless of their gender or sexual orientation.

LPN's Work – Life Balance and Personal Life Concept

The development of wireless communication system and internet has changed the way we work and our personal lives. In the past, the “working environment” can only be seen in a “workplace” but nowadays the line separating business and pleasure has been blurred because of the connection to the internet system. Anyhow, the attitude towards work and personal life of each person is different. Some are happy with their job and commit to their work. Sometimes the work interferes with personal life, resulting in deteriorating health, stress and family problems. At the same time, those who do not commit to their work that much let their personal life interferes with work, resulting in low morale at work and lack of discipline and self-development, all of which have negative impacts on the organization. Therefore, the work – life balance concept is developed so that the staff learn how to spend time for themselves and with their family without being overworked or overcommitted. The Company establishes appropriate working hours per week and requires that all staff take annual leave. Moreover, human resources strategy is developed and activities to promote both physical and mental health of staff are organized such as aerobic at work, yoga class, meditation class and the lecture on dharma in life.

Happy Family Life is the Foundation of Inspiration in Life

The Company focuses on becoming “Vibrant Organization” by giving importance to all staff as they are the most valuable resources who will drive the organization towards sustainability. Apart from developing capacity of staff in all level, the Company also promotes good working culture and atmosphere, improves the working environment to be safe for life, health and property of staff and provides various benefits e.g. medical insurance, annual medical check-up, provident fund and staff loan, etc. The Company also allocates benefits for staff, both male and female, who are married or have children as required by law and promote activities organized for staff and their family such as Family Day activity, family trip and scholarship for staff's children. In the future, the Company has a plan to develop the consultation system on bringing up a child and build a network within the organization to promote information exchange to enhance the happiness at work and the pride of being a staff of the organization.



Family Day activity

Responsibility towards Consumers

Apart from LPN Green which is the operation principles for sustainability, one of the important strategies related to the protection of consumers' right is Green Marketing Management. It is the principle that controls the development of marketing communication. The Company avoids over-advertising the products and emphasizes the provision of information and product knowledge and services so that the customers truly understand the product they are buying. Also, the Company does not overstimulate the feelings and emotions of customers but provides information on real estate business investment to customers. It is the policy of the Company to sincerely provide information to customers, disclose actual information in a transparent manner and not to attack competitors. The 7Ps marketing theory is employed as the guideline for business operation as follows:



Product :

The condominium unit of the Company must meet the standard, quality and design of the advertisement. The "standard unit" is prepared to be handed over for the clarity of the product.



Price :

The pricing strategy of the Company is to set the price to be lower than that of the same product in the market so that it will be more affordable. The profit is at the appropriate rate as according to the status of the target customers.



Place :

The sale office of the project is located on or near the location of project development. There is a central sale office in the business area for the convenience of visiting the sample unit.



Promotion :

Introduce the product to customers in a transparent manner with fair buying/selling conditions and no hidden agenda. The Company also treats the competitors fairly, does not attack or take advantage of them.



People :

The importance is given on the satisfaction of customers. The standard of touch points is identified and staff are trained on the provision of services. There is also a channel for customers to submit their complaints to the Company.



Physical Evidence :

Promote the livelihood and compliments of residents living in the project.



Process :

Give importance to the convenience of customers. The reservation and contract making process must be quick and simple.

Responsibility towards the Environment

The Company develops high-rise condominiums with a large number of units, therefore, the impacts on the residents of nearby communities on various aspects are inevitable. However, such impacts can be forecasted and solutions to the problems can systematically be planned from the preparation of the “Environmental Impact Assessment Report” and the learning from past experiences. The Company has developed Q-C-S-E-S concept to be the guideline for project construction. The issue that impacts the community most is mainly on the environment. All parties related to construction, whether it be staff of the Company or staff of the business alliances, must be equipped with knowledge and understanding on environmental impacts.

Furthermore, the importance is given on relationship building with residents of neighboring communities. In all the projects developed, the Company will send an ad hoc team to build understanding with surrounding communities by presenting project information, acknowledging the problems and receiving recommendations from the communities. The information will systematically be collected to be analyzed and to come up with solutions. This will be done since the start of the construction until the handover of the project to the juristic person.

Minimizing Impacts and Solving Environmental Problems

The Company has continuously analyzed and collected information on the impacts from construction. Case studies are in place to find solutions to the problems. The impacts on neighboring communities can be categorized into two groups as follows:

Impacts during construction

Traffic

During the construction, there will be the transport of workers, construction materials, machines or other equipment into the construction site which will impact the traffic around the surrounding communities. The Company will ensure that the contractor strictly abides by law. For example, the trucks will only leave the site at night and enter the site early in the morning to avoid rush hours and the parking of vehicles will be controlled.

Air quality

The cement and wood scraps from the construction site will bring about dust particles in the air. The Company covers the building with canvas to prevent dust emission, ensures the cleanliness of the wheels of trucks going in and out of the site and cleans the entrance of the construction site with water to control dust emission.

Noise

There are two types of noise pollution from construction i.e. noise from construction vehicles and noise from construction machines, both of which have different control measures. The vehicles will be going in and out of the site at night but the transportation of construction materials can only be done during the day. As for the noise from the machines, the Company will install sound-proof walls.

Vibration

The vibration from the construction site may affect the stability of nearby buildings such as pile work. The Company reduces the impact by using “bore pile” and digging holes and pouring cement into the holes. This is different from using “concrete pile” which can cause vibration. The Company will consider appropriate timing to do the pile work. If the neighboring communities are residential area, the pile work will be done during the day when people are at work. If there is a school nearby the construction site, the pile work will be done during the school holiday.

Construction safety

In the construction activities, there will be transportation of workers, materials and machines at all times. Therefore, without strict safety measures, accidents may occur. The Company does not only give importance to the safety of workers or officers working in the construction site but also the residents of surrounding communities who are also at risk. Apart from preventing dust emission, the canvas covering the building will also help prevent material scraps from falling into the communities.

Impacts after Construction

Density of communities

The moving of a large group of people into the area affects the existing communities in various aspects. The Company realizes that there may be impacts on existing communities. Therefore, apart from communicating to and building understanding with neighboring communities, the Company also develops retail shops at the front of or inside the project for the convenience of the residents and surrounding communities.

Traffic

There are a large number of residents in residential condominium projects, so as the number of cars which cause traffic problem in the community. The Company has always coordinated with local officers to provide convenience to the residents and surrounding communities.

Scenery

The Company usually develops large-scale residential condominium projects which may affect the scenery around the existing communities. There may also be impacts on light and from shadow of the building. In many projects, the Company works with a group of professors from the Faculty of Architecture, Chulalongkorn University, to create a model mockup of sunlight and wind to minimize the impacts on the communities.

Apart from preventing dust emission, the canvas covering the building will also help prevent material scraps from falling into the communities.



Energy Conservation Policy

The energy management can be divided into two categories i.e. direct energy conservation such as energy conservation in construction management, in the office and in the communities managed by the Company and indirect energy conservation such as product design.

Direct energy conservation

Energy conservation in construction

Ensure that the use of energy in the construction and transportation is proper. The transportation process is to be improved on a regular basis to save energy cost.

Energy conservation in the office

Campaign for energy conservation in the office and promote the energy saving policy to staff. The air-conditioners and lights are to be turned on at a certain time and turned off when not in use. The record of energy usage i.e. the time and usage is kept as a guideline for the preparation of energy reduction plan in the future.

Energy conservation in the community

Focus on the management of energy usage in the building e.g. in the common area of the condominium, recreational area or park as well as awareness raising on energy conservation. Apart from conserving natural resources, energy conservation also brings about economic benefits to the community. The reduction of energy used in the common area will help reduce the expenses of juristic person in each project.

Indirect energy conservation

Energy conservation from project design

Design the building that responds to nature (Passive Design) and does not cause energy overuse. For example, the building is designed to face away from the sun, the facade is used to block sunlight and a part of an exterior structure of the building is extended out to create a shade on the side wall of the building to reduce heat retention. The building is designed to use natural elements like sunlight and wind to reduce the use of air-conditioners and electricity. Environmental friendly materials are also used such as glasses with low solar heat gain coefficient which keeps out the heat. It will be used on the west and south side of the building which absorbs more heat from the sun. Insulation is installed in the building envelope and roof on the side that absorbs more heat. Air conditioners and machines with high energy efficiency ratio are used.



Environmental friendly materials are also used such as glasses with low solar heat gain coefficient which keeps out the heat.



Waste Management Policy

The solution to waste problem revolves around the promotion of awareness and social and environmental responsibility in all sectors. The two core principles are the reduction of waste by consuming less and the segregation of waste to be reused or recycled. The Company gives importance to waste management problem in project design, construction process and community management. The Construction Management Department and Community Management are responsible for managing waste as follows:

Waste management in construction management

Design the building according to the standard size of materials

It refers to the design that fits the size of construction materials so that there are no excess materials to be thrown away. This will not only help save costs but also reduce waste at its source.

Reuse waste

In case that there are construction wastes, they will be managed by the Company together with trade partners running business about reuse waste to be separated, transformed and sold.

Develop the construction and procurement system to reduce excess materials

The semi-prefabrication system developed by the Company helps reduce the number of excess materials that are to be thrown away. "Just in Time" procurement process of Toyota is adapted to develop the procurement process of the Company to be able to calculate the exact amount of materials used in each project.

Develop the demolition of building and reuse materials

Sale offices are built as temporary buildings for the speed of project sale and must be demolished when the construction starts. Each year, there are no less than 20 sale offices being built and demolished. However, the materials used in the construction of these sale offices are reused to build new temporary sale offices. After the demolition of the building, the maintenance, management and reuse of the materials especially machinery and electrical equipment are planned.

Waste management in community management

Segregate waste

Educate the residents about waste and organize activities to raise environmental awareness and encourage the residents to segregate waste. The activities started in 2008 by surveying the waste management system in each project. It was found that there was a lack of equipment for systematic waste segregation so the waste bins were changed to be of the same standard in all projects in 2010. There are two types of standard waste bins used on each floor i.e. waste bin for general waste (blue) and for kitchen waste (green). On the ground floor, containers for each type of hazardous waste are also provided.

Manage recyclable waste in Lumpini communities

The Company started a project to segregate recyclable waste in seven pilot projects by collaborating with the Juristic Person Committee of each condominium in the provision of different type of waste containers. The Company also coordinates with the organization that works on waste management to provide knowledge to the residents.

Segregate hazardous waste

Nowadays hazardous waste like empty spray can, battery, light bulb and expired medical products are released more into the environment. The disposal of hazardous waste is done along with other types of waste which may impact the health and well-being of the neighboring residents and environment.



Hazardous waste management policy of the Bangkok Metropolitan Administration

Bangkok Metropolitan Administration (BMA)'s policy is to segregate hazardous waste before disposal. The knowledge on the problems and impact of hazardous waste on health and environment is provided so that the people are equipped with skills to segregate hazardous waste from general waste. Moreover, BMA encourages the private sector to take part in managing hazardous waste. The Company receives standard hazardous waste management kit from the Pollution Control Department to manage the proper disposal of hazardous waste in projects managed by the Company. The segregation of five categories of hazardous waste is promoted i.e. chemical substances container, circular and other types of fluorescent light bulb, mobile phone battery, battery and fluorescent light tube.

The Company has collected hazardous waste for BMA to be disposed of properly. The quantitative data of such waste is submitted to Solid Waste, Hazardous Waste and Nightsoil Management Division, Department of Environment, BMA to be used as a case study and information for the development of waste management in Bangkok in the future. The amount of hazardous waste being disposed of are:

20,565 pieces

Community and Society Development

The Company develops large-scale projects with the average of no less than 1,000 condominium units in each project. In the development of condominium projects in all areas, there is a need to coordinate with government agencies to increase the capacity of the public utility system in the area to be able to support the construction of new projects. This is in compliance with Thailand's regulation on the construction of building and environment. However, there are additional projects and activities implemented by the Company other than that required by law to provide assistance to and develop local communities. It is believed that the investment in the development of public utility and facility that are directly beneficial to the society will benefit the people in the society both directly and indirectly as well as the economy of the city and the country.

Activity to increase green space around the projects under construction

Improve the landscape on Srinakarin road and increase green space in Hua Mark School

The Company provides financial support for the improvement of landscape and increase of green space by planting trees on both sides of the pavements along Srinakarin road and in Hua Mark school which is nearby Lumpini Place Srinakarin-Hua Mark station project.

Sponsor the building of Chalermprakiat Park

The Company co-sponsors the building of Chalermprakiat Park in Bangkapi district. Bangkapi District Office aims for the park to be the recreational area for people in Bangkapi and neighboring districts to relax and exercise.

Activity to enhance the quality of life of construction workers

The Company ensures that the quality of the environment in the temporary accommodation of construction workers is well-taken care of and organizes activities to develop the quality of life of construction workers. In 2013, activities were organized in seven projects, namely, Lumpini Ville Sukhumvit 77(2), Lumpini Ville Naklua-Wongamart, Lumpini Ville Ramkamhaeng 60/2, Lumpini Ville Prachachuen-Phongphet 2, Lumpini Park Rattathibes-Ngarmwongwarn, Lumpini CondoTown Ramindra-Latplakhao 2 and Lumpini CondoTown Chonburi-Sukhumvit.

The details of the activities are as follows:

Project	Activity	Participants
Lumpini Ville Sukhumvit 77(2)	Free haircut and free meal	600
Lumpini Ville Naklua-Wongamart	Free haircut and free meal	800
Lumpini Ville Ramkamhaeng 60/2	Free haircut and free meal	800
Lumpini Ville Prachachuen-Phongphet 2	Mosquito spray in the accommodation / Free Haircut and free meal	800
Lumpini Park Rattathibes -Ngarmwongwarn	Mosquito spray in the accommodation / Free haircut and free meal / exercise the use of firefighting equipment and fire drill	450
Lumpini CondoTown Ramindra -Latplakhao 2	Free haircut and free meal	450
Lumpini CondoTown Chonburi-Sukhumvit	Free haircut and free meal	450



LPN ensures that the quality of the environment in the temporary accommodation of construction workers is well-taken care of and organizes activities to develop the quality of life of construction workers.

Activity to promote sharing

Blood donation activity

This is the Company's major CESR activity in collaboration with the National Blood Center, Thai Red Cross Society that has been continuously implemented for more than 19 years since 1996. The first blood donation mobile unit was situated at Lumpini Tower. Later, the Company thought that other projects developed by the Company could also become the center of blood donation from the residents and general public. At present, blood donation mobile units are available in six projects i.e. Lumpini Tower, Lumpini Sukhumvit 77 projects, P.S.T. projects, Lumpini Ramindra-Laksi projects, Lumpini CondoTown Bodindecha-Ramkamhaeng and Lumpini CondoTown Ramindra-Nawamin. Blood donation activities are organized every three months. In 2013, the total of 24 activities were organized during the whole year. The total of 2,976 blood units was received or equivalent to 1,041,600.00 CC of blood which was used to help around 11,904 patients (350-45- CC or 1 unit of blood can help save 4 patients).

Table 1: The volume of blood donated in 2012

Project	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total (Blood Units)
1. Lumpini Tower	310			276			284			248			
2. Lumpini Sukhumvit 77	99			82			79			85			
3. P.S.T.			85			100			96			70	
4. Lumpini Ramindra-Laksi		109			93			106			100		
5. Lumpini CondoTown Bodindecha-Ramkamhaeng			104			87			99			100	
6. Lumpini Ramindra-Nawamin		87			92			100			85		
TOTAL	409	196	189	358	185	187	363	206	195	333	185	100	2,976

"Summer of Kindness through Blood Donation" activity

"Summer of Kindness through Blood Donation" project is the campaign organized by the National Blood Center, Thai Red Cross Society, to encourage the people to donate blood to maintain blood reserves during Songkran holiday during which time large amount of blood is needed. The Company has supported the project for the second consecutive year as it is realized that sharing is crucial to the happiness of living together in the society.

Merit making activity at Parkbor Temple

On 20 October 2013, the Company hosted the merit making and the ceremony to present robes to monk at Parkbor Temple, Onnut soi 35 which is near Lumpini Ville Sukhumvit 77(2) project to provide financial support to the construction of multipurpose building which is used to organize dharma activities and ethics training for youth. The total amount of 1,545,941.00 THB donated by executives, staff, LPN Team and suppliers was donated to the temple.





LPN has supported the project for the second consecutive year as it is realized that sharing is crucial to the happiness of living together in the society.



Donation of mobile blood donation unit

On the occasion of the 80th Birthday Anniversary of Her Majesty Queen Sirikit and the 23rd Anniversary of the Company, in 2012, the Company donated one eight-bed mobile blood donation unit and equipment to the Thai Red Cross Society to receive blood donation from donors around Bangkok and distribute to hospitals all over the country. The target is to receive 1,600 blood units per day. Around 70% of blood donated is from the donation at the mobile unit.

H.R.H. Princess Maha Chakri Sirindhorn, Executive Vice-President of the Thai Red Cross Society graciously granted a royal audience to the executives of L.P.N. Development Public Co., Ltd. when the Company donated a mobile blood donation unit to the Thai Red Cross at Somdet Phra Nyanasamvara (Charoen Suvaddhano) Terdprakiat Building.

Activity to promote caring

Improvement and increase of green space

Improvement of green space at the corner of South Sathorn [opposite Q House building]

The Company had sponsored the building of a vertical park on the corner of South Sathorn and Rama 4 road (opposite Q House building) in 2011. But today the park is in deteriorating condition because the drip irrigation system is broken. Sathorn District Office thus removes all the plants to repair the watering system and replants the park. The Company is asked to support a budget for the improvement of the park.

Improvement of green space at the back of Lumpini Tower

In 2009, the Company had improved the landscape on the back entrance of Lumpini Tower by planting trees on both sides of the road. Now some of the pots are broken and trees are dead so the Company arranges for the change of the broken pots and tree planting so that the landscape is as beautiful as before.

Increase of green space in Hannayao area

The Company sponsored the increase of green space in Kannayao area by producing and installing five signboards indicating the responsible area on the street islands.



Activity to promote waste management

Model community in waste segregation

The purpose of the activity is to enhance knowledge and understanding and encourage participation of joint owners, residents and juristic person in conserving the environment by segregating waste as well as to develop attitude and behavior for the best use of resources. In 2013, the activity was implemented in two projects i.e. Lumpini Park Pinklao and Lumpini Park Riverside-Rama 3. The details are as follows:

1) Campaign materials

To create knowledge and understanding in waste segregation and best use of resources by providing information about waste reduction by applying 7Rs principle in the daily life as follows:

- Reject : Reject the use of products that are not environmental-friendly such as foam container which takes as long as a thousand year to degrade.
- Reduce : Reduce the use of excessive packaging e.g. use cotton bag instead of plastic bag.
- Replace : Use the products that have less impacts on the environment e.g. use paper bag instead of plastic bag and use water bottle or paper cup instead of plastic cup.
- Reuse : Make the best use of resources by reusing e.g. reuse one-sided paper and reuse a plastic bottle as a container.
- Repair : Repair various stuff to extend its useful life e.g. clothes and electrical equipment. Apart from helping save money, it can also help reduce the amount of waste.
- Refill : Choose the products that can be refilled in the old container e.g. detergent and liquid soap.
- Recycle : Recycle waste e.g. glass bottle, plastic, paper and metal.

The Company produced fridge magnets with the information about 7Rs principle on them to be distributed to all condominium units. The exhibition providing information about various types of waste was also produced and set up in the library.



Vibrant Community

The purpose of the activity is to enhance knowledge and understanding and encourage participation of joint owners, residents and juristic person in conserving the environment

2) Activities

To encourage participation and knowledge and understanding about waste segregation. The details of the activities organized are as follows:

- **Waste segregation journal** : The residents registered to participate in the activity and received a journal to record waste segregation in the household. This activity was to study the consistency of waste segregation activity in each condominium unit. Points were recorded in the journal on the day of the activity. Accumulated points could be exchanged for gifts on the last day of the activity.
- **Game booth** : Provided knowledge and understanding about waste segregation and management.
- **Workshop** : Workshop was organized to promote participation in the main activities.



Activity to promote education in Lumpini community

Living Library Model

The objective of the project is to encourage and promote the development of the Living Library in the project by allowing the community to take part in the implementation of the project. Three aspects of the library were developed i.e. 1) physical aspect, 2) learning media such as multimedia books and 3) activities to promote reading and learning to encourage the use of the library. In 2013, the Living Library was developed in two projects, namely, Lumpini Park Pinklao and Lumpini Park Riverside-Rama 3. The details are as follows:

1) The development of the Living Library in Lumpini Park Pinklao.

- Joint Owners Committee and juristic person officers of Lumpini Park Pinklao visited TK Park and had a meeting with TK Park to plan the development of the Living Library in the project.
- The training on library science was organized for Joint Owners Committee, juristic person officers and joint owners who volunteered as a librarian of the library. The trainer was the librarian of TK Park who shared the knowledge on categorization of books, membership card and borrow-return system.
- “Into the Dinosaur Land” activity was organized. The activity was organized based on TK Park’s Adventure in the Thai Dinosaur’s World exhibition to provide knowledge about dinosaur and promote the use of the library as the learning source. The activities included dinosaur excavation and the making of DIY keychain from fossils. Around 150 participants took part in the activity.

2) The development of the Living Library in Lumpini Park Riverside-Rama 3

- Joint Owners Committee and juristic person officers of Lumpini Park Riverside-Rama 3 visited TK Park and had a meeting with TK Park to plan the development of the Living Library in the project.
- The physical characteristics of the kids’ corner in the library were improved.
- The training on library science was organized for the juristic person officers. The trainer was the librarian of TK Park who shared the knowledge on categorization of books, membership card and borrow-return system.
- “Create Colors, Draw, Play” art camp was organized to promote the use of the library as the learning space. The three courses included:

“Beautiful Drawing” course: to learn about lines.

“Shapes Patching/Sticking” course: to learn about shapes.

“Mixing Colors Creating Ideas” course: to learn about colors.

The children attending all the three courses would be qualified to join “Great Imaginary Kids” competition to create artwork and win special prizes.



Fun hand puppet story-telling activity

The story-telling activity was organized on 16 February 2013 at the library of Lumpini Place Ratchayothin. The story of “The Pig Who Lost His Ears” was told. The moral of the story was about doing good deeds. After that, the children participated in hand puppet-making activity to exercise their imagination.

Activity to provide assistance to neighboring community and other communities

Learning space building in Bangkhen District Office

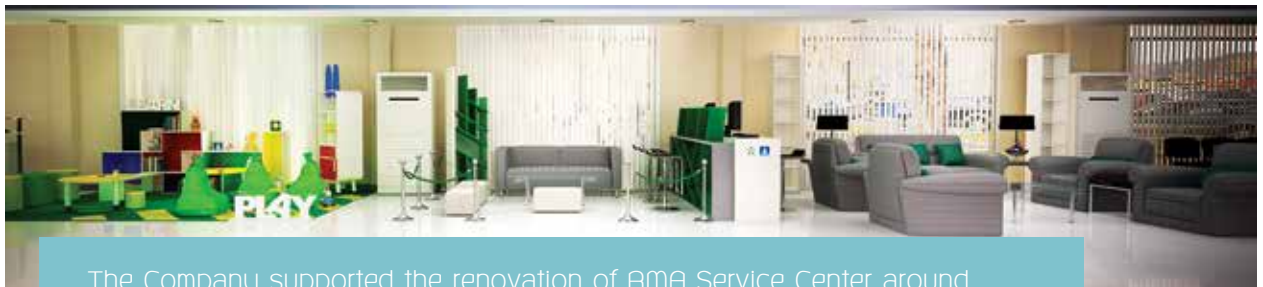
The Company supported the renovation of BMA Service Center around the Registration Office of Bangkhen District Office to be the learning space by adding kids' corner for kids to enjoy reading books and computer corner and book reading corner for the general public who visited the District Office to use as learning resources. The budget for the improvement of space, equipment, books and learning resources was provided. This project was to support BMA's Bangkok Read for Life scheme which enabled Bangkok to be recognized as the World Book Capital by UNESCO.

Learning space building in Kannayao District Office

The Company supported the building of the learning space around the Registration Office of Kannayao District Office to be used as book reading corner and learning resources for the general public who visited the District Office. This was the second District Office that the Company supported the building of the learning space.

Learning space building in Latphrao District Office

The Company supported the building of the learning space around the Registration Office of Latphrao District Office to be used as book reading corner and learning resources for the general public who visited the District Office. This was the third District Office that the Company supported the building of the learning space.



The Company supported the renovation of BMA Service Center around the Registration Office of Bangkhen District Office to be the learning space by adding kids' corner for kids to enjoy reading books and computer corner and book reading corner for the general public.

Medical check-up activity

The Company organized medical check-up activity for the people in 10 communities surrounding Lumpini Ville Sukhumvit 109. The activity was participated by 300 members of the communities.

Improvement of the sports field of Wat Parkbor Foundation School

The Company supported the improvement of the sports field of Wat Parkbor Foundation School situated in Onnut soi 35 near Lumpini Ville Onnut 46 and Lumpini Ville Onnut 77(2) by building new concrete ground and providing new benches. This sports field was for students' physical activity and the organization of activities of people in the community and religious ceremonies of the temple.

Participation in Children's Day activity of Bansuan Municipality, Chonburi province

The Company supported the organization of Children's Day activity of Bansuan Municipality, Chonburi province which was the location of Lumpini CondoTown Chonburi-Sukhumvit to build good relationship with communities surrounding the project. There were game booths for children to play and win prizes. There were around 2,000 children and parents participated in the activity.

Moreover, the Company sponsored the organization of Children's Day activity of Laemtongpattana community (in the neighborhood of Lumpini Ville Pattanakarn-New Petchaburi) and Childline Thailand Foundation.

Activity to promote participation and co-existence in the society

Support for World Blood Donor Day Activity

World Blood Donor Day activity was organized by the National Blood Service Center in collaboration with the Committee of Blood Donor Recruitment and Promotion, Thai Red Cross Society. The purpose of the activity was to thank the blood donors. 2013 marked the 10th anniversary of World Blood Donor Day. The activities included blood, eyes and organs donation, concert and performance of superstars and the giveaway of t-shirts with the slogan on it to blood donors. The Company has been supporting the activity for the third consecutive year.

Green Day for Kids with LPN

It was the activity organized to give the opportunity for the members of Lumpini family to learn to co-exist with the environment and raise environmental awareness through various activities, most of which focused on youth. The library and Suan Ruam Jai were used as learning spaces in the community. Apart from educating the participants about the environment, the activities also promoted close family ties and good relationship between families for peaceful co-existence in the community. The activity was organized for the first time in 2011 at Lumpini Park Pinklao and received positive feedback from the residents and was participated by a great number of children and parents.

In 2013, the activity was organized again at Lumpini Park Riverside-Rama 3. The activities included Reading Hunter game for children to find answers from the book they read, Bingo Go Green game to learn about ways to reduce global warming, Fun Waste Bin game to segregate waste, Let's Clean the Water game to remove waste from a mockup pond, DIY Bag Go Green activity to paint cotton bag to help reduce global warming and magic show in Suan Ruam Jai. The activity was participated by more than 120 participants.



The amount of investments provided primarily for public benefit

13,000,000 Baht



The activities were regularly organized in order to share knowledge and raise awareness on environmental and social responsibility.

Togetherness
Care & Share

Provision of opportunities for and development of underprivileged women concept

Social Enterprise

At present, the problem of labor exploitation especially women labor is of grave concern and is urgently needed to be solved by the collaboration of both government and private sector, especially that of underprivileged female workers who are uneducated and illegible, some of whom are abused by the employers in terms of wages. Moreover, some female workers are abandoned by their husbands and are single mothers taking care of their children alone so they have no other options but to work in exploitative organizations and are prone to other social problems such as gambling and drug.

The real estate business of the Company involves around various types of services especially cleaning services. The Company has established a unit to provide cleaning services to the communities managed by the Company with the intention to provide an opportunity for underprivileged women in the society to be professionally trained with the focus on cleaning services in “Lumpini” communities. It is also to enhance the quality of life of underprivileged women and their families to be able to live in the society with pride and happiness. All the staff in this line of work are equally treated in the same manner as the staff in other departments and are entitled to receive the welfare and bonus. The wage paid is 10% higher than the minimum wage. Last but not least, they are supported in terms of scholarship paid from the budget of the Company for them and their children to continue their studies.

There are currently around 1,000 staff in the department. One of the KPIs of this department is the happiness of employees. The result is very satisfactory as evident in the survey of the satisfaction of cleanliness services provided to communities and the uplifted quality of life and happiness of staff.

In 2011, the Company started to study the social enterprise concept to add on to the operational direction of the department. The status of this line of work is approved by the Board of Directors of the Company to be upgraded to the establishment of Lumpini Property Service and Care Co., Ltd. to manage the work separately and pave the way for the Company to be a social enterprise. More trainings and services will be provided to generate profit and better quality of life for staff while also working to benefit the society in return in a scheme which is to be decided in the future.



LPN established Lumpini Property Service and Care Co.,Ltd. to provide cleaning services and enhance the quality of life for underprivileged women, paving the way for the company to be a social enterprise.



Opportunity for self-development

The Company promotes the development of academic ability of the maids. Those who do not have a chance to complete basic education (in Thailand is Mattayom 6) will be given the opportunity to study. The educational level will depend on the educational background of each person. The maids who are illegible will start from learning how to read and write before moving up to elementary level, secondary level, vocational level, high vocational level and Bachelor Degree.

In 2013, six out of 1,012 maids completed the education in various levels.

Furthermore, part-time career skills trainings are organized to create the opportunity to earn extra income for them such as Thai massage training and artificial flower arrangement. In terms of career path in the Company, the maids are developed and move up to be the head of maids, receptionist and inspector. The formal training is under the responsibility of LPN Academy. All of these are done in order for the maids to live equal lives with dignity as others in the society. The Company provides assistance in finding suitable accommodation for the maids as well.

Opportunity for family members

The survey of the quality of life of the maids before and after joining the organization finds that the mental and physical health of the maids is improved. They have a chance to take care of their families and educate their children. The Company has also allocated scholarships for the children of the maids.

Opportunity for the society

The maids do not only receive the opportunity from the Company to develop their lives but can also participate in social development activities by making use of their skills such as cleaning for the benefit of the public e.g. cleaning flyovers, temples and schools in neighboring community.

Number of underprivileged women who has been educated and trained in 2013

1,012

Innovation Development based on Research and Development

The Company has always given importance to business innovation development especially in terms of the process of property development or so-called process innovation which would enhance the values of the products or services of the organization.

The Company has defined the term “innovation” as follows:

1. The innovation should promote the vision and strategy of the Company.
2. The innovation must promote the values of products and services.

In 1995, the Company established a Research and Development Department which comprises those with knowledge, capabilities and experiences from various professional backgrounds. The Department is under the direct supervision of the Managing Director and is responsible for the research and development work of the Company.

Research

The research of the Company revolves around the whole operational process starting from the research to obtain information for executive decision making. Research topics range from macro level information such as economic, social and political situations, market needs and information for the development of each project e.g. suitable location for development, suitable price range to the information on customers' needs to be used to develop the products that are able to meet the needs of consumers as much as possible. Moreover, it also includes research to seek new business opportunities arising from changes in the environment, society and consumers' behavior in order to support the expansion of the Company in the future as well as research to develop and improve efficiency of the operation of the Company with the aim to satisfy the needs of customers and add values to products and services as well as to reprocess in order to increase operational efficiency, reduce costs and wastes and improve the speed of operations.

During the past few years, the Company has been promoting and supporting the development of new innovations in all departments in terms of products and services which includes project development and design process, marketing and brand communication, construction process, condominium ownership transfer process and community management process.

Development of Products

The product development of the Company focuses on increasing the value that responds to the needs of consumers while maintaining the upper hand over competitors, leading to the trust in “Lumpini” brand. Throughout the years, the Company has significantly achieved the development in product development. It could be said that condominiums of the Company are the model of urban residential condominiums development which has been copied by many other business operators. It is because the Company's condominiums are able to answer to all the needs of the residents.



The 26 sq.m.
condominium unit of
the Company was
praised to be the
“Product of the Year”
in 2009

Project Development and Design Process

The heart of the development and design process of the Company is the development of “LPN Design” concept which has been widely accepted, “LPN Green” concept developed under LEED Standard as well as Mixed Target Development which is the development of project to serve the needs of both office workers and retirees.



LPN DESIGN

“LPN Design” concept starts with the 30 sq.m. studio condominium unit and 60 sq.m. two-bedroom condominium unit which introduce the new standard of condominium living since both are suitable with the Thai ways of living and are easy to maintain. Until now, the main products of the Company have constantly been improved. In spite of its small size, the 26 sq.m. one-bedroom condominium unit is able to respond to the livelihood and needs of the residents. The price range is also affordable and attractive to the target group. The 26 sq.m. condominium unit of the Company was praised to be the “Product of the Year” in 2009 by one of the newspapers. The latest innovation is the design of the 21 sq.m. condominium unit to answer to the livelihood of urban residents in small-size condominium unit. This design is firstly introduced in a project in Chonburi province.



LPN GREEN

Apart from developing products and services mentioned above, the Company also pays much attention to the impacts on the environment as a result of a project development and thus comes up with “LPN Green” which is the project development and design concept comprising Green Design, Green Marketing, Green Construction Process and Green Community Management. This concept is introduced to the public and receives positive feedback in terms of the sales volume. Though “LPN Green” is established and promoted to the society and customers by the Company, it is of international standard and is consistent with “Green Building” standard. At present, there is an initiative from many organizations in Thailand to jointly establish “Green Building Institution”. It is now during the process of defining the concept, standard and assessment system by referring to Green Building Standard of many countries and adapting it to be suitable with the conditions in Thailand.



Project Development under LPN Green Concept and LEED Standard



Sustainable Site Development

- Locate the project in densely populated area near convenient facilities to reduce environmental impacts.
- Locate the project on the main road near the express way and public transportation system to ease traffic problems. The residents are encouraged to use public transportation more by being arranged a shuttle bus to connect with the main public transportation system.
- Compensate previous open space with green area and landscapes in the project.



Water Efficiency

- Use water-conserving sanitary ware for efficient use of water. Some types of sanitary ware such as dual flush toilet system can reduce the use of water by as much as 50%.
- Encourage the residents to take a shower instead of a bath to directly reduce the use of water.
- Use treated waste water to water the plants in the project to increase the efficient use of water as well as to reduce waste water being released into the public drainage system.
- Install efficient plant watering system such as drip irrigation system.



Energy Efficiency

- Design the condominium with awning and porch to reduce the heat from sunlight that directly enters the units.
- Design the lighting and air conditioning system to be efficient and suitable to reduce electricity use.
- Use renewable energy such as solar power for garden lighting.
- During the management of the project and after the handover, the Community Management department is responsible for managing energy usage in the condominium to be as efficient as possible while also being safe at the same time.



Plan the layout of the building and project to coincide with the environment i.e. natural light and wind.



Material and Resource

- Use alternative materials which are proved to be safe and environmental friendly to replace natural materials to reduce the impact on the environment such as using laminate floor instead of real wood parquet floor.

- Design the dimensions of the buildings to be consistent with the dimensions of construction materials to maximize the economic value and reduce waste of materials that would have to be discarded back to the environment.

- Use figured glass instead of opaque walls as walls within the units to obtain natural sunlight while preserving the privacy of the residents.

- Use insulated glass for outside windows on the west side to minimize heat from the afternoon sun when the temperature reaches its peak during the day.

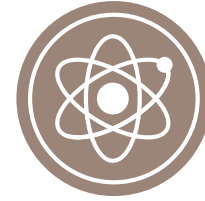
- Have a Green Wall in the parking lot to reduce carbon dioxide and prevent heat from spreading into the residence and surrounding areas.

- Manage waste by segregating waste and disposing waste appropriately both during the construction and after the residents have moved in.



Indoor Environment Quality

- Focus on the efficiency of sustainable community management using the F-B-L-E-S+P strategy i.e. Facility Management, Budget management, Life Quality Management, Environmental Management and Security Management and Personnel Capacity Development.



Innovation In Design

- Plan the layout of the building and project to coincide with the environment i.e. natural light and wind.

- Plan the layout and design to include open space inside condominium units such as doors and windows which are appropriate for living.

- Shorten the construction period through the use of semi precast concrete system.

It can be seen that LPN Green concept is not only the marketing tools to achieve sale purposes but the aspects of the concept are also similar to the Green Building Standards of LEED which clearly demonstrates the corporate environmental and social responsibility of the Company. However, the appropriateness and possibility of other dimensions will also be considered at the same time to entail sustainable development.

Marketing and Brand Communication

At first, the marketing activity of the Company did not focus on the communication through mass media which is very costly but opted for more effective marketing tools that have direct access to the target group. The key policy of the Company is to manage the community to develop good quality of life of the residents. As a result of successful community management, this group of customers has spread the word of mouth to other groups of customers. This type of marketing is absolutely free of cost.

In 2008, the Company and a consultant company in brand communication jointly planned the development and communication of “Lumpini” brand to the wider public with an aim to create awareness of the true identity of the brand. From the study conducted, it is agreed that “Lumpini” brand is the “Real Pleasure of Living”. In order to enhance the clarity of the brand as well as the identity of “Lumpini” brand, the Company has improved and developed the Company’s and “Vibrant Community” logos as can be seen below:



Old Company's
Logo



New Company's Logo
(since 2008)



Old Vibrant
Community Logo



New Vibrant Community Logo
(since 2008)

In 2009, the Company started the marketing innovation by initiating “30 Happy Days” and “Happiness of Caring” campaign to communicate “Vibrant Community” strategy by inviting four young people to try living in “Lumpini” society. The campaign was communicated through www.30happydays.com website and social networks i.e. Twitter and Facebook. The target group of young people was very interested in the campaign which helped create awareness, understanding and confidence in “Lumpini” brand. Both campaigns above were awarded Certificate of Excellence 2010 in the category of Interactive and Digital Media (Web-site Design) from Bangkok Art Directors Association (BAD Award).

In 2011, the Company continued to communicate and deliver the value of the brand through various channels including online media which was accessible to the target group of young people such as www.facebook.com/clublumpini. During the flood crisis, the Company made use of such media to communicate to members of various communities to give information about the situation and the preparedness plan of the Company in order to create a common understanding among all the residents. Also, online media was used to mobilize resources and assistances to create the unity of the communities and mutual understanding as well as to lessen concerns of the community and external society.



Construction Process

The Company has invented the semi prefabrication construction system which combines exterior ready-made wall panels with interior wall panels rendering system to shorten the construction period and reduce wall cracks problems after the handover of the units.

Furthermore, the Company encourages all constructors to invent a construction system or equipment as well as process to add value to the construction work. An innovation competition has been organized annually as an incentive for the Construction Department and constructors to create new innovations in construction work.



Development of Service

The uniqueness of “Lumpini” brand does not only come from the development of products which responds to the needs of the customers but also the services. “Lumpini” brand has been widely accepted and customers spread the word of mouth about the services provided by the Company. The “Community Management” of the Company is operated by Lumpini Property Management Co., Ltd. which has been established for more than 20 years and is responsible for managing all communities in the projects being developed by the Company.

Sale Process

As a consequence of the trust of the customers placed in “Lumpini” brand, the products of the Company are in high demand in the market. For some projects, customers have been forming a long queue in front of the project many hours before the sale opening day in order to reserve to buy condominium units. Such difficulties have not been neglected. The Marketing and Sale Department has come up with tag issuance and draw system so that it would be more convenient for the customers. This is the obvious example of the creation of service value to customers.

Condominium Ownership Transfer Process

The product development strategy of the Company focuses on the development of condominium for middle to lower-middle class customers who are in need of a residence, resulting in an annual increase in the number of condominium units of the Company. The department which is responsible for the ownership transfer of condominium units, therefore, adjusts the ownership transfer system with the involvement of various departments both internally and externally (e.g. customers, banks, government offices), enabling the Company to transfer the ownership of 550 units within one day only. This is considered to be the innovation which helps increase the effectiveness of the business operation of the Company.

Community Management Process

Regarding the responsibilities towards customers in the real estate business sector, it is common to assume that such responsibilities will come to an end after the condominium units are handed over to the customers. However, the policy of the Company is not only to take responsibility for the buildings we have developed but also the quality of life, society and environment of the project, all of which are most important to the residents. “Vibrant Community” strategy has thus been developed as the innovation for outstanding services which build the customers’ trust in the Company. The “Vibrant Community” strategy has constantly been developed and various product innovations such as “Suan Ruam Jai” and “Living Library” play a significant role in allowing the Company to achieve the “Vibrant Community” objectives.

The management of community to enhance the true happiness of the residents is developed from the viewpoint of the Community Management Department of the Company. In order to respond to the true needs of the residents and promote knowledge sharing, the meeting of the community managers and chairpersons of all juristic persons has been organized annually for mutual understanding between the two sides. This is the service innovation which enables the Company to improve and develop the community management system to better serve the needs of the residents.



Building Information Modeling (BIM) Technology

Since 2006, all aspects of the business of the Company have been developed especially in terms of the number of projects developed. One of the significant risks is that related to the design and construction process. Normally, a building design is developed on two-dimensional media such as paper or Computer Aided Drafting (CAD) program. Errors are commonly made as the building of actual three-dimensional building based on two-dimensional information requires extensive experiences of the constructor. The management measures for such risk is the construction cost buffering in the design phase and on-site problem solving process, both of which are risk absorption not prevention measures. Therefore, the provision of a tool to control the above risk is absolutely necessary.

Background of BIM

In 2013, the Company started connecting the Building Information Modeling (BIM) process to the design and construction process in order to minimize risk in terms of data incompleteness. BIM is the technology that connects two types of information i.e. numeral data such as building space, number of construction materials and construction materials prices with visual data such as construction model to become one. The changes of information in one will also affect the other.

In the past, the project development process will start from designing a building and seeking approval from the executives. The draft of the design will be used to generate the quantity takeoff so that the construction materials and cost can be estimated by specialists. This process normally takes weeks. Moreover, while the quantity takeoff is being generated, the design may be revised, resulting in the errors in the construction model and cost. BIM technology is able to help shorten the period of the estimation of construction materials and cost. If BIM technology is utilized in the development of a building, the information on the quantity of construction materials and cost will be processed simultaneously. It will only take hours to estimate the costs, not weeks. The Company will be able to improve the information received to develop exact costs and achieve optimized design solution with the budget and product qualifications that match the needs of the consumers.

Moreover, BIM is the technology that processes three-dimensional building information, not two-dimensional like before. It is the creation of a virtual building in the computer prior to the start of the actual construction. BIM system is able to detect errors or element clash, allowing the designer to solve the problem before the construction starts. Otherwise, there will be enormous costs associated with the problem-solving process later on.





The Company started connecting the Building Information Modeling (BIM) process to the design and construction process in order to minimize risk in terms of data incompleteness.



Direction of BIM Development

1. Develop the capacity of the Project Management Department and business alliances in terms of the Advanced Construction Project Communication System.

The Company will arrange the communication on building information to be done mainly via the database of BIM technology. Each department will no longer communicate with each other at their convenience e.g. through the use of telephone or document. It is expected that the duplication of content will be minimized and communication errors will be prevented.

2. Apply BIM in community management

The Community Management Department of the Company is related to construction work in terms of the maintenance of the building. Formerly, the information used is that stated in the document. But it will now be the BIM information that is used to develop more efficient building maintenance plan.

3. Develop sales and marketing

BIM technology will also be linked to the Marketing Department so that they can visualize the development of the design from the start as well as all the changes along the process and are able to more carefully plan marketing strategies.

4. Develop product value

One of the main responsibilities of the Project Management Department is the development of products i.e. condominium units and buildings. BIM technology will help keep the database of design records for research and development of products.

Corporate Governance

The Board of Directors emphasizes good corporate governance as it helps increase business competitive ability of the Company. Therefore, the Board of Directors gives importance to the management which bases on honesty, integrity, virtue and ethics under the principle of good corporate governance, all of which are important factors contributing to transparent, efficient, effective and stable operation as well as sustainable growth of the Company. It also adds economic value to the operation of the Company.

Corporate governance policy of the Company and subsidiary companies

The Company realizes the significance of good corporate governance principles and focuses on the transparency of business operation to strengthen the confidence of shareholders, investors and stakeholders. The core principles are as follows:

1. The Company is to treat all shareholders and stakeholders equally and fairly.
2. The directors of the Company are to dedicate themselves to the Company and to be prudent and transparent in the performance of their duty for the highest benefits of the Company, shareholders and stakeholders.
3. The Company has established the Code of Business Conducts for the Board of Directors and staff as a principle and guideline for the compliance with the corporate governance.

The Company has established subsidiary companies and holds more than 90% of shares in the companies. As a result, the good corporate governance principles of the subsidiary companies are similar to that of the Company.

Subcommittees

The Management structure of L.P.N. Development Public Co., Ltd. as of 31 December 2013 comprised five subcommittees as follows:

1. Audit Committee
2. Executive Directors Committee
3. Nomination, Remuneration and Good Corporate Governance Committee
4. Risk Management Committee
5. Corporate Environmental and Social Responsibility Committee

Audit Committee

The Audit Committee comprises directors with the qualification of independent directors according to the Stock Exchange of Thailand, all of whom are independent and qualified as required by the Securities Exchange Commission and the Stock Exchange of Thailand. The Audit Committee has the duties, roles and responsibilities to be independent in supporting the Board of Directors to ensure that the corporate governance is in accordance with good corporate governance principles, solve conflict of interest problems, review financial information disclosed to the public and shareholders, review internal control systems and internal audit system and communicate with auditors of the Company.

In order to be consistent with Section 3/1 of the revised Securities and Exchange Act (No. 4) B.E. 2551, the Board of Directors' Meeting Ref. 1/2010 on 18 February 2010 resolved to change roles and responsibilities of the Audit Committee to be more concentrated. This was also to be in accordance with the notice of the Stock Exchange of Thailand on the qualifications and scope of work of Audit Committees B.E. 2551.

The name list of the Audit Committee is as follows:

1. Mr. Amornsuk Noparumpa
Chairman of Audit Committee
2. Mr. Thep Roongtanapirom
(has accounting and finance knowledge)
3. Mr. Weerasak Wahawisal
(has accounting and finance knowledge)
4. Mr. Vudhiphol Suriyabhivadh
(has accounting and finance knowledge)

With Ms. Paweenrisa Wasitrakun as the Secretary of Audit Committee.

The Audit Committee held a series of meeting regularly and reported to the Board of Directors of the Company. In 2013, the total of six meetings of the Audit Committee was held. The details of the meetings are as follows:

Meeting No.	Date	Agenda
1	7 February 2013	Approved the financial statements of 2012
2	2 May 2013	Approved the financial statements of Q1/2013
3	1 August 2013	Approved the financial statements of Q2/2013
4	4 November 2013	Approved the financial statements of Q3/2013
5	9 December 2013	Considered the evaluation form of the sufficiency of the internal
6	16 December 2013	Control system and draft internal control report

Audit Committee Charter

1. Membership and Qualifications

- 1.1 The Audit Committee shall comprise no fewer than 3 members.
- 1.2 The Audit Committee members must be equipped with appropriate skills or expertise to achieve the assigned duties. At least one Committee member must have sufficient knowledge or experiences in accounting or finance and continuing professional knowledge about instances which cause changes in financial reports.
- 1.3 Be a director of the Company but not being involved in the management of the Company, affiliated company, associated company, related company or major shareholders of the Company.
- 1.4 Not holding more than 1 per cent of the paid-in capital, which shall be inclusive of his/her related persons, of the Company, affiliated company, associated company or related company.
- 1.5 Not having direct or indirect benefits or interests in the finance aspect or management of the Company, affiliated company, associated company or major shareholders of the Company and not having benefits or interests in any transactions of the Company during the period of one year before being appointed as an Audit Committee member.
- 1.6 Be capable of performing duties, giving opinions or reporting the result of work performance independently according to the duties delegated by the Board of Directors, free from the control of the executives or major shareholders of the Company, including related persons or close relatives of the said persons.
- 1.7 Be able to contribute enough time to perform as an Audit Committee member.

2. Appointment, Term of Office and Retirement

- 2.1 Appointment of Audit Committee
 - The Board of Directors will appoint Independent Directors of the Company to be members of the Audit Committee.
 - If a member of the Audit Committee retires by rotation or vacates office before expiration of his/her term resulting in less than three members in the Committee, the Board of Directors will appoint a substitute member within three months from the day of the lack of members so that the operation of the Audit Committee is not interrupted.
- 2.2 Chairman of the Audit Committee
 - Board of Directors will select one member of the Audit Committee to serve as a Chairman of the Audit Committee.
 - Chairman of the Audit Committee will chair the meeting to be in line with the good practice and ensure the overall effectiveness of the Audit Committee.
- 2.3 Secretary of the Audit Committee
 - Manager of the Internal Audit Department of the Company will serve as a Secretary of the Audit Committee.
 - Secretary of the Audit Committee will support the operation of the Audit Committee by preparing the work plan of the Audit Committee, making meeting arrangements, preparing the agenda of the meeting as assigned by the Chairman of the Audit Committee, delivering the meeting handouts and taking meeting minutes.
- 2.4 Term of Office
 - Term of office of the member of the Audit Committee shall be according to his/her term of office as a director of the Company.

2.5 Retirement

Audit Committee members shall vacate office upon:

- Being disqualified as a member of the Audit Committee
 - Death
 - Resignation
 - Being removed by the resolution of the Board of Directors
- If a member of the Audit Committee is to resign before expiration of his/her term, he/she must notify the Company in written format with reasons no less than one month in advance so that the Board of Director can appoint a substitute member. The Company will notify and send a copy of the resignation letter to the Stock Exchange of Thailand.
- If a member of the Audit Committee is relieved before expiration of his/her term, the Company will notify the Stock Exchange of Thailand with explanations.

3. Duties and Responsibilities

The Audit Committee shall have the duties and responsibilities according to the Audit Committee Charter which is approved by the Board of Directors as follows:

- 3.1 Oversee the audit procedure, internal audit system and the financial report preparation process.
- 3.2 Consider and appoint a Certified Public Accountant as well as remuneration.
- 3.3 Oversee the procedure to ensure compliance with related policies, rules, regulations and laws as well as resolutions of the Board of Directors.
- 3.4 Provide recommendations to the Management to improve working process or system to reduce risks and ensure the efficiency of the working system.
- 3.5 Provide recommendations to set up good corporate governance policies as well as follow up, evaluate and report the performance on the matter.
- 3.6 Define the scope of work of the internal audit and review the report of the Internal Audit Department.
- 3.7 Consider and advise the Board of Directors on the appointment, relocation, dismissal, remuneration and performance evaluation of the Secretary of the Audit Committee.
- 3.8 Seek external consultant to advise or assist the Audit Committee as agreed by the Board of Directors.
- 3.9 Perform any other duties as assigned by the Board of Directors and agreed by the Audit Committee.

4. Meeting

4.1 Frequency of the Meeting

- The Audit Committee meeting shall be held at least four times a year.

- The Chairman of the Audit Committee can convene a meeting when required by a member of the Audit Committee, Manager of the Internal Audit Department, auditors or Chairman of the Board of Directors to consider an important matter together or when the Chairman of the Audit Committee sees fit.

4.2 Participants of the Meeting

- A quorum of the meeting shall be no less than half of Audit Committee members present in the meeting. The Chairman of the Audit Committee will be a chairman of the meeting.
- The Audit Committee may invite company's executives or auditors to attend the related meeting.
- The Audit Committee may invite external experts or lawyers to attend the meeting as necessary and appropriate.

4.3 Voting

- The resolution of the Audit Committee meeting will be passed by a majority of votes. Each member of the Audit Committee has one vote. The Chairman shall be entitled to cast a vote to resolve any ties.
- Any members of the Audit Committee who has interests in the agenda must not participate in the discussion or cast a vote on the matter.

4.4 Meeting Minutes

The Secretary of the Audit Committee or an assigned person is to take the minutes of the meeting.

Executive Directors

The Executive Directors Committee is appointed by the approval of the Board of Directors and comprises four executive directors and one high-ranking executive of the Company. The selection of the members of the Committee bases on the competencies of the persons and the understandings in roles and responsibilities and in nature of work and business operation of the Company. The Executive Directors Committee will be responsible for ensuring that the management of the Company is in accordance with the policy of the Board of Directors while always upholding the highest benefit of the Company.

The members of the Executive Directors Committee are as follows:

1. Mr. Tikhamporn Plengsrisuk
Chief Executive Director and Chief Executive Officer
2. Mr. Pichet Supakijjanusan
3. Mrs. Yupa Techakraisri
4. Mr. Kumpee Chongthurakij
5. Mr. Opas Sripayak

In 2013, the total of 14 meetings of the Executive Directors Committee was held as follows:

Meeting No.	Date			Agenda
1	8	January	2013	<p>The agendas of the Meeting are consistent with the roles and responsibilities such as:</p> <ul style="list-style-type: none"> - Approve various transactions as assigned by the Board of Directors of the Company. - Identify the direction of operation on various matters stated in the annual business plan approved by the Board of Directors. - Follow up the performance of the Management and provide management guidance.
2	5	February	2013	
3	5	March	2013	
4	19	March	2013	
5	4	April	2013	
6	7	May	2013	
7	4	June	2013	
8	2	July	2013	
9	31	July	2013	
10	6	August	2013	
11	3	September	2013	
12	1	October	2013	
13	5	November	2013	
14	3	December	2013	

Duties and Responsibilities of Executive Directors Committee

1. To be in charge of the management and operation of the Company.
2. To establish the plan and business strategy of the Company and affiliated companies to be in accordance with the vision, mission and policy established by the Board of Directors.
3. To ensure that the result of the management is achieved as planned.
4. To consider the directions of the investment and business expansion.
5. To consider and manage the budget as approved by the Board of Directors.
6. To consider and approve any project investments or activities that are not in the plan approved by the Board of Directors in the amount of not more than 10,000,000 THB (Ten Million THB) per time.
7. To be authorized by the Board of Directors to process legal transactions and documents as follows:
 - 7.1 Registration of the purchase and sell of land, land with buildings, buildings and condominiums.
 - 7.2 Registration of the rent and let of land, land with buildings, buildings and condominiums.
 - 7.3 Registration of the mortgage, mortgage acceptance, the increase of mortgage value, registration to redeem a mortgage, registration to release a mortgage of land, land with buildings, buildings and condominiums.
 - 7.4 Request to measure a piece of land, to issue a title deed, to divide and combine a land and to allocate land.
 - 7.5 Registration of servitude as servitude and dominant properties.
 - 7.6 Registration of condominiums, registration of juristic persons of condominiums, appointment of the manager of the juristic persons, selection and appointment of the juristic persons committee of condominiums.
 - 7.7 Making of a loan contract and other contracts with commercial banks and financial institutions including opening of accounts.
 - 7.8 Meeting with condominium joint owners and juristic persons and appointment of a representative to attend the meeting and the election to be on a juristic persons committee as a joint owner as well as to attend a shareholders' meeting of subsidiary companies, associated company and affiliated company.
 - 7.9 Have the authorization to authorize other persons to act in their place including to process any legal transactions which are related to the transactions of the company as stated in article 7.1 - 7.8
8. To advise and/or provide recommendations on management to high ranking executives
9. To consider and/or assign an individual to take up the position of high ranking executives of the Company and affiliated company
10. To consider any other business as assigned by the Board of Directors.

Nomination, Remuneration and Good Corporate Governance Committee

The Nomination, Remuneration and Good Corporate Governance Committee is appointed by the Board of Directors and comprises seven members consisting five independent directors and two executive directors to create a balance of power to help with the business of the Board of Directors and shareholders. The members of the Nomination, Remuneration and Good Corporate Governance Committee are as follows:

1. Mr. Amornsuk	Noparumpa	Chairman of Nomination and Remuneration Committee and Independent Director
2. Mr. Tawechai	Chitasaranachai	Independent Director
3. Mr. Thep	Roongtanapirom	Independent Director
4. Mr. Weerasak	Wahawisal	Independent Director
5. Mr. Vudhiphol	Suriyabhivadh	Independent Director
6. Mr. Tikhamporn	Plengsrisk	Executive Director
7. Mr. Pichet	Supakijjanusan	Executive Director

With Ms. Somsri Techakraisri as the Secretary of the Nomination, Remuneration and Good Corporate Governance Committee.

In 2013, the total of four Nomination and Remuneration Committee's meetings was held as follows:

Meeting No.	Date	Agenda
1	8 February 2013	Considered the result of the Directors' evaluation in 2012 and selected qualified director to replace the directors who retired by rotation and propose to the Annual General Meeting of Shareholders 2013.
2	24 June 2013	- Considered the recommendations of the Thai Institute of Directors on the corporate governance report of the Company - Revise the Code of Business Conduct of the Board of Directors and Code of Business Conduct of Staff
3	5 August 2013	Considered the interim dividend payment and mid-year bonus payment for staff to propose to the Board of Directors.
4	12 December 2013	Considered the remuneration for staff and reward for directors.

Nomination, Remuneration and Good Corporate Governance Committee Charter

1. Membership and Qualifications

- 1.1 The Nomination, Remuneration and Good Corporate Governance Committee is to be appointed by the Board of Directors and comprised of the maximum of 7 directors.
- 1.2 The majority of the Nomination, Remuneration and Good Corporate Governance Committee members should be Independent Directors. If there are to be Executive Directors in the Nomination and Remuneration Committee, the number of such directors should be the minority of the members of the whole Committee.
- 1.3 The Nomination, Remuneration and Good Corporate Governance Committee is to select one member who is an Independent Director to be the Chairman of the Nomination, Remuneration and Good Corporate Governance Committee.
- 1.4 The Nomination, Remuneration and Good Corporate Governance Committee is to propose to the Board of Directors to appoint a Secretary of the Nomination, Remuneration and Good Corporate Governance Committee and report to the Board of Directors.

2. Term of Office and Remuneration

- 2.1 The term of office of the members of the Nomination, Remuneration and Good Corporate Governance Committee is limited to 2 (two) years.

2.2 Apart from the retirement by rotation, Nomination, Remuneration and Good Corporate Governance Committee members will vacate office upon:

- Death
- Resignation
- Being disqualified under the law governing public limited company and/or the Securities and Exchange Act and/or as identified by the Securities and Exchange Commission
- Being removed by the resolution of the Board of Directors

2.3 Any member of the Nomination, Remuneration and Good Corporate Governance Committee who wishes to resign shall submit the resignation letter to the Chairman of the Committee.

2.4 In case that the position of the Nomination, Remuneration and Good Corporate Governance Committee member has become vacant because of any other reasons apart from retirement by rotation, the Board of Directors shall select a director of the Company to fill the vacant position. The substitute member shall hold office for the remaining office term of the Nomination, Remuneration and Good Corporate Governance Committee only.

2.5 The member of the Nomination, Remuneration and Good Corporate Governance Committee who retires by rotation may be re-appointed again.

2.6 The shareholders' meeting shall decide the remuneration for the members of the Nomination, Remuneration and Good Corporate Governance Committee.

3. Duties and Responsibilities

3.1 Nomination

- Propose criteria and guidelines for the selection of the directors, subcommittees and high ranking executives.
- Nominate, select and propose qualified candidates for the position of the directors, subcommittee members and high ranking executives to the Board of Directors for consideration.
- Propose criteria and guidelines for the evaluation of the directors and Chief Executive Officer.
- Any other business as assigned by the Board of Directors.

3.2 Remuneration

- Propose criteria and guidelines for the remuneration for directors, subcommittee members, high ranking executives and employees.
- Consider to improve the policy and structure of the remuneration management for directors, subcommittee members, high ranking executives and employees to be in line with the labor market atmosphere at the time and propose to the Board of Directors.
- Any other business as assigned by the Board of Directors.

3.3 Good Corporate Governance

- Establish the Good Corporate Governance Policy in a written format to be proposed to the Board of Directors for approval and used as the best practice of the Company.
- Consider and establish the Code of Business Conduct and Code of Conduct of Employees in a written format as the best practice of the Company.
- Consider, review and improve the Good Corporate Governance Policy, Code of Business Conduct and Code of Conduct of Employees in order to be in accordance with the international standard as well as the rules, regulations and laws related to the business of the Company.
- Any other business as assigned by the Board of Directors.

4. Meetings

4.1 The Nomination, Remuneration and Good Corporate Governance Committee is to arrange or convene a meeting at least four times a year.

4.2 The Nomination, Remuneration and Good Corporate Governance Committee meeting must be attended by more than half of all Committee members and in each meeting, the number of Independent Directors must be the majority in order to constitute a quorum.

4.3 The resolution of the Nomination, Remuneration and Good Corporate Governance Committee meeting will be passed by a majority of votes of the attending directors on the quorum. Any directors who have interests in the agenda must not attend the discussion or cast a vote on the matter.

Risk Management Committee

The Risk Management Committee comprises eight members as follows:

1. Mr. Tikhamporn	Plengsrisuk	Chairman of Risk Management Committee
2. Mr. Pichet	Supakijjanusan	
3. Mrs. Yupa	Techakraisri	
4. Mr. Kumpee	Chongthurakij	
5. Mr. Opas	Sripayak	
6. Mr. Pramode	Chaipoon	
7. Mr. Charan	Kesorn	
8. Ms. Somsri	Techakraisri	

In 2013, the total of four Risk Management Committee's meetings was held. The details are as follows:

Meeting No.	Date	Agenda
1	12 March 2013	Considered risks and risk management measures to propose to the Board of Directors of the Company.
2	11 June 2013	
3	10 September 2013	
4	12 November 2013	

Risk Management Committee Charter

1. Membership

The Risk Management Committee comprises the executive directors of L.P.N. Development Public Co., Ltd. and managing directors of L.P.N. Development Public Co., Ltd., Lumpini Property Management Co., Ltd., Lumpini Project Management Service Co., Ltd and Pornsanti Co., Ltd. The Chairman of the Executive Directors Committee of L.P.N. Development Co., Ltd. will serve as the Chairman of the Risk Management Committee.

2. Term of Office

- 2.1 The term of office of Risk Management Committee members shall be according to his/her term of office as an executive director or managing director of the Company.
- 2.2 The Risk Management Committee members will vacate office upon:
 - Death
 - Resignation
 - Retire from the position of executive director or managing director
 - Being removed by the resolution of the Board of Directors
- 2.3 The resignation of a member of the Risk Management Committee shall be effective after the resignation letter is submitted to the Board of Directors.

3. Duties and Responsibilities

- 3.1 Study, review and assess risks which may happen, including potential impact of risks on the organization and internal and external risks of the Company and subsidiary companies.
- 3.2 Establish risk management policy to be proposed to the Board of Directors.
- 3.3 Establish a strategy to be in accordance with risk management policy and business direction of the Company and subsidiary companies.
- 3.4 Review the sufficiency of the policy, follow up and evaluate the risk management system of the Company and subsidiary companies.

- 3.5 Perform any other duties as assigned by the Board of Directors

4. Meetings

- 4.1 The Risk Management Committee meeting shall be held once every quarter or according to the situation and necessity.
- 4.2 A quorum of the meeting shall be no less than half of all the Risk Management Committee members.
- 4.3 The resolution of the Risk Management Committee meeting will be passed by the majority of votes of the members present at the meeting.
- 4.4 In case that the Chairman of the Risk Management Committee is absent from the meeting or unable to perform the duty, the Committee members present at the meeting shall select one member to act as a Chairman of the meeting.
- 4.5 The Risk Management Committee may invite the Management or related persons to attend the meeting and share information or documents on the related issues.
- 4.6 The Manager of the Director's Office will serve as a Secretary of the Risk Management Committee who will be responsible for preparing for the meeting, making appointment, preparing meeting handouts and meeting minutes and performing any other tasks assigned by the Risk Management Committee.

5. Reporting

Risk Management Committee must regularly report the performance to the Board of Directors and report the performance over the year to shareholders in the Annual Report with the following details:

- 5.1 Number of meetings
- 5.2 Number of times the Risk Management members attend the meetings
- 5.3 Performance of duties as indicated in the Charter

Corporate Environmental and Social Responsibility Committee

The Corporate Environmental and Social Responsibility Committee comprises 11 members appointed by the Company, subsidiary company and trade partners (a group of companies under known as "LPN Team") as follows:

1. Mr. Pichet	Supakijjanusan	Chairman of the Committee
2. Mr. Rungroj	Piloksiri	Member, L.P.N. Development Public Co., Ltd.
3. Mr. Thumrongphon	Daengbubpha	Member, Lumpini Property Management Co., Ltd.
4. Mr. Paisarn	Lertbantanawong	Member, Lumpini Property Management Co., Ltd.
5. Mr. Sangchai	Luangjutamas	Member, Lumpini Property Management Co., Ltd.
6. Ms. Suraswadee	Suewaja	Member, Lumpini Property Management Co., Ltd.
7. Mr. Phichet	Chulachan	Member, Lumpini Project Management Service Co., Ltd.
8. Mr. Woraphot	Ratchatapi	Member, Lumpini Project Management Service Co., Ltd.
9. Mrs. Piyanuch	Naveenavakun	Member, Lumpini Property Service and Care Co., Ltd.
10. Ms. Ratikorn	Saingarn	Member, LPN Team
11. Ms. Kulteera	Sirinitikorn	Member and Secretary, L.P.N. Development Public Co., Ltd.

In 2013, the total of three meetings of Corporate Environmental and Social Responsibility Committee was held as follows:

Meeting No.	Date	Agenda
1	29 April 2013	Considered the objectives of the appointment of the Corporate Environmental and Social Responsibility Committee of the Company.
2	5 July 2013	Considered the details of the construction management and considered the details of waste management within Lumpini community.
3	1 October 2013	Considered the operation in Q3/2013.

Corporate Environmental and Social Responsibility Committee Charter

1. Mission

Board of Directors of the Company appoints the Corporate Environmental and Social Responsibility Committee to provide oversight of the Company and subsidiary companies' environmental and social performance which will focus on the impact on stakeholders.

2. Membership and Qualifications

- 2.1 The Corporate Environmental and Social Responsibility Committee is to be appointed by the Board of Directors and comprised of one executive director who will take up the position of the Chairman of the Committee.
- 2.2 The Chairman of the Committee will select the members of the Committee.

3. Term of Office

- 3.1 The term of office of the Chairman and members of the Corporate Environmental and Social Responsibility Committee is limited to 2 (two) years.
- 3.2 Apart from the retirement by rotation, the Chairman and members of Corporate Environmental and Social Responsibility Committee will vacate office upon:
 - Death
 - Resignation
 - Being removed by the resolution of the Board of Directors
- 3.3 Any member of the Corporate Environmental and Social Responsibility Committee who wishes to resign shall submit the resignation letter to the Chairman of the Committee.
- 3.4 In case that the position of the Corporate Environmental and Social Responsibility Committee member has become vacant because of any other reasons apart from retirement by rotation, the Chairman of the Committee shall select and appoint a new member to fill the vacant position. The substitute member shall hold office for the remaining office term of the Corporate Environmental and Social Responsibility Committee only.
- 3.5 The member of the Corporate Environmental and Social Responsibility Committee who retires by rotation may be re-appointed again.

4. Duties and Responsibilities

- 4.1 Consider and approve Corporate Environmental and Social Responsibility policies and activities of the Company and subsidiary companies.
- 4.2 Consider the resources and budget for Corporate Environmental and Social Responsibility projects and activities.

5. Meetings

- 5.1 The Corporate Environmental and Social Responsibility Committee is to arrange or convene a meeting as deem appropriate.
- 5.2 The Corporate Environmental and Social Responsibility Committee meeting must be attended by at least five members in each meeting in order to constitute a quorum.
- 5.3 The resolution of the Corporate Environmental and Social Responsibility Committee meeting will be passed by a majority of votes of the attending members on the quorum. Any members who have interests in the agenda must not attend the discussion or cast a vote on the matter.
- 5.4 The Chairman of the Corporate Environmental and Social Responsibility Committee will appoint a Secretary of the Committee as deem appropriate.

6. Reporting

The Corporate Environmental and Social Responsibility Committee reports to the Board of Directors of the Company and must report the performance (if any) to every Board of Directors' Meeting.

Report on Meeting Attendance of Committees' Members

In 2013, the details of meeting of various committees are as follows:

Audit Committee

In 2013, the total of six meetings of the Audit Committee which was planned in advance was held with the attendance of the following members:

No.	Name	Position	No. of Meeting Attended
1	Mr. Amornsuk Noparumpa	Chairman	6
2	Mr. Vudhiphol Suriyabhivadh	Committee Member	6
3	Mr. Thep Roongtanapirom	Committee Member	3
4	Mr. Weerasak Wahawisal	Committee Member	6

Executive Directors Committee

In 2013, the total of 14 meetings of the Executive Directors Committee was held with the attendance of the members as follows:

No.	Name	Position	No. of Meeting Attended
1	Mr. Tikhamporn Plengsrisuk	Chairman	14
2	Mr. Pichet Supakijjanusan	Committee Member	14
3	Mrs. Yupa Techakraisri	Committee Member	14
4	Mr. Kumpee Chongthurakij	Committee Member	14
5	Mr. Opas Sripayak	Committee Member	14

Nomination, Remuneration and Good Corporate Governance Committee

In 2013, the total of four meetings of the Nomination and Remuneration Committee which was planned in advance was held with the attendance of the following members:

No.	Name	Position	No. of Meeting Attended
1	Mr. Amornsuk Noparumpa	Chairman	4
2	Mr. Tawechai Chitasaranachai	Committee Member	4
3	Mr. Thep Roongtanapirom	Committee Member	2
4	Mr. Weerasak Wahawisal	Committee Member	4
5	Mr. Vudhiphol Suriyabhivadh	Committee Member	4
6	Mr. Tikhamporn Plengsrisuk	Committee Member	4
7	Mr. Pichet Supakijjanusan	Committee Member	4

Risk Management Committee

In 2013, the total of four meetings of the Risk Management Committee was held with the attendance of the members as follows:

No.	Name	Position	No. of Meeting Attended
1	Mr. Tikhamporn Plengsrisuk	Chairman	4
2	Mr. Pichet Supakijjanusan	Committee Member	4
3	Mrs. Yupa Techakraisri	Committee Member	4
4	Mr. Kumpee Chongthurakij	Committee Member	4
5	Mr. Opas Sripayak	Committee Member	4
6	Mr. Pramode Chaipoon	Committee Member	4
7	Mr. Charan Kesorn	Committee Member	4
8	Ms. Somsri Techakraisri	Committee Member	4

Non-Executive Directors

The Board of Directors of the Company gives importance to good corporate governance and requires that non-executive directors are to meet as appropriate without the interference of executive directors or the Management to provide them the opportunity to discuss various issues related to the business of the Company and other business that are of interest.

In 2013, there was the total of one meeting of Non-Executive Directors with the participation of the following non-executive directors:

1.	Mr. Pakorn	Thavisin	Chairman of the Board of Directors and Independent Director
2.	Prof. Siri	Kewalinsrit	Vice Chairman of the Board of Directors and Independent Director
3.	Mr. Tawechai	Chitasaranachai	Vice Chairman of the Board of Directors and Independent Director
4.	Mr. Amornsuk	Noparumpa	Director and Independent Director
5.	Mr. Thep	Roongthanapirom	Director and Independent Director
6.	Mr. Weerasak	Wahawisal	Director and Independent Director
7.	Mr. Vudhiphol	Suriyabhivadh	Director and Independent Director
8.	Mrs. Jongjit	Thapanangkun	Non-executive Director

Director and Executive Nomination Process

Independent Director

The regulations of the Capital Market Supervisory Board state that independent directors must be able to uphold the benefit of shareholders equally and must not cause any conflicts of interest. Independent directors must also allow sufficient time to perform their duty and attend the Board of Directors' Meeting on a regular basis and give their opinions independently.

The Board of Directors' Meeting Ref. 4/2013 on 8 August 2013 resolved to identify the qualifications of independent directors that are stricter than that required by the Capital Market Supervisory Board. The qualifications of Independent Directors of the Company are as follows:

1. Not holding more than 0.5 per cent of total shares which are entitled to vote of the company, subsidiary company, affiliated company or juristic persons with conflict of interests, which shall be inclusive of the shares held by his/her related persons.
2. Not being a director or having been a director with participation in the management, not being a staff member, employee or advisor receiving regular salary from the company, not having the controlling powers of the company, subsidiary company, associated company or juristic persons with conflict of interests at present or during the period of 2 (two) years before being appointed.
3. Not having blood ties or by way of legal registration in the manner of father, mother, spouse, sibling, or offspring including spouse of offspring of an executive, major shareholder, those who have controlling powers or those who are to be nominated as executives or those who have controlling power of the company, subsidiary company and associated company.
4. Not having or used to have a business relationship with the Company, subsidiary company, associated company, major shareholders of the Company or authorized person of the Company in the manner that may obstruct the independent exercise of discretion and not being or has been a significant shareholder or authorized person of the person with business relation with the Company, subsidiary company, associated company, major shareholders of the Company or authorized person of the Company, except relieved from aforesaid characteristics at not less than two years.

The business relation in paragraph one includes trade transactions in normal business, rent or lease on items related to asset or service or in giving or receiving financial assistance through acceptance or lending, guarantee, granting asset as debt security including similar behavior resulting in the Company or contract party with debt burden to be settled with another party from three per cent of net tangible asset of the Company or from twenty million THB up, as which amount is lower. However, the debt burden calculation shall be in value calculation on related items as announced by the Securities Exchange Commission on Rules of Related Items, by mutatis mutandis. But the consideration of such debt burden shall include debt burdens incurred at one pervious year before the date of business relation with the same person.

5. Not being or used to be auditor of the Company, subsidiary company, associated company, major shareholders or authorized person of the Company and shall not be significant shareholder, authorized person or partner of auditing office with the auditor of the Company, subsidiary company, associated company, major shareholders or authorized person of the Company in attachment, except relieved from such characteristics at not less than two years.
6. Not being or used to be any professional provider which includes legal consulting or financial consulting with service fee over two million THB from the Company, subsidiary company, associated company, major shareholders or authorized person of the Company and not being a significant shareholder, authorized person or partner of the professional provider, except relieved from such characteristics at not less than two years.
7. Not being a director appointed to be representative of the director of the Company, major shareholder or shareholders with relation with the major shareholder.
8. Not operating similar or significant competitive business to the business of the Company, subsidiary company or not being significant partner in the partnership or directorship with management participation on employees, staff, consultant with regular salary or holding shares over one per cent of the total shares with voting right in other company operating business similar or competing with business of the Company or subsidiary company.
9. Shall be able to attend the Board of Directors' Meeting of the Company and make independent judgment.
10. Not having any other characteristics that limit his/her ability to express independent opinions regarding the Company's operations.
11. Shall be able to look after the interests of all shareholders equally.
12. Shall be able to prevent conflict of interest.
13. Shall not have been convicted of violating security or stock exchange laws, financial institution laws, life insurance laws, general insurance laws, anti-money laundering laws or any other financial law of a similar nature, whether Thai or foreign, by an agency with authority under that certain law. Such wrongful acts include those involved with unfair trading in shares or perpetration of deception, fraud or corruption.
14. If qualified according to all items 1-13 specified above, the independent director may be assigned by the Board of Directors to make decisions relating to business operations or the Company, subsidiary company, associated company, same-tier subsidiary or any juristic person with a conflict of interest on the basis of collective decision, whereby such actions of the independent director are not deemed partaking of management.

Director Nomination and Executive Nomination Process

1. Director Nomination Process

The Nomination, Remuneration and Good Corporate Governance Committee is responsible for nominating qualified candidates to take up the position of directors who are suitable in terms of the competencies, experiences and expertise in the profession, are equipped with leadership skills, vision, moral and ethics, have the transparent professional background, are able to express their opinion freely and have good performance as a director of the Company. The Nomination, Remuneration and Good Corporate Governance Committee will nominate suitable candidates to the Board of Director's Meeting for approval before presenting to the Shareholders' meeting for appointment or election. In case that the director position of the Company becomes vacant not by rotation, the Nomination, Remuneration and Good Corporate Governance Committee may consider to nominate a suitable person to the Board of Directors' Meeting in order to fill the vacant position as required by the Articles of Association.

2. Executive Nomination Process

The executives of the Company are the Managing Director and Deputy Managing Directors of the Company and subsidiary companies. With regard to the nomination and appointment of the executives, the Board of Directors of the Company assigns the Executive Directors Committee to recruit both internal and external personnel by taking into consideration the qualifications, experiences and professional expertise that is suitable with the organization and transparent professional background and propose to the Nomination, Remuneration and Good Corporate Governance Committee for consideration and proposal to the Board of Directors of the Company for approval.

Corporate Governance of the Operation of Subsidiary Companies

The Company has established subsidiary companies to clearly separate the nature of business operation. The Company holds more than 90% of shares in the subsidiary companies and assigns executive directors of the Company to take up the position of directors in the subsidiary companies. The details are as follows:

1. Pornsanti Co., Ltd. - Develops property that is not residential condominium
2. Lumpini Property Management Co., Ltd. - Provides condominium management services to all the projects developed by the Company.
3. Lumpini Project Management Service Co., Ltd. - Provides full construction services to all the projects developed by the Company.
4. Lumpini Property Service and Care Co., Ltd. - Provides building management services in all aspects. Primarily, the company provides cleaning services within the projects of the Company. The company also aims to focus on underprivileged women by organizing career training, creating jobs and enhancing their quality of life and to become a social enterprise in the future.

The business operation of all the subsidiary companies will be under the control of the Company to ensure that it is in line with the policy of the Company. This is done through the Executive Directors Committee. The policy, goal and operational strategy of the subsidiary companies will be decided by the Board of Directors of the Company. The Company treats the staff of the subsidiary companies in the same manner as that of the Company. Their remuneration, regulations and organization values of subsidiary companies are the same as those of the Company so as to be in accordance with LPN One policy.

Use of Internal Information

The Company has established the regulations on the extent of the disclosure of internal information to external parties in the Code of Business Conduct both for executive directors and staff. As for that of staff, the Company has incorporated it in the employee's handbook which is given to all staff when they first join the Company. In order to be assured that staff comply with the regulations, the Company assigns the supervisors and the Human Resources Management Department to attend to the use of information of staff.

As for the Acquisition Report of the directors to the Securities and Exchange Commission in accordance with the Section 59 of the Securities and Exchange Act B.E. 2535, the Company assigns all directors to be responsible for reporting any acquisition changes to the Company via the Investor Relations Department under the Directors Office Department in order to report back to the Securities and Exchange Commission. All the changes and the summary of the number of shares of individual director will be recorded and presented to the Board of Directors in all meetings.

The Company also plans the information system of the Company by prioritizing the importance and authority of those who are able to make changes to the information. The Information Department is being responsible for monitoring the completion and accuracy of the information which is also randomly checked by the Internal Audit Department periodically.

Remuneration for Auditors

1. Audit Fee - The remuneration for auditor is 1,052,000 THB.
2. Non-audit fee
 - None -

Compliance with Corporate Governance in Other Area

The Board of Directors emphasizes good corporate governance and believes that good management system, visionary and responsible Board of Directors and executives, balance of power and control mechanism that enable transparent and auditable management, respect on rights and equality of shareholders and responsibility towards stakeholders are significant factors that will add value and create utmost benefit to the shareholders of the Company in the long term.

The Board of Directors establishes the Code of Business Conducts of the Board of Directors and the Code of Business Conducts of Staff and operates the business in accordance with sufficiency economy philosophy in order to be a model of good performance for directors and employees. It is also to ensure that the performance of directors and employees is in conformity with good corporate governance principles which are also published in the Company's website i.e. www.lpn.co.th with the details as follows:

Section 1 : Rights of Shareholders

The Company respects basic rights of shareholders both as investors and owners of the Company by treating all shareholders equally. Shareholders are able to find out the result of the performance of the Company, management policies or complete any transactions through the Company's website i.e. www.lpn.co.th both in Thai and in English or the website of the Stock Exchange of Thailand i.e. www.set.or.th. Shareholders can be confident that such rights are protected and treated with respects, for example,

1. The Company appointed Thailand Securities Depository Co., Ltd. as a registrar of the Company in order to provide convenience for shareholders in any business related to securities registration of the Company.
2. Shareholders have the right to attend the Annual General Meeting of Shareholders which is organized once a year on appropriate date, time and venue. The Company will send meeting invitation letter together with meeting handouts with sufficient and complete information explaining the details and comments of the Board of Directors in all agendas with the following details:
 - Information of those who are nominated for the position of director to replace directors who are to retire by rotation.
 - Profile of the candidates who are nominated for the position of director.
 - Regulations of the Company specifically related to the Annual General Meeting of Shareholders.
 - Documents and evidences that the shareholders must present prior to attending the meeting and information on how to authorize the meeting registration and how to cast a vote in the meeting.
 - Map of the meeting venue.
 - Proxy Form B. Type (which specifies detailed, clear and fixed items for authorization). The Company has prepared three types of proxy forms following the notices of the Ministry of Commerce, namely, Type A, B and C. Shareholders have the right to choose one of the forms to be used which can be downloaded from the website of the Company so that shareholders could make a decision to cast a vote in various agendas no less than seven days in advance. Moreover, the Company published a meeting announcement in a newspaper for three consecutive days no less than three days prior to the meeting. Shareholders could also register no less than one hour prior to the meeting to allow smooth meeting registration.
3. The Company has increased the channel in publishing the meeting invitation letter and meeting handouts through the Company's website i.e. www.lpn.co.th both in Thai and in English 30 days prior to the meeting so that shareholders can spend more time considering important agendas.
4. The Company assigned Thailand Securities Depository Co., Ltd. which is the registrar of the Company to deliver the meeting invitation letter to shareholders 21 days prior to the meeting. The Company gives the right to shareholders who attend the meeting after it has already been started to cast a vote on the agenda being considered and not yet voted. Shareholders will be counted as a quorum for the meeting starting from the agenda being considered when they enter the meeting.
5. The Company established the procedure in the Annual General Meeting of Shareholders in compliance with law with the emphasis on convenience, right and equity of shareholders. As for meeting registration, the Company provides sufficient staff and appropriate technology in order to ensure convenience in checking the documents of shareholders more than one hour prior to the meeting.
6. Before the start of the Annual General Meeting of Shareholders, the Chairman of the Board of Directors will introduce members of the Board of Directors, auditors, legal consultant and high ranking executives of the Company who also attend the meeting to shareholders and inform the shareholders how to cast a vote and shareholders' rights. The Chairman of the meeting will be responsible for conducting the meeting according to the agenda stated in the meeting invitation letter, allocating time for each agenda appropriately and sufficiently without adding any other agendas apart from those stated in the meeting invitation letter. In addition, the Company produces ballots for shareholders to use for voting in each agenda. The votes of all agendas i.e. for, against and abstention will be counted and disclosed transparently and fairly. The Board of Directors will provide opportunities for shareholders to express their comments and inquires on various issues related to business operation of the Company and subsidiary companies. The meeting minutes will be accurately and thoroughly recorded.
7. The Company has disclosed the list of top ten shareholders of the Company as of the book closing date before the Annual General Meeting of Shareholders to shareholders through the website of the Company i.e. www.lpn.co.th both in Thai and in English.
8. On the agenda to elect directors to replace directors who retire by rotation, the Company will provide opportunities for shareholders to elect individual director in every Annual General Meeting of Shareholders. The Company has provided sufficient background information of each nominated director for the consideration of shareholders.

9. In every Annual General Meeting of Shareholders, the Company gives shareholders the right to consider and approve remuneration for the Board of Directors and subcommittees. The Company has provided sufficient details of the remuneration of the Board of Directors and subcommittees for the consideration of shareholders.
10. In every Annual General Meeting of Shareholders, there will be an agenda on the appointment of auditors and remuneration for auditors which are to be proposed to shareholders for approval. The Company has provided the information about the nominated auditors as well as sufficient details of the remuneration for auditors for the consideration of shareholders.
11. The Company applies E-Voting system of Thailand Securities Depository Co., Ltd. in the registration of the meeting, counting the quorum of the meeting and counting votes for each resolution according to the agenda.
12. During the meeting, the Board of Directors provides opportunities for shareholders to express comments, provide recommendations or ask questions in each agenda freely before voting.
13. The Company will produce a detailed, completed and factual meeting minutes after the meeting ended. The minutes will be submitted to the Stock Exchange of Thailand and the Ministry of Commerce within 14 days after the meeting and be published on the website of the Company i.e. www.lpn.co.th both in Thai and in English.
14. The voting will be done openly. A ballot for each agenda will be provided so that shareholders are able to vote independently.
15. The policy of the Company is to pay the same rate of dividend to all shareholders.
16. The Company has increased the channel to publish the meeting invitation letter, meeting handouts, attendance rules and regulations of the meeting through the Company's website i.e. www.lpn.co.th both in Thai and in English before meeting documents are sent out to allow more time for shareholders to consider the information which is sufficient and complete.
17. The Company gives shareholders who attend the meeting after it has already been started the rights to cast a vote on the agenda being considered and not yet voted. Shareholders will be counted as a quorum for the meeting starting from the agenda being considered when they enter the meeting.
18. The Company has taken care of shareholders by providing information and news and informing the result of the performance and management policy on a regular basis and in a timely manner. Apart from the disclosure of information through the news system of the Stock Exchange of Thailand, the Company has also published important information and up-to-date news on the website of the Company i.e. www.lpn.co.th
19. On 15 August 2013, the Company published an announcement via the information system of the Stock Exchange of Thailand to invite minor shareholders to propose an agenda which should be considered in the Annual General Meeting of Shareholders 2014 in advance from 1 September - 30 November 2013.

Section 2: Equitable Treatment of Shareholders

The business operation of the Company bases on the principles of integrity, ethics and responsibilities towards the society and all stakeholders. The Board of Directors performs its duties in consideration of the highest interests for all shareholders equally and gives importance to and respects the rights of shareholders as owners of the Company without favoring any particular group of shareholders. Therefore, shareholders can be confident that their rights will be protected and treated fairly. The Board of Directors maintains such rights of shareholders as follows:

1. The Company discloses sufficient information on the result of the performance and management policy to all shareholders on a timely basis. The information of connected transactions is also provided accurately and completely. The information necessary for decision making of shareholders will be published on the website of the Stock Exchange of Thailand i.e. www.set.or.th and that of the Company i.e. www.lpn.co.th both in Thai and in English.
2. The Company will conduct the Annual General Meeting of Shareholders according to the agenda stated in the meeting invitation and will not add any agendas without informing the shareholders in advance. If there are to be an addition of other agendas apart from those stated in the meeting invitation letter, the Company must seek approval from no less than one third of the shareholders present at the meeting and entitled to vote.
3. The Company will send meeting invitation letter together with handout documents with complete and accurate details and comments of the Board of Directors on each agenda to shareholders for every meeting within the period required by law. The meeting invitation letter and handout documents both in Thai and in English will be published in advance to allow more time for shareholders to consider the issues through the website of the Company i.e. www.lpn.co.th

4. In case that shareholders are unable to attend the meeting, the Company will send proxy form which is consistent with the form of the Ministry of Commerce together with the meeting invitation letter so that any shareholders who intend to appoint a proxy to attend the meeting can authorize a person or an independent director of the Company to attend the meeting in order to reserve the right of the shareholders.
5. The voting right of shareholders is according to the amount of shares held, with one share equal to one vote.
6. The Company controls the use of internal information and prohibits directors and executives to use essential internal information of the Company and subsidiary companies which are not yet disclosed to the public for their own benefits or for benefits of others, including the purchase and sell of securities of the Company. Directors, executives and employees who have access to internal information must refrain from purchasing or selling securities of the Company during the period of one month prior to the disclosure of the financial statements to the public.
7. Every time directors or executives purchase, sell, transfer or receive transfer of the securities of the Company, they must inform the Securities Exchange Commission and the Stock Exchange of Thailand within three days from the date of the change as well as inform the Secretary of the Company. The report of shareholding of directors and their spouse will be included in one of the ordinary agendas of the Board of Directors' Meeting which is held quarterly.
8. The Company establishes direction to monitor and solve conflict of interest problems. According to the Audit Committee Charter, the Audit Committee will be responsible for reviewing compliance with rules, regulations and law as required by the Stock Exchange of Thailand and the Securities Exchange Commission. If the meeting passes a resolution that may cause a conflict of interest or connected transactions, the Company will publish the value of the transaction, names of contracting parties, persons connected, necessary reasons for the transaction and any other details related to the transaction completely and accurately on the website of the Stock Exchange of Thailand i.e. www.set.or.th and that of the Company i.e. www.lpn.co.th both in Thai and in English.

Section 3 : Roles of Stakeholders

The Company gives importance to the interests of all stakeholders, operates its business responsibly and fairly to all related parties, determines to develop the business of the Company to be stable and sustainable and able to appropriately reward the shareholders and protects the benefits and the assets of the Company with prudence. The Company also looks after the rights of the stakeholders by treating them equally as follows:

Shareholders :

The Company respects basic rights of shareholders under the law and the Articles of Association of the Company by treating all shareholders equally. The Company establishes a mechanism to assure the shareholders that they will receive accurate information and appropriate returns according to the dividend payment policy of the Company. Connected transactions are controlled and measures to prevent conflict of interests are in place. The Company also prevents the use of confidential internal information and prohibits directors or executives who have access to such information to exploit the Company's internal information for personal interests, including the buying and selling of the securities of the Company during the period of one month prior to the disclosure of the financial statements to the public.

Customers :

The Company emphasizes the significance of customers and acts with responsibility towards them at all times. The Company also believes in the value of regularly creating satisfaction and confidence of customers by focusing on the development of products, being responsible for the quality

and standards of products as advertised or promised, developing and improving services to the customers and maintaining confidentiality of customers. The Company also gives importance to the creation of a good quality of life, the promotion of close family ties and relationship building with customers through various regular activities. The Company establishes a Department to be responsible for receiving complaints i.e. Customers' Experiences Management Department: Call Center (02) 689-6888.

Trade Partners :

The Company complies with the agreements and conditions of honest competition, equality and fairness, considers the highest interests of the Company on the foundation of fair compensation for both parties, strictly keeps its promises to trade partners and builds relationships and understanding towards each other. The Company avoids situation which may cause conflict of interests through negotiation amicably and will not ask for or receive goods or any other benefits other than those stated in the trade agreement.

Competitors :

The Company abides by rule of honest and fair competition through the use of friendly competition to support each other without causing any damages to the business or relationship between each other. Throughout the years, the Company has never had any disputes with competitors.

Creditors :

The Company complies with the conditions of its trade agreements with honesty in order to create confidence and trust towards each other. In case that creditors are financial institutions, the Company have always complied with the conditions of loan agreements or credit agreements to build confidence of the financial institutions by strictly following the conditions stated in the contract and agreement.

The Company adheres to the following rules in dealing with creditors:

1. Comply with the agreements with all trade partners and creditors fairly and equally on the foundation of fair compensation for both parties.
2. Refrain from asking for, receiving or offering any dishonest benefits.
3. In case of loans, the Company will not exploit the loan money in the way which goes against the objectives in the agreements/conditions of the borrowing.

Employees :

The Company gives importance to all employees and recognizes that employees are valuable assets and contribute to the success and achievement of the Company. The Company takes care of its employees and treats them fairly in terms of opportunity, reward, appointment and transfer, all of which are in line with the performance of each employee and business success of the Company.

In addition, the Company focuses on capacity development of employees of all level, equips them with knowledge and ability to perform their duty and develops employee with high competencies towards leadership. The Company also provides opportunities for employees to take part in the establishment of the direction of operation, promotes good culture and atmosphere at work, improves surroundings for the safety of life, health and properties of employees and provides various welfares e.g. health insurance, annual medical check-up, provident fund and aid money in time of death of parents or spouse of employees. The Company also arranges an exercise area for employees, concerns for work-life balance and regularly monitors the safety of the workplace and provides safety equipments for employees and organizes fire drills.

Society and Environment :

The Company realizes that the society and environment are the important factors enabling the Company to achieve sustainable and secure business growth. The Company has always been aware that we must take responsibilities towards the society, not take advantage of the society and make our best attempts to create the balance in the society. The Company is giving back to the society by allocating a fund to support various social and environmental activities. It is realized that the property development business has direct impacts on the environment and society, especially the development of large-scale projects. As a consequence, the guideline for the corporate environmental and social operation of the Company has focused on the promotion of social and environmental awareness starting from within oneself. The departments that are related to environmental impacts are trained on a monthly basis. The training is organized by the Corporate Environmental and Social Responsibility Committee of the Company. The environmental and social responsibilities are included in the business plan of the Company and can be categorized as follows:

1. Environmental and Social Responsibilities In Process:
 - The management of the environment internally e.g. the management of the working environment and atmosphere and the enhancement of the quality of life of the employees.
 - The concept at the beginning of project development e.g. the selection of strategic location, the design of product under the "LPN Green" concept which is in line with the Green Building Standards of U.S.A.
 - The operation towards environmental and social responsibilities during the construction period e.g. the importance given on surrounding communities, the measures to ensure safety of the workers and related parties, the development of the quality of life of construction workers of the Company and the improvement and increase of green space around the projects under construction.
 - The community management after the handover of condominium units with the aim to create happiness and peaceful, safe and environmental friendly society e.g. life quality management, environmental management and security system management.
2. Environmental and Social Responsibilities After Process: Most of which are the support for social or non-profit activities in collaboration with the government agencies, communities within "Lumpini" projects or neighboring communities. The activities include:

2.1 Activities to promote sharing

- Blood donation activity
- Donation of one eight-bed blood donation mobile unit to the National Blood Center, Thai Red Cross.
- “Summer of Kindness through Blood Donation” activity of the National Blood Center, Thai Red Cross Society.
- Merit making activity

2.2 Activities to promote caring

- Improvement and increase of green space within “Lumpini” project.
- Waste management activity.
- Promotion of education in Lumpini community e.g. living library activity.
- Assistance to neighboring communities e.g. creating learning space in Bangkok District Offices.
- Improvement of sports grounds in schools which are in the neighborhood of the projects of the Company.
- Medical check-up activity in neighboring communities.
- Promotion of participation and co-existence in the society e.g. World Blood Donation Day 2013 and Green Day for Kids with LPN activity.

The Company gives importance to the participation of stakeholders in supporting the operation of the Company in order to build stability and sustainability of the Company by disclosing important business information to stakeholders sufficiently and transparently. The stakeholders, shareholders and investors can submit their comments, file a complaint or provide useful recommendations to add value to the Company by mailing to:

- | | |
|---------------------------------------|----|
| 1. Chairman of the Board of Directors | or |
| 2. Chairman of Audit Committee | or |
| 3. Chief Executive Officer | or |
| 4. Managing Director | |

The mailing address is as follows:

L.P.N. Development Public Co., Ltd.

1168/109, 36th Floor, Lumpini Tower, Rama 4 Road, Tungmahamek, Sathorn, Bangkok 10120

Email: director@lpn.co.th

The above persons will compile the information to present to directors of the Company for their consideration. The Company will protect those who submit their comments or recommendations by keeping their information confidential.

Section 4 : Disclosure and Transparency

The Company emphasizes factual, complete, sufficient, regular and timely disclosure of information such as financial information and general important information related to the business and performance of the Company. News and information are provided to shareholders, investors, analysts and stakeholders through various channels e.g.

- The Electronic Listed Company Information Disclosure (ELCID) system of the Stock Exchange of Thailand.
- Disclosure of Annual Information Form (Form 56-1)
- Annual Report (Form 56-2)
- The Company’s website i.e. www.lpn.co.th
- Newsletters

The Company establishes an Investor Relations Department to provide information and news of activities of the Company to investors, shareholders, analysts and related persons. Minor shareholders, general investors and analysts who would like to receive the information about the Company can contact the staff at the Investor Relations Department of the Company directly which is to build good relationship between each other. The Company believes that minor shareholders and general investors nowadays give very much importance to investment information. The staff of the Company will disclose all information equally. The Company emphasizes and is responsible for ensuring the reliability of financial information. The Board of Directors will prepare accurate and complete financial report according to the generally accepted accounting standards and principles. Important information which affects or may affect the changes in the price of the securities of the Company and the decision to invest will be disclosed strictly in compliance with law and rules and regulations of the Stock Exchange of Thailand, the Securities Exchange Commission and other governmental agencies. The Company will constantly monitor any changes to ensure that the laws and regulations are up to date for the shareholders to be confident in the business operation of the Company.

In 2013, the Investor Relations Department had organized various activities to provide information and news to shareholders as follows:

- Three Analyst Meetings to report the quarterly performance of the Company to analysts were organized, one of which was in collaboration with the Stock Exchange of Thailand (Opportunity Day Activity).
- 117 Company Visits which high ranking executives of the Company met with investors and shareholders on a regular basis to provide information of the overview of the operation and answer the questions of investors. There were around 153 reports of analysts that analyzed the information of the Company.

Shareholders, investors and the general public can make enquiries by contacting:

Investor Relations Department : Mr. Suriya Suriyabhivadh
 E-mail Address : IR@lpn.co.th
 Telephone : (02) 285-5011

Section 5 : Responsibilities of the Board of Directors

1. Structure of the Board of Directors

Board of Directors consists of experienced and knowledgeable directors in various fields e.g. engineering, architecture, economics, business management, law, accounting and finance all of whom have attended the Direct Accreditation Programme of the Thai Institute of Directors Association (IOD). The Board of Directors play a significant role in designing the policy of the Company in cooperation with high ranking executives, preparing both long-term and short-term work plan, making financial policy, managing risk and overall image of the Company as well as supervising, overseeing and independently evaluating the performance of the Company and high ranking executives to achieve the planned outcomes.

The structure of the management of the Company in 2013 consists of six committees as follows:

1. Board of Directors
2. Audit Committee
3. Executive Directors Committee
4. Nomination and Remuneration Committee
5. Risk Management Committee
6. Corporate Environmental and Social Responsibility Committee

The Company has clearly established and separated the authority of each committee. The consideration of any important issues must be approved by each committee which has specific responsibilities before being proposed to the Board of Directors for consideration or acknowledgement so as to balance the power and ensure transparency and fairness to all related parties.

Nomination and Term of Office of Directors

Directors of the Company must have the qualifications and experiences that meet the needs of the Company and do not have any prohibited qualifications stated in the Public Company Act B.E. 2535 and other related laws. The directors must contribute their time and knowledge in their performance in the Company.

Article 11 in the Articles of Association indicated that in every Annual General Meeting of Shareholders, one-third of directors are to retire. If the number of the directors is not divisibly, the number of retiring directors is to be closest to the one-third ratio.

Directors will be appointed, elected and relieved by shareholders' meeting and hold office at the term stated in the Articles of Association. Directors may be re-elected after the expiration of the term of office except when the director position become vacant not by rotation, the Nomination, Remuneration and Good Corporate Governance Committee will be nominating a suitable candidate and propose to the Board of Directors' Meeting in order to appoint a substitute director to fill the vacant position as required by the Articles of Association.

The Company does not specify the age of a director and/or the highest number of terms which a director can hold office continuously because of the belief that age or the duration of service is not as important as valuable knowledge and experiences each director bring for the benefit of the Company.

Number of Companies in which Directors Serve as Directors

The Company establishes a policy that directors of the Company must not serve as directors in more than five other listed companies. At present, one director serve as directors in one other listed company and one director serves as a director in three other listed companies. The Company has disclosed the information about the number of companies in which each director serves as a director in Form 56-1 and in the Annual Report. The Company is confident that this will not cause any conflict of interests or affect the performance of the directors in any way. Over the years, the Board of Directors has shown that they are able to dedicate their time for the performance of their duty. The Company has continuously and regularly received useful guidance, advice and recommendations on the business operation of the Company.

Policy on the Position of the Managing Director in Other Companies

In order to enable the Managing Director to dedicate his time to the performance of his duties as the Managing Director for the utmost benefit of the Company, it is the policy established by the Board of Directors that the Managing Director must not serve as a Managing Director in other listed companies.

Subcommittee

The Board of Directors has appointed committees and subcommittees i.e. Executive Directors Committee, Audit Committee, Nomination, Remuneration and Good Corporate Governance Committee, Risk Management Committee and Corporate Environmental and Social Responsibility Committee to be responsible for specific matters and propose to the Board of Directors for consideration and acknowledgement. The responsibilities and duties of each committee are as established.

2. Roles, Duties and Responsibilities of the Board of Directors

Leadership and Vision

The Board of Directors is to establish the vision, mission and policy as well as to ensure that the operation of the Company is in line with the planned objectives and goals for the highest interests in order to add economic value to the Company and shareholders. The Board of Directors also upholds the interests of all stakeholders, expresses their comments and makes a decision independently, does not seek benefits for themselves or others and do not operate in a way that will cause a conflict of interest or a competition with the Company or subsidiary companies.

The Board of Directors of the Company had established clear and written role, responsibilities and duties between the Board of Directors, Audit Committee, Nomination, Remuneration and

Good Corporate Governance Committee, Risk Management Committee and Executive Directors Committee. Moreover, the mechanism to supervise and follow up the operation and control the Management in a necessary and appropriate time is in place.

The Board of Directors gives importance to financial reports which must reflect actual performance, evaluates and specifies management standard and effectively prevents and manages risks as appropriate under the principle of the balance of power and is reviewable. The Board of Directors determines to develop and enhance the business of the Company in the secure and sustainable manner in order to appropriately reward the shareholders.

Specific Roles and Duties of the Board of Directors

The Company clearly specifies and separates the power of the Board of Directors from the Management in each level. The consideration of any important issues must be approved by the Board of Directors and subcommittee so as to balance the power and ensure transparency and fairness to all related parties.

Combination or Separation of Positions

The policy of the Company is to separate the responsibilities of the Chairman of the Board of Director from the Chief Executive Officer (CEO), both of whom have to be knowledgeable and capable, be equipped with suitable experiences and qualifications and must not be the same person. The governance and management responsibilities have been separated in order to create a balance of power.

Chairman of the Board of Directors : The Chairman of the Board of Directors is to be an Independent Director and Non-Executive Director and not be the same person as the Chief Executive Officer or be a member in any subcommittees. The Chairman of the Board of Directors is independent from the Management and the corporate governance policy making duty is clearly separated from the management of day-to-day business. The Chairman of the Board of Directors is to chair the Board of Directors' Meeting which is responsible for determining the vision, mission and important policy for the Management to implement. All directors are to independently propose an agenda of the meeting, give comments on the performance of the Company and carefully consider any issues which may cause conflict of interests in order to ensure integrity and transparency of the matter.

Chief Executive Officer : The Chief Executive Officer is the head of the Management and is responsible for supervising the operation and performance of the Company in order to be in line with the vision, mission and policy of the Board of Directors, following up the performance of the Management, arranging a monthly meeting to discuss the progress of the operation and performance of the Company and distributing power to the Management regarding the duties, responsibilities and budget approval limit.

Board of Directors' Meeting

One of the important duties of the directors is to attend meetings and participate in activities of the Company in order to acknowledge the progress and jointly make decision on the business operation. The Company has determined the date and time of the Board of Directors' Meeting in advance to be at least six times per year. Meetings on special agendas may be organized as necessary. The agenda of the meeting is to be clear and the meeting handouts are to be delivered to the directors at least seven days prior to the meeting to allow enough time for the directors to review the information before attending the meeting.

The Non-Executive Directors' Meeting must also be arranged at least once a year to provide an opportunity for non-executive directors to meet and consider various management issues without interference of the Management.

The Chairman of the Board of Directors and the Chief Executive Officer jointly decide the agenda and issues of the meeting and allow all directors to propose an agenda to the meeting and freely express their opinions in the meeting. The resolution of the meeting will be passed by the majority of votes. Each director can cast one vote. The director with interests will not attend the meeting and/or refrain from casting a vote on the matter. The duration of each meeting is around 4-5 hours.

Succession Plan

The Board of Directors gives importance to the succession of all high-ranking executives in order to maintain the confidence of investors, organization as well as staff in the immediate continuation of the operation of the Company and assigns the Executive Directors Committee to be responsible for the establishment of the succession criteria and plan.

The Executive Directors Committee, therefore, has prepared the succession criteria and plan by identifying the policy, preparing the readiness of staff and coming up with the direction of development. Personal development plan is also in place so as to prepare staff to be ready for the position of high-ranking executive. LPN Academy is responsible for this matter which has to continuously be done.

Self-Evaluation of the Directors and the Evaluation of the Chief Executive Officer

The Chairman of the Board of Directors gives importance to the evaluation of the performance of the Board of Directors and the Chief Executive Officer with an aim to improve the performance of the Board of Directors on various aspects. The Board of Directors has assigned the Nomination, Remuneration and Good Corporate Governance Committee to implement the evaluation process.

The Nomination, Remuneration and Good Corporate Governance Committee has arranged the self-evaluation process for the Directors which can be divided into three categories as follows:

Category 1 Evaluation of individual Director (self-evaluation)

The area of evaluation covers the followings :

- Core competencies
- Independence
- Preparedness
- Roles and responsibilities as a Director
- Performance in the Board of Directors
- Contribution to the development of the organization.

Category 2 Evaluation of Individual Director (cross-evaluation)

The area of evaluation covers the followings :

- Core competencies
- Independence
- Preparedness
- Roles and responsibilities as a Director
- Performance in the Board of Directors
- Contribution to the development of the organization.

Category 3 Evaluation of the Board of Directors

The area of evaluation covers the followings :

- Structure and qualifications of the Board of Directors
- Roles and responsibilities of the Board of Directors
- Board of Directors' Meeting
- Directors' performance
- Relationship with the Management
- Self-development of directors and the development of the executives

The evaluation is to start in December. The Secretary of the Nomination, Remuneration and Good Corporate Governance Committee will be responsible for sending the evaluation forms to each Director to complete independently and will then collate the completed forms, summarize and analyze the results and present to the first Board of Directors' Meeting in the following year.

The result of the performance evaluation of the Board of Directors in the year 2013 has been presented to the Board of Directors' Meeting Ref. 1/2017 on 13 February 2014.

The overall result of the evaluation of individual directors (self-evaluation) is as follows :

No.	Topic	Result (%)
1	Core Competences	76.92
2	Independence	72.12
3	Preparedness	79.33
4	Roles and Responsibilities as a Director	86.26
5	Performance in the Board of Directors	85.68
6	Contribution to the Development of the Organization	83.24
	Overall	80.59

The overall result of the evaluation of individual directors (cross-evaluation) is as follows :

No.	Topic	Result (%)
1	Core Competences	86.11
2	Independence	83.97
3	Preparedness	87.82
4	Roles and Responsibilities as a Director	93.68
5	Performance in the Board of Directors	94.44
6	Contribution to the Development of the Organization	89.94
	Overall	89.33

The overall result of the evaluation of the Board of Directors is as follows :

No.	Topic	Result (%)
1	Structure and Qualifications of the Board of Directors	99.23
2	Roles and Responsibilities of the Board of Directors	97.29
3	Board of Directors' Meeting	97.12
4	Directors' Performance	100.00
5	Relationship with the Management	97.44
6	Self-Development of Directors and the Development of the Executives	97.01
	Overall	98.01

Moreover, the Nomination, Remuneration and Good Corporate Governance Committee has asked the Board of Directors to evaluate the Chief Executive Officer in the area which are leadership, strategy, implementation of strategy, financial planning and performance, relationship with the Board of Directors, relationship with external parties, management and relationship with staff, succession plan, knowledge about products and services and personal qualifications. The evaluation form has been adapted from that of the Stock Exchange of Thailand.

The overall result of the evaluation of the Chief Executive Director

No.	Topic	Result (%)
1	Leadership	96.25
2	Strategy	92.92
3	Implementation of Strategy	91.25
4	Financial Planning and Performance	94.58
5	Relationship with the Board of Directors	97.08
6	Relationship with External Parties	96.00
7	Management and Relationship with Staff	95.42
8	Succession Plan	86.67
9	Knowledge about Products and Services	97.50
10	Personal Qualifications	95.42
	Overall	94.31

Directors and Executives Development

The Board of Directors and executives give importance to participation in courses which are beneficial for the performance of the directors and participate in the courses of the Thai Institute of Directors Association (IOD) according to the requirement of the Securities Exchange Commission that directors of listed company must attend at least one course, namely the Director Accreditation Program (DAP) and the Director Certification Program (DCP). Apart from this, the Board of Directors is also aware of the importance of the participation in other courses of the IOD such as the Role of Compensation Committee (RCC) and the Company Secretary course of the Thai Listed Company Association in order to enhance professional leadership skills and true understanding of roles and responsibilities of directors and set an example for others in pushing the organization forward towards good corporate governance. The details are as follows :

No.	Name	Course Attended
1	Mr. Pakorn Thavisin	<ul style="list-style-type: none"> - Certification of Completion of Directors Certification Program (DCP 0/2000) from the Thai Institute of Directors - Certification of Attendance of Role of the Chairman Program (RCP 16/2007) from the Thai Institute of Directors
2	Prof. Siri Keiwalinsrit	<ul style="list-style-type: none"> - Training course on Development in Land Possession and Administration, Cambridge University, England - Director Accreditation Program (DAP 25/2004) from the Thai Institute of Directors - Finance for Non-Finance Directors Class 14/2004 from the Thai Institute of Directors - Audit Committee Program (ACP 7/2005) from the Thai Institute of Directors
3	Mr. Tawechai Chitasaranachai	<ul style="list-style-type: none"> - Director Accreditation Program (DAP 26/2004) from the Thai Institute of Directors

No.	Name	Course Attended
4	Mr. Amornsuk Noparumpa	<ul style="list-style-type: none"> - Certification of Completion of Directors Certification Program (DCP 30/2003) from the Thai Institute of Directors - Audit Committee Program (ACP 23/2008) from the Thai Institute of Directors - Role of Compensation Committee (RCC 9/2009) from the Thai Institute of Directors - Curriculum in Security Psychology, Class 31 - Curriculum in Advanced Management, Class 7 - Diploma from the National Defence College of Thailand (Class 399)
5	Mr. Thep Roongtanapirom	<ul style="list-style-type: none"> - Certification of Completion of Directors Certification Program (DCP20/2002) from the Thai Institute of Directors - Audit Committee Program (ACP 8/2005) from the Thai Institute of Directors - Monitoring the Internal Audit Function (MIS 1/2007) from the Thai Institute of Directors - Capital Market Academy (CMA 4/2007) - Chartered Director Class (CDC 3/2008) from the Thai Institute of Directors - Role of Compensation Committee (RCC 9/2009) from the Thai Institute of Directors - Monitoring the System of Internal Control & Risk Management (MIR 12/2012) from the Thai institute of Directors - Successful Formulation & Execution of Strategy (SFE 14/2012) from the Thai institute of Directors
6	Mr. Weerasak Wahawisal	<ul style="list-style-type: none"> - Director Accreditation Program (DAP 63/2007) from the Thai Institute of Directors - Director Certification Program (DCP 91/2007) from the Thai Institute of Directors - Role of Compensation Committee (RCC 15/2012) from the Thai Institute of Directors - Audit Committee Program (ACP 45/2013) from the Thai Institute of Directors
7	Mr.Vudhiphol Suriyabhivadh	<ul style="list-style-type: none"> - Certification of Completion of Directors Certification Program (DCP 36/2003) from the Thai Institute of Directors - Audit Committee Program (ACP 7/2005) from the Thai Institute of Directors
8	Mrs. Jongjit Thapanangkun	<ul style="list-style-type: none"> - Director Accreditation Program (DAP 4/2003) from the Thai Institute of Directors - Finance for Non-Finance Directors (FND14/2004) from the Thai Institute of Directors
9	Mr.Tikhamporn Plengsrisk	<ul style="list-style-type: none"> - Certification of Completion of Directors Certification Program (DCP 23/2002) from the Thai Institute of Directors - Finance for Non-Finance Directors (FND 4/2003) from the Thai Institute of Directors
10	Mr. Pichet Supakijjanusan	<ul style="list-style-type: none"> - Certification of Completion of Directors Certification Program (DCP 27/2003) from the Thai Institute of Directors - Finance for Non-Finance Directors (FND 4 /2003) from the Thai Institute of Directors - Audit Committee Program (ACP 21/2007) from the Thai Institute of Directors

No.	Name	Course Attended
11	Mrs. Yupa Techakraisri	- Certification of Completion of Directors Certification Program (DCP 32/2003) from the Thai Institute of Directors
12	Mr. Kumpee Chongthurakij	- Director Accreditation Program (DAP 4/2003) from the Thai Institute of Directors - Certification of Completion of Directors Certification Program (DCP48/2004) from the Thai Institute of Directors
13	Mr. Opas Sripayak	- Certification of Completion of Directors Certification Program (DCP 71/2006) from the Thai Institute of Directors - Finance for Non-Finance Directors (FND 24/2005) from the Thai Institute of Directors

In 2013, one director had attended the training and seminar courses as follows :

No.	Name	Course Attended
1	Mr. Weerasak Wahawisal	- Audit Committee Program (ACP 45/2013) from the Thai institute of Directors

Orientation of New Directors

In case of new directors, the Company has identified the guideline to prepare the newcomers to be able to perform the duty as a director immediately. The Secretary of the Company will be responsible for :

1. providing the legal information of the Company as well as other information such as the Articles of Association, the objectives of the Company, the organization structure and the Code of Business Conduct and
2. arranging a meeting with the Chairman of the Board of Directors, Board of Directors, subcommittees and the Company's executives to be informed of the operations of the Company.

Anti-Corruption Policy

The corruption in this context is a concealed transaction which is against the law and ethics. Mostly, it refers to the transaction between a business operator and a government agency for the direct and indirect benefit of the former party. Thailand ranks among the world's worst in corruption problem which is caused by the lack of ethical business operation of operators as well as the lack of ethical practice of government officers. The economic growth and the image of the country are highly affected by such problem. With regards to the policy in real estate development which involves many government offices, the Company establishes an anti-corruption policy by requiring that the operation in all process must strictly comply with law to avoid negotiations in the process of requesting permission for construction or the ownership transfer process, including other minor operation which involves government officers. Even in case of accidental or innocent mistakes, the offender must be punished by law. The Company will not make an effort for the offender to be acquitted.

The Board of Directors' Meeting Ref. 1/2014 on 13 February 2014 resolved to sign the Collective Action Coalition Against Corruption of the Private Sector Collective Action Coalition Against Corruption Council to fight corruption.

Intellectual Property Policy

The Company has a policy not to violate intellectual property rights, whether they be copyright, patent or trademarks. Operational guidelines have been established clearly, for example, in terms of copyright, the Company has a policy on the usage of the information system of the Company and subsidiary companies and regularly monitors the usage of various software programs to prevent the use of pirated software or the software that is not related to work.

Human Right Policy

The human right policy of the Company has been clearly stated in the Code of Business Conducts to treat all staff of the Company, subsidiary companies and trade partners fairly and equally and not discriminate based on race, nationality, age, educational background or physical disabilities. The personal rights and freedom shall not be violated directly or indirectly. The staff of the Company and subsidiary companies must treat each other with respect and behave themselves properly in accordance with the regulations of the Company and good traditions without causing a negative impact on the image of the Company.

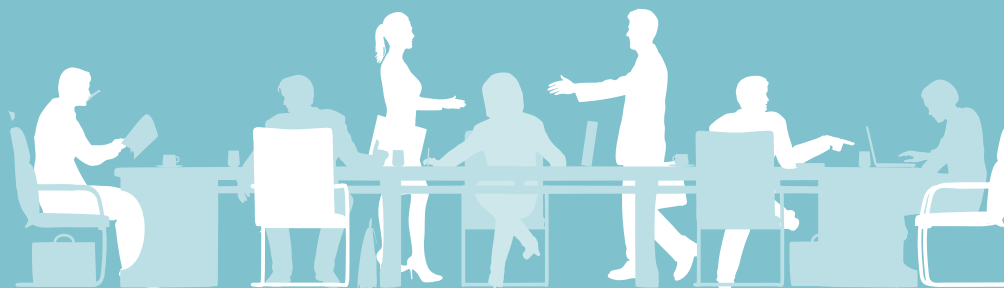
Code of Business Conduct

The Company has produced the Code of Business Conduct of the Board of Directors and staff to be the guideline for compliance with the Principles of Good Corporate Governance for the benefits of the Company, shareholders, directors, staff and other stakeholders.

5

Adherence to Good Corporate Governance

Promote knowledge, capacity and integrity to proudly become value organization.



Changes to the Management Structure

1994

The Company was listed on the Stock Exchange of Thailand as a public company on 21 June 1994 with a Board of Directors comprising 16 persons as follows:

1. Mr. Chamlong	Ratanakul Serirengrit	Chairman of the Board of Directors
2. Mr. Pong	Sarasin	Vice Chairman of the Board of Directors
3. Mr. Pakorn	Thavisin	Vice Chairman of the Board of Directors
4. Mr. Tawechai	Chitasaranachai	Chief Executive Director
5. Mr. Siri	Keiwalinsrit	Independent Director
6. Mr. Mora	Boonyaphala	Independent Director
7. Mr. Thep	Roongtanapirom	Independent Director
8. Mr. Tirachai	Panchasarp	Director
9. Mrs. Jongjit	Thapanangkun	Director
10. Mr. Sirichai	Charoensakwattana	Director
11. Mr. Chalres	yi Kwong Lee	Director
12. Mr. Somkiat	Tangthaworn	Director
13. Assoc. Prof. Dr. Somchai	Phakaphasvivat	Director
14. Mr. Tikhamporn	Plengsrisuk	Managing Director
15. Mrs. Yupa	Techakraisri	Director and Deputy Managing Director
16. Mr. Pichet	Supakijjanusan	Director and Deputy Managing Director

1997

Mr. Chamlong Ratanakul Serirengrit resigned from the position of the Chairman of the Board of Directors due to health problems. The Board of Director thus invited Mr. Mora Boonyaphala to take up the position of the Chairman of the Board of Directors.

1998

Mr. Pakorn Thavisin resigned from the position of the Independent Director because of the tendency to have conflict of interest with the Company due to the economic situation. Assoc. Prof. Dr. Somchai Phakaphasvivat resigned from the position of a Director due to other business engagements. The Board of Directors, therefore, invited Mr. Vudhiphol Suriyabhivadh to take up the position of a Director and Independent Director of the Company.

2000

In compliance with the regulations of the Stock Exchange of Thailand on corporate governance, the Board of Directors' Meeting on 1 February 2000 unanimously resolved to appoint an Audit Committee and establish the role and responsibilities of the Committee. The Audit Committee comprised the followings:

1. Prof. Siri	Keiwalinsrit	Chairman of Audit Committee
2. Mr. Vudhiphol	Suriyabhivadh	Audit Committee Member
3. Mr. Thep	Roongtanapirom	Audit Committee Member
4. Mrs. Nawanuch	Jintapitak	Secretary of the Audit Committee

2001

The Board of Directors' Meeting unanimously resolved to re-appoint the same Audit Committee members whose two-year term had come to an end.

2002

The Board of Directors' Meeting resolved to propose to the Annual General Meeting of Shareholders to appoint Mr. Pakorn Thavisin as a Vice Chairman of the Board of Directors of the Company.

2004

The Company encouraged the Board of Directors to attend various training courses of the Thai Institute of Directors (IOD) and the Stock Exchange of Thailand as follows:

1. Director Certification Program
2. Board Performance Evaluation
3. Finance for Non-Finance Directors
4. Director Accreditation Program
5. CEO Performance Evaluation
6. New COSO Enterprise Risk Management

2005

- Prof. Mora Boonyaphala passed away on 30 July 2005. The Board of Directors' Meeting Ref. 4/2005 resolved to appoint Mr. Pakorn Thavisin as a Chairman of the Board of Directors of the Company with effect from 11 August 2005.
- The Board of Directors appointed Mr. Amornsuk Noparumpa as an Independent Director with effect from 22 December 2005.
- The Board of Directors appointed the same Audit Committee for another term of office from 1 February 2006 – 30 April 2007.

The Audit Committee comprised the following members:

- | | | |
|------------------|----------------|---------------------------------|
| 1. Prof. Siri | Keiwalinsrit | Chairman of the Audit Committee |
| 2. Mr. Thep | Roongtanapirom | Audit Committee Member |
| 3. Mr. Vudhiphol | Suriyabhivadh | Audit Committee Member |
| 4. Mr. Amornsuk | Noparumpa | Audit Committee Member |

2006

- The Board of Directors' Meeting Ref. 2/2006 resolved to appoint Mr. Tikhamporn Plengsrisuk as a Chief Executive Director to replace Mr. Tawechai Chitasaranachai who resigned with effect from 1 January 2006
- Prof. Siri Keiwalinsrit and Mr. Tawechai Chitasaranachai were appointed as a Vice Chairman of the Board of Directors with effect from 25 April 2006.
- Mr. Weerasak Wahawisal was appointed as a Director with effect from 25 April 2006.
- Mr. Amornsuk Noparumpa and Mr. Weerasak Wahawisal were appointed as a Chairman of the Audit Committee and Audit Committee Member respectively in order to replace Prof. Siri Keiwalinsrit and Mr. Vudhiphol Suriyabhivadh who resigned with effect from 25 April 2006, with the term ending on 30 April 2007. The Audit Committee comprised the following members:

- | | | |
|-----------------|----------------|---------------------------------|
| 1. Mr. Amornsuk | Noparumpa | Chairman of the Audit Committee |
| 2. Mr. Thep | Roongtanapirom | Audit Committee Member |
| 3. Mr. Weerasak | Wahawisal | Audit Committee Member |

- Mr. Opas Sripayak was appointed as an Executive Director and Managing Director with effect from 25 April 2006.

2007

- The Board of Directors' Meeting Ref. 5/2007 on 8 November 2007 appointed a subcommittee to consider the remuneration for the Board of Directors, executives and employees.
- The Company organized the Annual General Meeting of Shareholders 2007 on 26 April 2007 and invited shareholders to visit Lumpini Place Narathiwat-Chaophraya after the meeting so that they would understand the business operation as well as development and project management direction of the Company. The visit received positive feedback from the shareholders.

- The Company continued to encourage the Board of Directors to attend various training courses of the Thai Institute of Directors (IOD) and Stock Exchange of Thailand as follows:
 1. Director Certification Program
 2. Director Accreditation Program
 3. Role of the Chairman Program
- The Company organized an orientation for new directors, presenting the overview of the business operation of the Company, vision, mission statement, strategies, risks and risk management as well as regulations, good corporate governance policy and director's ethics. New directors also visited a project of the Company in order to have an in-depth understanding of the business of the Company.
- The Company facilitated the performance evaluation of the Board of Directors in order to improve the performance of the Board of Directors on various topics as follows:
 1. Directors' Preparedness
 2. Strategy Setting and Policy Making
 3. Risk Management and Internal Control
 4. Preventing Conflict of Interest
 5. Financial reporting
 6. Board of Directors' Meeting
 7. Others i.e. the nomination and appointment of directors, consideration for remuneration and performance evaluation of managing directors.

2008

- The Board of Directors' Meeting Ref. 3/2008 on 24 April 2008 resolved to:
 1. Appoint directors to take up various positions as follows:

1) Mr. Pakorn	Thavisin	Chairman of the Board of Directors
2) Prof. Siri	Keiwalinsrit	Vice Chairman of the Board of Directors
3) Mr. Amornsuk	Noparumpa	Director
4) Mr. Tikhamporn	Plengsrisuk	Chief Executive Director and Chief Executive Officer
 2. Appoint the Audit Committee with a two-year term from 1 May 2008 -30 April 2010 as follows:

1) Mr. Amornsuk	Noparumpa	Chairman of the Audit Committee
2) Mr. Thep	Roongtanapirom	Audit Committee Member
3) Mr. Weerasak	Wahawisal	Audit Committee Member
- The Board of Directors' Meeting Ref. 7/2008 on 6 November 2008 resolved to appoint the Nomination and Remuneration Committee comprising seven members as follows:

1. Mr. Amornsuk	Noparumpa	Chairman of the Nomination and Remuneration Committee
2. Mr. Tawechai	Chitasaranachai	
3. Mr. Thep	Roongtanapirom	
4. Mr. Weerasak	Wahawisal	
5. Mr. Vudhiphol	Suriyabhivadh	
6. Mr. Tikhamporn	Plengsrisuk	
7. Mr. Pichet	Supakijjanusan	

2009

- The Board of Directors' Meeting Ref. 2/2009 on 28 April 2009 resolved to appoint:

1) Mr. Tawechai	Chitasaranachai	Vice Chairman of the Board of Director and Nomination and Remuneration Committee Member
2) Mr. Weerasak	Wahawisal	Audit Committee Member and Nomination and Remuneration Committee Member
3) Mrs. Yupa	Techakraisri	Executive Director
4) Mr. Opas	Sripayak	Executive Director and Managing Director
- In November 2009, Mr. Amornsuk Noparumpa and Mr. Thep Roongtanapirom attended the Role of Compensation Committee (RCC 9/2009) course of the Thai Institute of Directors.

- The Board of Directors' Meeting Ref. 7/2009 resolved to carry on the performance evaluation of the directors of the Company for the year 2009. The three categories of the evaluation were as follows:
 1. Evaluation of the Board of Directors
 2. Evaluation of Individual Director
 3. Evaluation of the Chief Executive Officer (CEO)

2010

- The Annual General Meeting of Shareholders held on 8 April 2010 resolved to reappoint the directors who were to retire by rotation for another term of office as follows:

1. Mr. Thep	Roongtanapirom	Director, Audit Committee Member, Independent Director and Nomination and Remuneration Committee, Member
2. Mrs. Jongjit	Thapanangkun	Director
3. Mr. Tikhamporn	Plengsrisuk	Director, Executive Director and Nomination and Remuneration Committee Member
4. Mr. Pichet	Supakijjanusan	Director, Executive Director and Nomination and Remuneration Committee Member
5. Mr. Kumpee	Chongthurakit	Director and Executive Director

2011

- The Annual General Meeting of Shareholders held on 31 March 2011 resolved to reappoint the directors who were to retire by rotation for another term of office as follows:

1. Mr. Pakorn	Thavisin	Director, Chairman of the Board of Directors and Independent Director
2. Prof. Siri	Keiwalinsrit	Director, Vice Chairman of the Board of Directors and Independent Director
3. Mr. Amornsuk	Noparumpa	Director, Chairman of the Audit Committee, Chairman of the Nomination and Remuneration Committee and Independent Director
4. Mr. Vudhiphol	Suriyabhivadh	Director, Audit Committee Member, Nomination and Remuneration Committee Member and Independent Director
5. Mrs. Yupa	Techakraisri	Director and Executive Director

2012

- In the Annual General Meeting of Shareholders 2012 on 29 March 2012, Mr. Tirachai Panchasarp, Director, had announced that he wished not to continue being in the position of a director of the Company. Therefore, from 29 March 2012 onwards, there would be the total of 13 directors of the Company.
- The Board of Directors' Meeting Ref. 6/2012 on 23 August 2012 resolved to appoint the Corporate Environmental and Social Responsibilities Committee which will be chaired by Mr. Pichet Supakijjanusan.
- The Board of Directors' Meeting Ref. 9/2012 on 14 December 2012 resolved to change the title of the "Nomination and Remuneration Committee" to be the "Nomination, Remuneration and Good Corporate Governance Committee", effective from 14 December 2012. The membership of the Committee remained unchanged.
- The Company withdrew its investment from Grand Unity Development Co., Ltd. by selling ordinary shares to Uni-Venture Public Co., Ltd.

2013

- Mrs. Yupa Techakraisri resigned from the position of the director of Grand Unit Development Co., Ltd. because the Company withdrew its investment in Grand Unity Development Co., Ltd. in 2012.

Participation of the Board of Directors in Activities of the Company

The Board of Directors of the Company did not only perform their duties stated in the Management Structure in accordance with the good corporate governance principles of the Stock Exchange of Thailand but also took part in various activities of the Company as follows:

1. Project Visits

The Board of Directors had visited the projects starting sale activities, the projects being under construction and the projects being completed to as well as provided recommendations and guidance to the officers to build morale and relationship between employees and the Board of Directors. In 2013, the Board of Directors had visited various projects as follows:

- 15-17 February 2013: visited Lumpini Place UD-Posri
- 13 June 2013: visited Lumpini Park Beach Jomtien and Lumpini CondoTown Chonburi-Sukhumvit
- 19 September 2013: visited Lumpini Township Rangsit-Khlong 1
- 1 November 2013: visited Lumpini Place Rama 9-Ratchada and Lumpini CondoTown Bodindecha-Ramkamhaeng

2. Executive Sharing Activities

The Board of Directors shared their knowledge and working experiences with the employees in order to maximize the organization knowledge for the best benefits. The topics included specific field of work or suggestions for a happy workplace as follows:

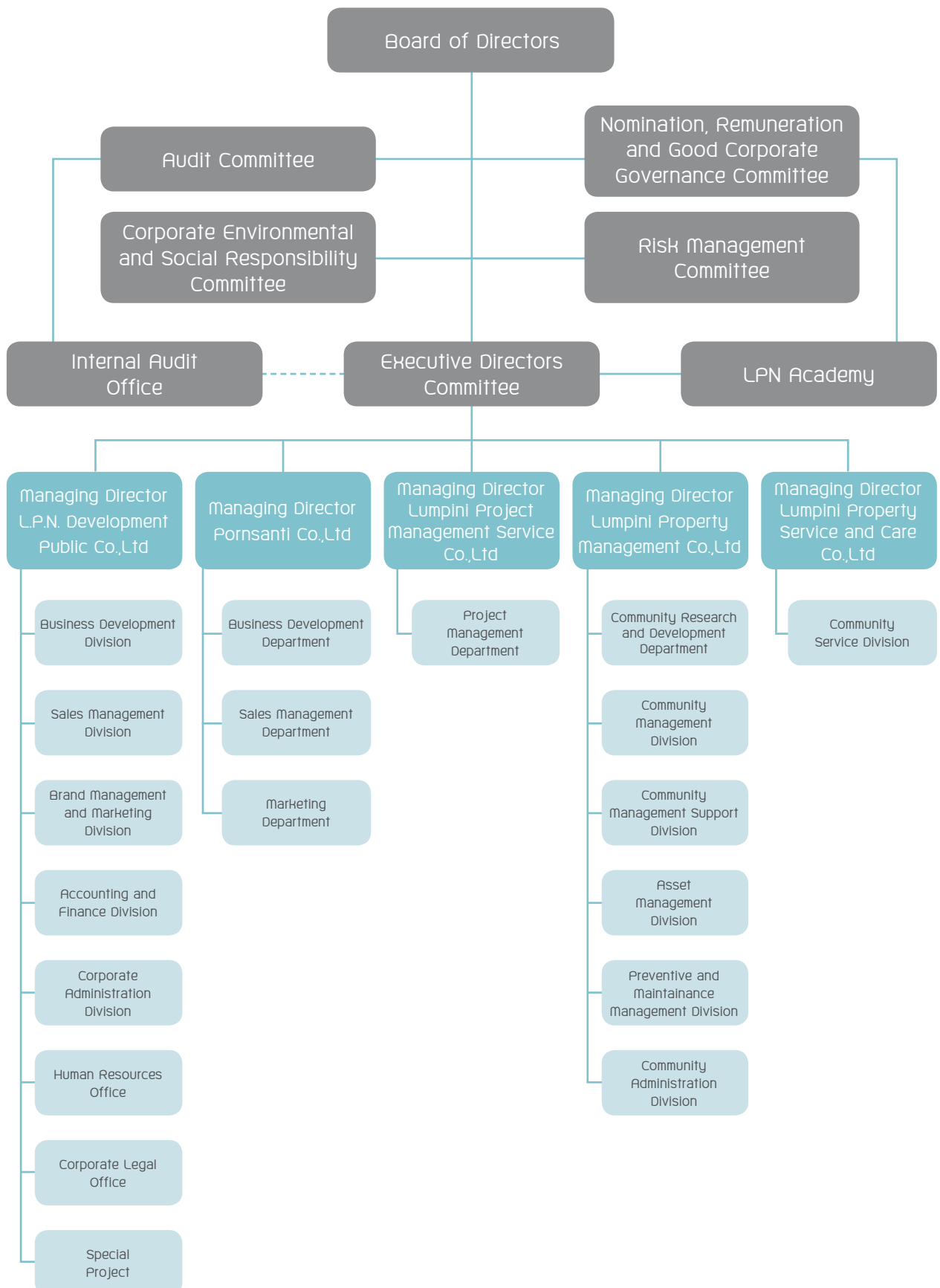
- 2 August 2013 by Mr. Pichet Supakijjanusan and Mr. Tikhamporn Plengsrisk: "Real Estate Management Course No. 1: Project Management"
- 30 August 2013 by Mr. Pichet Supakijjanusan and Mr. Tikhamporn Plengsrisk: "Real Estate Management Course No. 2: Land Purchase"
- 20 November 2013 by Mr. Pichet Supakijjanusan and Mr. Tikhamporn Plengsrisk: "Real Estate Management Course No. 3: Project Design"
- 27 November 2013 by Mr. Pichet Supakijjanusan and Mr. Tikhamporn Plengsrisk: "Real Estate Management Course No. 4: Marketing & Sales Management"
- 18 December 2013 by Mr. Pichet Supakijjanusan and Mr. Tikhamporn Plengsrisk: "Real Estate Management Course No. 5: Marketing & Sales Management 2"

3. Internal Activities

The Board of Directors participated in various internal activities of the Company such as Family Day event during Songkran festival, the ceremony to worship King Rama 6th on the occasion of the anniversary of the Company and the Company's New Year party.



Management Structure



Board of Directors

The Board of Directors of L.P.N. Development Public Co., Ltd., as of 31 December 2013 comprised 14 members according to the Company Registration Certificate of the Ministry of Commerce, all of whom are equipped with knowledge and experiences beneficial for the operation of the Company as follows:

1. Mr. Pakorn	Thavisin	Chairman of the Board of Directors and Independent Director
2. Prof. Siri	Keiwalinsrit	Vice Chairman of the Board of Directors and Independent Director
3. Mr. Tawechai	Chitasaranachai	Vice Chairman of the Board of Directors, Independent Director
4. Mr. Amornsuk	Noparumpa	Director and Independent Director
5. Mr. Thep	Roongtanapirom	Director and Independent Director
6. Mr. Weerasak	Wahawisal	Director and Independent Director
7. Mr. Vudhiphol	Suriyabhivadh	Director and Independent Director
8. Mrs. Jongjit	Thapanangkun	Non-Executive Director
9. Mr. Tikhamporn	Plengsrisuk	Executive Director
10. Mr. Pichet	Supakijjanusan	Executive Director
11. Mrs. Yupa	Techakraisri	Executive Director
12. Mr. Kumpee	Chongthurakit	Executive Director
13. Mr. Opas	Sripayak	Executive Director and Managing Director

With Ms. Somsri Techakraisri as the Secretary of the Company

Membership of the Board of Directors

In compliance with good corporate governance and the balance of power among independent directors, non-executive directors and executive directors, the Board of Directors of the Company comprises seven independent directors (equaling 53.8%), one non-executive directors (equaling 7.7%) and five executive directors (equaling 38.5%).

As for independent directors, the Board of Directors' Meeting Ref. 4/2013 on 8 August 2013 had identified the qualifications of independent directors that are stricter than the qualifications required by the Capital Market Supervisory Board.

Authority to Sign

The directors who have the authority to sign on behalf of the Company are Mr. Tikhamporn Plengsrisuk or Mrs. Yupa Techakraisri or Mr. Pichet Supakijjanusan or Mr. Kumpee Chongthurakit or Mr. Opas Sripayak, providing two of the above five directors co-sign their names and the Company's seal is affixed.

Roles and Responsibilities of the Board of Directors

The Company has identified roles and responsibilities of the directors in accordance with the Principles of Good Corporate Governance of the Stock Exchange of Thailand as well as the Code of Best Practices for Directors of Listed Company of the Securities and Exchange Commission as follows:

1. To perform the duty in accordance with the law, the objectives and regulations of the Company as well as the resolutions of the shareholders' meeting in the honest, prudent and responsible manners and to protect all the shareholders' interests equally.
2. To establish the vision, strategy, policy and direction of the operation of the Company and ensure that the operation of the Management is efficient and effective and in line with the policy so as to add the highest value to the Company and shareholders in the secure and sustainable manner.
3. To arrange the disclosure of information to shareholders, investors and all stakeholders in the correct, complete, transparent and timely manner.
4. To ensure the efficiency of the internal control and audit system.
5. To ensure the efficiency of the risk management and to follow up the outcome on a regular basis.
6. To ensure that the operation of the Company is in accordance with the Principles of Good Corporate Governance and to follow up the outcome on a regular basis.
7. To appoint a Secretary of the Company to be in charge of various activities of the Board of Directors and ensure that the Board of Directors' performance is in accordance with the law and related regulations.
8. To establish the Business Code of Conduct of the directors, executive directors and staff in order to be the baseline standard for the performance of the Company.
9. The Board of Directors could seek expert's opinion which is related to the business by hiring an external consultant at the expense of the Company.
10. To decide the date, time and venue of the shareholders' meeting as well as the agenda and the book-closing date and consider and present the result of the operation to the shareholders.

In 2013, six Board of Directors' Meeting was held as planned in advance and four site visits to projects of the Company was held. The total of ten Board of Directors' Meeting was held and the Board of Directors also attended one meeting of the Annual General Meeting of Shareholders. The details are as follows:

Meeting No.	Date			Agenda
1	14	February	2013	Considered the financial statements 2013, the dividend payment and the date of the Annual General Meeting of Shareholders
2	15	February	2013	First project visit.
3	28	March	2013	Annual General Meeting of Shareholders 2013 and Board of Directors' Meeting to consider the appointment of directors to take up positions in various committees.
4	9	May	2013	Approved the financial statements in Q1/2013.
5	13	June	2013	Second project visit.
6	8	August	2013	Approved the financial statements in Q2/2013 and considered the interim dividend payment.
7	19	September	2013	Third project visit.
8	1	November	2013	Fourth project visit.
9	6	November	2013	Approved the financial statements in Q3/2013.
10	12	December	2013	Considered the performance in 2013 and 2014 business plan.

In 2013, the details of the attendance of the directors are as follows:

No.	Name	Position	No. of Meeting Attended	Annual General Meeting of Shareholder (Once)
1	Mr. Pakorn Thavisin	Chairman of the Board of Directors and Independent Director	10/10	1
2	Prof. Siri Keiwalinsrit	Vice Chairman of the Board of Directors and Independent Director	9/10 *	1
3	Mr. Tawechai Chitasaranachai	Vice Chairman of the Board of Directors, Independent Director and Nomination, Remuneration and Good Corporate Governance Committee Member	10/10	1
4	Mr. Amornsuk Noparumpa	Chairman of Audit Committee, Independent Director and Chairman of Nomination, Remuneration and Good Corporate Governance Committee	10/10	1
5	Mr. Thep Roongtanapirom	Audit Committee Member, Independent Director and Nomination, Remuneration and Good Corporate Governance Committee Member	4/10 *	1
6	Mr. Weerasak Wahawisal	Audit Committee Member, Independent Director and Nomination, Remuneration and Good Corporate Governance Committee Member	9/10 *	1
7	Mr. Vudhiphol Suriyabhivadh	Audit Committee Member, Independent Director and Nomination, Remuneration and Good Corporate Governance Committee Member	8/10 *	1
8	Mrs. Jongjit Thapanangkun	Director	10/10	
9	Mr. Tikhamporn Plengsrisk	Chief Executive Director, Chief Executive Officer and Nomination, Remuneration and Good Corporate Governance Committee Member	10/10	1
10	Mr. Pichet Supakijjanusan	Executive Director and Nomination, Remuneration and Good Corporate Governance Committee Member	10/10	1
11	Mrs. Yupa Techakraisri	Executive Director	9/10 *	1
12	Mr. Kumpee Chongthurakij	Executive Director	9/10 *	1
13	Mr. Opas Sripayak	Executive Director and Managing Director	10/10	

*Note: The absence of the directors was the absence from the project visit.

Appointment and Relief of the Board of Directors

The Nomination, Remuneration and Good Corporate Governance Committee is responsible for nominating qualified candidates to take up the position of the directors who are suitable in terms of competencies, experiences and expertise in the profession, are equipped with leadership skills, vision, moral and ethics, have transparent professional background and are able to express their opinions freely. The Nomination, Remuneration and Good Corporate Governance Committee will nominate suitable candidates to the Board of Director's Meeting for approval before presenting to the Shareholders' Meeting for appointment or election. In case that a director position of the Company becomes vacant not by rotation, the Nomination, Remuneration and Good Corporate Governance Committee may consider to nominate a suitable person to the Board of Directors' Meeting to be appointed as a director to fill the vacant position in accordance with the Articles of Association of the Company.

The term of office of a director of the Company follows Section 3, Article 11 about the Board of Directors, of the Articles of Association which states that the Shareholders' Meeting is to elect a director according to the following criteria and process:

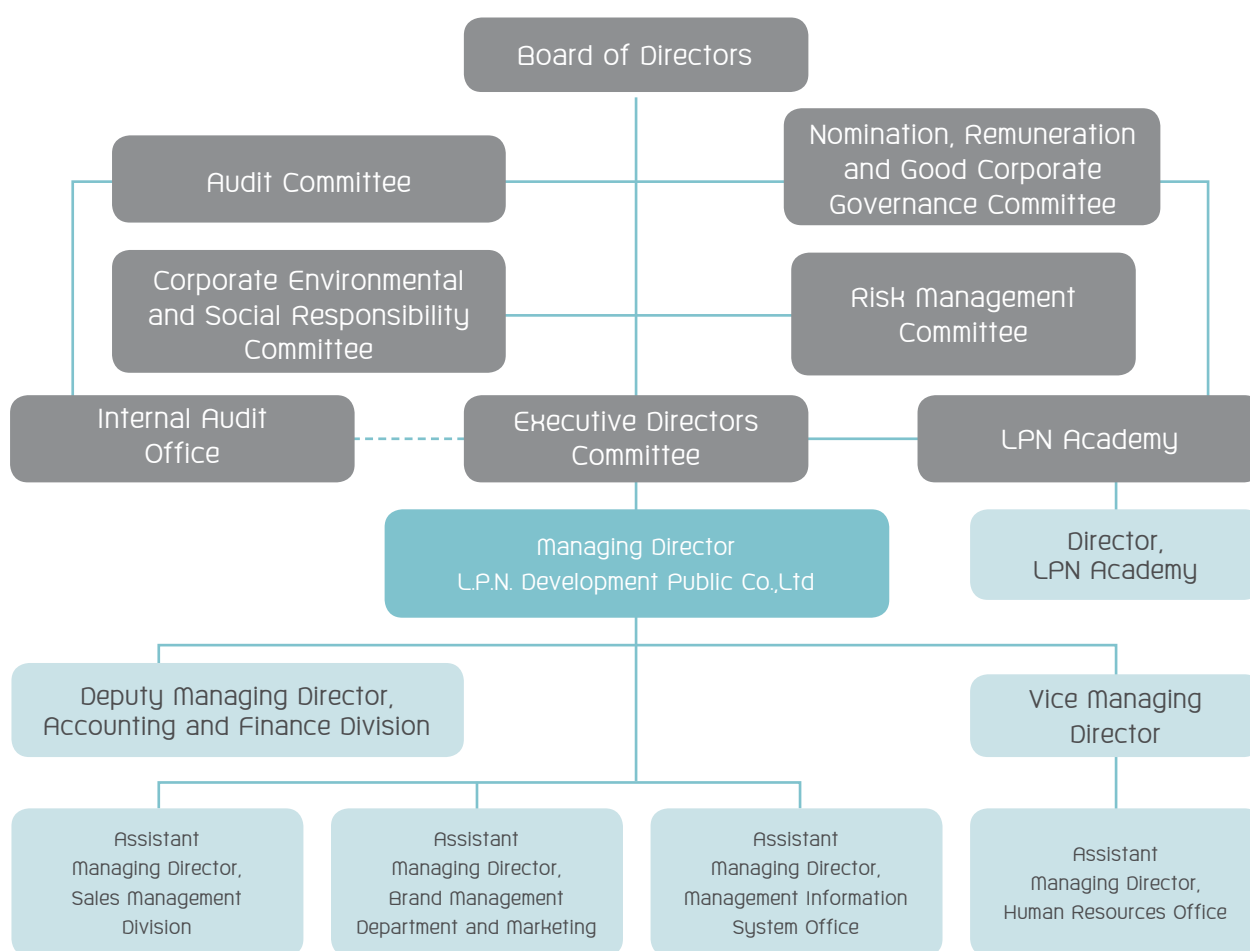
"In every Annual General Meeting, one-third of directors are to retire. If the number of the directors is not divisibly, the number of retiring directors is to be closest to the one-third ratio. The directors who are to retire from the position in the first and second year after the registration of the Company are to be determined by a draw. As for the following years, the directors who are in the position for the longest period of time are to retire. If the number of such directors is more than the number of those to retire, they are to draw. The retiring directors may be re-elected again."

Managers

The first four managers after the Managing Director are as follows:

- | | | |
|------------------|--------------|--|
| 1. Ms. Somsri | Techakraisri | Deputy Managing Director and Company Secretary |
| 2. Mr. Sombat | Kittipokirat | Deputy Managing Director, Financial Management and Accounting Department |
| 3. Mr. Montien | Weerotai | Director, LPN Academy |
| 4. Mrs. Noppawan | Krisanaraj | Assistant Managing Director, Sales Management Division |
| 5. Mr. Roongroj | Piloksiri | Assistant Managing Director, Human Resources Office Division |
| 6. Ms. Saowanee | Angkoonpipat | Assistant Managing Director, Brand Management and Marketing Department |
| 7. Ms. Suwattana | Sae-Tang | Assistant Managing Director, Management Information System Office |

The management structure of the Company as of 31 December 2013 is as follows:



Secretary of the Company

The Board of Directors recognizes the importance of the roles and responsibilities of the Secretary of the Company who is to support the operation of the Company to be in accordance with the Principles of Good Corporate Governance and comply with rules and regulations of the Stock Exchange of Thailand and Securities Exchange Commission. The Board of Directors has appointed Ms. Somsri Techakraisri, Deputy Managing Director to take up the position of the Secretary of the Company and be responsible for coordinating between the Board of Directors and the Management, being in charge of and coordinating the work relating to laws and regulations on the Principles of Good Corporate Governance, ensuring compliance with the regulations and announcements of the Stock Exchange of Thailand and Securities Exchange Commission and following up the result of the implementation of resolutions of the Board of Directors' meeting and shareholders' meeting.

Remuneration and Directors and Subcommittee Members

The Nomination, Remuneration and Good Corporate Governance Committee will be responsible for proposing the criteria and guideline for deciding remuneration for directors, subcommittee members and executives and presenting to the Board of Directors for consideration. The remuneration proposed will be considered from the comparison with remuneration of the same industry with more or less the same size, business expansion rate as well as the growth of the Company. The remuneration can be divided into two categories as follows:

1. Cash Remuneration includes meeting allowance and rewards as follows:

- Remuneration for directors in 2013 according to the rights and benefits for the performance of duty includes transportation fee, reception fee, per diem, meeting allowance and necessary expenses (Articles of Association, Section 3 on Directors, Article 18). The Annual General Meeting of Shareholders in 2013 on 28 March 2013 resolved to approve the remuneration of 7,290,000 THB and rewards for directors for the performance in 2013. The details are as follows:

Position	No. (Persons)	Remuneration in 2013		Rewards for Directors in 2013
		THB/Year/Person	Total (THB)	Total (THB)
Director and Chairman of the Board of Directors	1	1,020,000	1,020,000	1,194,845
Director and Vice Chairman of the Board of Directors	1	660,000	660,000	773,135
Director, Vice Chairman of the Board of Directors and Nomination, Remuneration and Good Corporate Governance Committee Member	1	720,000	720,000	843,420
Director, Chairman of Audit Committee and Chairman of Nomination, Remuneration and Good Corporate Governance Committee	1	930,000	930,000	1,089,418
Director, Audit Committee Member and Nomination, Remuneration and Good Corporate Governance Committee Member	3	780,000	2,340,000	2,741,115
Director and Nomination, Remuneration and Good Corporate Governance Committee Member	2	360,000	720,000	843,420
Director	3	300,000	900,000	1,054,275

Note:

1. Managing Director is also a director and executive director of the Company and thus is not paid monthly remuneration or reward as a director or executive director.
2. Remuneration for four executive directors in 2013 consists of management fee and bonus with the total amount of 30,080,270 THB.
3. In 2013, Managing Director, Deputy Managing Director and Assistant Managing Directors (the total of eight persons) received the remuneration as staff of the Company consisting of salary, per diem and bonus at the total amount of 32,987,120 THB.

Other Remuneration

- None -

Employees

• Number of Employees

The structure of human resources management of the Company and affiliated companies is centralized in order to create unity and development in the same direction under the supervision of the Chief Executive Officer and the Chairman of the Executive Directors Committee. Employees in the network are always able to request for a transfer to advance their career.

In 2013, there was the total of 2,324 employees in the Company and subsidiary companies which can be divided into different lines of work as follows (as of 31 December 2013):

- Business Development	40	employees
- Brand Management and Marketing	25	employees
- Accounting and Finance	82	employees
- Legal Department	11	employees
- Sale Management	70	employees
- Community Management	295	employees
- Project Management	103	employees
- Administration	31	employees
- Internal Audit Department	6	employees
- Human Resources Department	23	employees
- Community Management Support	59	employees
- Accounting and Finance of Juristic Persons	41	employees
- Juristic Persons Maintenance	170	employees
- Business Development (Pornsanti Co., Ltd. - subsidiary company)	14	employees
- Lumpini Property Service and Care Co., Ltd.	1,351	employees
TOTAL	2,324	employees

The Company has paid annual bonus to all staff according to the performance of the Company in order to reward their contribution and cooperation which help push forward the operation of the Company to achieve the goal as follows:

1. Remuneration (salary, special reward, bonus)	596,808,517.50	THB
2. Welfares and funds	37,072,658.96	THB
3. Training and Development	10,153,926.99	THB
TOTAL	644,035,103.45	THB

LPN has paid annual bonus to all staff according to the performance of the Company in order to reward their contribution and cooperation which help push forward the operation of the Company to achieve the goal



During 2011–2013, there had been no significant changes in the number and staff and labor dispute.

• Staff Development Policy

The Company has survived various crises and achieved growth accepted by all sectors because of not only the culture and value of the organization but also the contribution and commitment of all staff. Thus, the management and development of human resources are very much emphasized by the Company in order to become the value organization as all staff are regarded as the most valuable resource.

However, business circumstances are vast changing and the competition in the market has increasingly become more severe. Both front office and support staff are crucial in enabling the Company to maintain the profit growth rate. There may be risks in terms of recruiting manpower and allocating their capacity to be in accordance with the needs to grow and the goal of the organization.

Therefore, the Company focuses on the risk management in human resources recruitment and development which may not respond to the growth of the organization by organizing LPN Academy at the end of 2012 as a development and training center for the staff of the Company and subsidiary companies. LPN Academy has been in full operation in accordance with the human resources development plan in 2013. The vision of the Academy is to “build and develop quality staff who are ready to operate in a professional manner to create and deliver integrated LPN values to the customers and society in a sustainable manner.” The details of the training for staff of the Company and subsidiary companies in 2013 are as follows:

1. Opportunity for staff to develop and manage knowledge through regular trainings

It is the policy of the Company in 2013 that all staff must be trained at the minimum number of days identified by the organization.

Target Group	Target	Result in 2013
Managerial Staff	5 days/person/year	6.2 days/person/year
Supervisory Staff	7 days/person/year	7.98 days/person/year
General Staff	5 days/person/year	5.77 days/person/year

The knowledge sharing system has been used to analyze and share knowledge and experiences from various case studies all through the year in order to develop knowledge and improve operational process and customer services.

Moreover, in order to carry on the sustainable development policy of the organization which emphasizes environmentally and socially responsible operation, LPN Academy has collaborated with Thaipat Institute in the organization of “CSR Day for Executive” training on 17 June 2013 to provide knowledge and raise awareness on the improvement of the operational process to be appropriate with all stakeholders as according to the strategy and mission of the organization to become sustainable.



The knowledge sharing system has been used to analyze and share knowledge and experiences from various case studies all through the year in order to develop knowledge and improve operational process and customer services.

2. Core Competency and Functional Competency of staff and development plan

The Company has identified core competencies of the organization as the standard and expectation of the organization towards staff which will help drive the organization forward and achieve its goal and vision. These competencies are developed from "CLASSIC" value along with the organization culture of the LPN Way. The competency assessment is done and staff in all level are trained in terms of attitudes, skill and knowledge.

- **Management Development:** : focus on the development of knowledge, skills and competencies in management, finance, team management, personnel management, risk management and business vision.

Result: The Academy organized the managerial skills development program as follows:

- Business Impact Leadership Program: for all those promoted to be Assistant Managing Director. The trainings include Strategic Thinking & Execution Program, Crucial Conversation Program and Finance for Non Finance Program.
- Performance Impact Leadership Program: Real Estate Management Training Course (RMTC), Leading @ the Speed of Trust Program, Leading & Managing People Program and Business English Conversation Program. There was the total of 200 participants.
- Effective Supervisor Techniques Program: Creative Thinking Program, Effective Presentation Technique Program and Working @ the Speed of Trust Program. There was the total of 150 participants.
- Effective Staff Techniques Program: Time Management Program and Creating Motivation at Work Program. There was the total of 450 participants.

- **Community Management Centric** : focus on the development of attitude, knowledge and skills in response to F-B-L-E-S-P strategy. The training program is as follows:

1. Community Management Training Course (CMTC)
2. Effective Financial and Budget Management
3. Service and Working Standard to Impress
4. Effective Negotiation
5. Team Management
6. Meeting Management
7. Executive Sharing @ Vibrant Community Meeting
8. Knowledge Sharing from executives

Result :

- The Manager of Community Management Department and Community Management Managers attended the training course on the management of joint owners, creating trust for success and the management of vibrant community strategy. There was the total of 20 participants.
- Community Management Managers attended the training course on the management of joint owners, the promotion of service culture and effective ways to capture main points. There was the total of 80 participants.
- Community Management Officer attended the Community Management Training Course (CMTC - at the period of nine months) to prepare to be promoted as Community Management Manager in the future and the training course on service and working standard to impress. There was the total of 200 participants.

- **Community Service Development Plan** : focus on the development of more than 1,100 community service officers who receive trainings as according to the four strategic plans comprising career training to build attitude, knowledge and skills in community service work. The cleaning service work is available in all “Lumpini” community. Moreover, part-time career training is organized and further education is supported for staff and their families to add value to their life and enhance a better quality of life for them so that they can proudly live in the society with dignity and happiness.

Result :

- Strategic Plan 1 - Enhancement of basic knowledge: Support for the total of 111 cleaning service officers to further their education with the Department of Non-Formal Education at Year 6 - High Vocational Certificate Level.
- Strategic Plan 2 - Development of working capacity: Increase knowledge and skills in cleaning service management for staff e.g. organizing the training in working knowledge and the use of equipment for 915 participants.
- Strategic Plan 3 - Promotion of service culture: Promote and build service provision values according to the “SERVICES” culture and develop good personality. There was the total of 915 participants.
- Strategic Plan 4 - Promotion of part-time career experience: Provide part-time career knowledge to the maids to enhance a better quality of life for staff and their families e.g. nail painting, artificial flowers making and arrangement, candle making and paper mache for the total of 830 participants.

- **Construction Development and Project Management Plan** : Focus on the knowledge and skills sharing in response to Q-C-S-E-S strategy. Knowledge sharing and executive sharing sessions are organized. Site visits are also organized on a monthly basis so that the team of the Company and LPN Team (business alliances) have the opportunity to exchange working experiences both in terms of success stories and lessons learnt in order to come up with the same working standard and to systematically cascade the knowledge.

Result : The knowledge sharing activities are as follows:

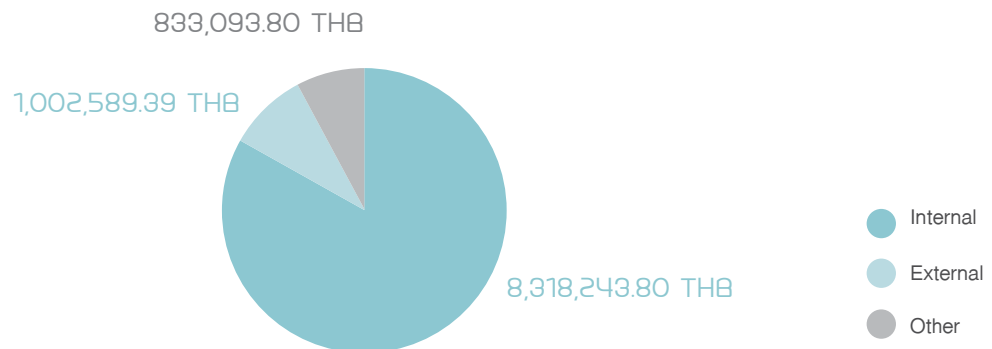
- LPN & LPN Team Sharing Activity: To learn from and exchange knowledge with each other. There was the total of 85 participants.
- Executive Sharing Activity: For the executives to share knowledge and work experiences that are related to construction project management e.g. construction costs reduction, environmental management and care for neighboring communities. There was the total of 80 participants.
- Training on work knowledge for the Project Management team and LPN Team (business alliances): To increase work knowledge e.g. training on new Bangkok urban plan and pile deviation. There was the total of 50 participants.

- **Sale and Brokerage Management Development Plan** : Focus on the knowledge sharing of working experiences and lessons learnt as well as the test of knowledge and skills in sale and brokerage business. CRM training program, consultative selling program and sale knowledge training are also organized.

Result : The Sale and Brokerage Management Department is developed in terms of management and specialized knowledge as follows:

- “Sell like a Professional” program: to increase skills in analyzing customers and accurate sale principles and techniques. There was the total of 50 participants.
- “LPN Service Coaching” program and “Personality of Sales Team”: to increase knowledge on experiences management and knowledge transfer of the supervisors so that they can effectively cascade it to their team. It is also for the Sale Officers to develop their personality and manner in providing services to customers to create impression. There was the total of 20 participants.

Overall, the KPI of the personnel development in 2013 mentioned above can be summarized as follows:



Training Expenses in 2013 are
10,153,926.99 THB



- Average training expense per person is 10,700 THB/person.
- The knowledge of the participants comparing between that before and after attending the training increases 46.94%.
- The confidence that the knowledge gained from the training will be utilized at work is 88.14%.
- The result of the staff satisfaction evaluation in the topic of opportunity to learn and develop increases from 70% in 2012 to 78% in 2013.
- The happiness at work of cleaning service officers is 98.5%.

In 2014, personnel development plan including recruitment, growth and development process, creating successors, developing high potential staff, appointment and transfer, performance evaluation and calculation of remuneration, etc. will be systematically integrated in order for the Company to become "Learning Organization" and "Vibrant Organization", both of which are important components of being "Value Organization" which is the goal of the organization. The Company aims to continue delivering the value of products and vibrant community to the customers and residents.

LPN Code of Business Conducts

LPN Code of Business Conducts for Board of Directors L.P.N. Development Public Co., Ltd.

The aim of this LPN Code of Business Conducts is to be a guideline for the Board of Directors to adhere to in order to be in accordance with the Principles of Good Corporate Governance and to show the determination of the directors to follow the ethical standards for the benefits of the company, shareholders, staff and other stakeholders.

The Board of Directors of the Company is the policy maker of the organization who develop the corporate governance principles in order for the business to be operated efficiently and achieve the objectives of the vision and mission of the Company. As L.P.N. Development Public Co., Ltd. is known to be trustworthy in its business operating standards among shareholders, investors and the general public, all directors of the Company must comply with the code of law, prudence and carefulness as well as demonstrate themselves as a good example to staff in order to maintain the reputation and good image of the Company to last forever.

LPN Code of Business Conducts is as follows:

1. Honesty, Fairness and Integrity

Directors must perform their duty with honesty, adhere to the truth and do not discriminate based on race, religion, gender, marital status or physical disabilities.

Directors will adhere to the truth and will not cause any misunderstandings directly or indirectly, will not tell lies or take false action and will not cause any misunderstandings by not speaking or not taking any action.

2. Independence

Directors must make a decision and perform their duty independently by not prioritizing personal interests, rewards and cash or non-cash remuneration over the independence to make use of factual and reasonable information in their performance.

3. Personal Transactions and Confidentiality

Personal transactions and other businesses of directors must be separated from the performance as a director of the Company. Directors must not use the name of the Company in personal transactions or other businesses, must not involve in the business that will damage the reputation of the Company and do not disclose confidential information of the customers, staff and the operation of the Company to the third party except when such disclosure is agreed by the Company. Director must not misuse the information received as a director.

4. Disclosure of Benefits

Directors must disclose any benefits from their own business or other businesses including anything that will cause conflict of interests or could lead to conflict of interests with the Company. Any operations directors have with the Company must be appropriate in order to avoid conflict of interests which may happen or be understood as being happened.

5. Compliance with Law

Directors must comply with law, rules and regulations which are related to the business operation and will not take advantage of the loopholes in the laws, rules and regulations for unjust personal benefit or benefit of the Company.

6. Equal Opportunities to Shareholders

Directors must maintain shareholders' interests as being trusted and consider the benefits of other stakeholders to the Company.

Roles and Responsibilities of the Board of Directors

1. Duty to the company

- 1.1 Dedicate their time fully to perform their duty as a director of the Company and act in accordance with the Principles of Good Corporate Governance and LPN Code of Business Conducts.
- 1.2 Employ independent discretion in the corporate governance.
- 1.3 Be responsible to the shareholders and consider the benefits of other stakeholders by adhering to the Code of Conducts and abide by laws.
- 1.4 Recruit high ranking executives who are competent and able to fully dedicate themselves for the benefit of the Company.
- 1.5 Ensure that the Management reports important issues of the Company in order for the operation to be efficient.
- 1.6 Inform the company in a written format when he/she becomes a director of other companies, organizations or associations. Such position must not conflict with the interests of the Company and the performance of the duty or being a shareholder in any business must not cause conflict of interests with the business of the Company.

2. Duty to Shareholders

- 2.1 Ensure that the financial status and the management of the Company are accurate and appropriate to entail suitable rewards to the shareholders.
- 2.2 Ensure that the Company has disclosed important information to all shareholders equally in the complete, accurate, factual, timely and transparent manner.
- 2.3 Ensure that the Company equally gives importance to and respect the rights of all shareholders.
- 2.4 Ensure that the Company explains the details of the performance and financial status of the Company in accordance with the disclosure of information principles.
- 2.5 Ensure that the Company gives importance to the recommendations from shareholders and apply the good ones for the benefit of the operation of the Company.

3. Duty to Staff

- 3.1 Treat all staff fairly and do not discriminate anyone because of the difference in race, religion, nationality, gender, age, education background or personal affection.
- 3.2 Listen to opinions or recommendations of staff and consider applying them for the benefits of the Company.
- 3.3 Do not violate rights or individual liberty of staff directly or indirectly.

4. Duty to Other Stakeholders

- 4.1 Ensure that the Company complies with related laws and regulations.
- 4.2 Ensure that the Company gives importance to any impacts to other stakeholders, community, society and environment.

Discretion in the Performance

1. Attend all Board of Directors' meetings and inform the Company in advance if unable to attend.
2. Research about the environment which may impact the business of the Company.
3. Study any related laws, rules or regulations which involve with the performance as a director of the Company.
4. Spend sufficient time to carefully consider the information in advance.
5. Consider and give independent opinions. In case that any directors disagree with the meeting resolution, such directors could request that the disagreement be recorded in the Board of Directors' Meeting minutes.

6. Encourage communication between the Board of Directors and the Certified Public Accountant (CPA) in order to ensure that the performance of the CPA is independent and efficient and to ensure the cooperation from the Management and Internal Audit Department.
7. Perform the duty as a director in accordance with related laws, rules and regulations as well as business standards and ethics.
8. When in doubt, the Board of Directors could ask for more information or explanations from the Management or adviser of the Company.
9. Directors, including family members, must not take any action which may cause doubts about their honesty and fairness by requesting or accepting money, gifts or other benefits from partners of the business of the Company such as constructors and businessmen except in the occasion of a traditional festival but the gifts must not be unreasonably or uncommonly expensive.

Conflict of Interests

1. Must not exploit the power of the director position to seek personal benefit or benefits of their intimates either directly or indirectly.
2. Inform the Company without delay in case of the followings:
 - 2.1 Acceptance of the position of director or adviser of other companies.
 - 2.2 Directors and family members are involved with or are shareholders of any businesses which may cause conflict of interests with the Company.
 - 2.3 Have interests directly or indirectly in any contracts made with the Company. Directors must identify the nature of the contract, name of the parties and interests in the contract.
 - 2.4 Hold assets or debentures of the Company or subsidiary company. Directors must identify the assets as well as any changes.
3. Avoid any conflict of interests. In case of conflict of interests, the director must consider not to participate in the discussion or to refrain from casting a vote in such agenda or be absent from the meeting in the agenda or refuse to accept the related meeting document or resign from the position of the director if the conflict is of significance.
4. Executive Directors must be careful about conflict of interests which may occur during the performance in the Management and the performance as a director who is trusted by shareholders.
5. Directors should not be involved with the purchase/sell of the shares of the Company for short-term investments.

Use of the Information of the Company

1. Must not use the information received as a director of the Company unjustly.
2. Must not disclose information such as the information on business confidentiality or information which may affect the business to external parties.
3. Must not purchase and sell shares while withholding the information which may affect share price if disclosed to the public.
4. Maintain confidentiality of the Company, be careful not to leak any documents or confidentiality of the Company to others or to unrelated persons which may cause damages to the Company.
5. Must not use internal information for personal benefit or benefit of others especially if such information is important to the changes of the value of the assets which are not yet disclosed to the public.
6. Must not reveal any information which are not yet disclosed to the public and may affect the Company's share price. Such information includes:
 - 6.1 Profit forecast
 - 6.2 Issuance of new securities
 - 6.3 Loan
 - 6.4 Possible merge of businesses
 - 6.5 Important changes in performance
 - 6.6 New investment projects
 - 6.7 Liquidity problems

LPN Code of Business Conduct for Staff L.P.N. Development Public Co., Ltd.

L.P.N. Development Public Co., Ltd. is the property development company which has responsibilities towards all stakeholders from shareholders, customers, business partners, other parties to staff as well as corporate responsibilities towards the environment and society. All staff of the company must play a role in pushing the Company forward in order to achieve the planned goal and vision.

The Company is aiming for all staff to realize the business responsibilities entrusted to them by customers, shareholders and the general public which lead the way to successful business operation, stability, sustainability as well as trusts. The Company has established the LPN Code of Business Conduct for staff in order to be the guideline for their performance.

This LPN Code of Business Conduct for Staff has been identified for all staff as a preliminary standard for ethical behavior. It is one of the mechanisms to remind the staff to be cautious and prevent them from doing anything which violates the regulations that could be harmful to the Company's reputation.

The Company has assigned the Human Resources Department to monitor the behavior of staff to be in accordance with the LPN Code of Business Conduct as well as given the responsibility to the supervisors of each Department to ensure that the Code of Business Conduct is followed.

LPN Code of Business Conduct for Staff is as follows:

1. Scope of the Code of Business Conduct

This Code of Business Conduct is enforced for the staff of L.P.N. Development Public Co., Ltd, Lumpini Property Management Co., Ltd. Pornsanti Co., Ltd. and other affiliated companies applying to permanent staff, temporary staff, staff under a special contract, contracting parties and other hired staff all of whom must conduct themselves accordingly with understanding, faith and caution and avoid the violation of the Code of Business Conduct. Should there be any questions, the staff could consult their supervisor or the Human Resources Department.

2. Compliance with Law and Regulations of the Company

All staff are responsible for familiarizing themselves with and obey the LPN Code of Business Conducts for staff as well as other policies of the company which are issued later on.

2.1 Law and Regulations of the Company

- Staff must obey all the laws and regulations of the Company.
- The violation or the request to others to violate the laws, resolutions of the shareholders, resolutions of the Board of Directors, policies, regulations, rules, orders or policies of the company by claiming that it is to increase the profit of the Company or any other reasons are not justifiable.
- Staff must perform their duty with honesty by taking into consideration the interests of the Company in spite of the appearance of any loopholes in the regulations, rules and orders of the Company.
- Staff must report the violation of the Company's policies or suspicious behavior immediately and cooperate in the following investigation of such violation.
- Staff must show leadership and comply with the Company's policies or any other related regulations.

2.2 Security Exchange Law and Insider Trading

- Staff must strictly comply with the regulations of the Stock Exchange of Thailand, Securities Exchange Commission and other related laws which include the equal disclosure of information to shareholders or the public.
- The use of internal information which is not yet disclosed to the public or shareholders for the personal trading benefit is considered to be unethical.

- The disclosure of the information which will affect the business or share price must be approved by the Managing Director. The Managing Director will either disclose the information himself or assign any other person to do so.

The Executives should adhere to the LPN Code of Business Conduct for staff by encouraging ethical behaviors, set themselves as an example as well as pass on the policy and best practices and open-mindedly listen to any opinions on the compliance with the Code. The staff that violates the Code or the Company's policies or allow staff under their supervision to violate the Code will be subject to disciplinary action which includes dismissal, compensation or civil or criminal prosecution depending on the nature of the cases.

3. Credibility of Information

Executives, shareholders, creditors and other commissions are relying on the accuracy of the information of the Company in the pursuant of the operation of the Company in order to make a proper decision. The Company, therefore, trusts that all staff will be cooperative in ensuring the accuracy of the information by accurately recording and reporting the information in a timely manner and collating all accounting units regardless of the amount. All types of the information of the Company need to be on the basis of accuracy, precision and transparency including the personal information to the Human Resources Department, the expenditure report, the record of the working hours, the record of the customers' information, the record of income, the record of financial and other information and the record of the information on investment or overall information of the Company. The inaccurate or distorted record and report is considered to be the violation of the Code.

4. Confidentiality of information

Staff must not reveal the information of the Company which is not yet disclosed to the public except when disclosure is required by laws or authorized by high ranking executives. The confidentiality of information includes the information of the customers, products, services, work plan, strategy, implementation methods and working system. Staff must not use the information they receive or produce under their responsibility in the Company for personal benefit or for others'.

The confidentiality of information shall include personal information of staff, information about income and benefits and medical information as well. Such information could be disclosed to internal or external parties only when it is their responsibility to do so or at the utmost necessity. The staff that

are involved with such personal information must follow the policy strictly, be very careful with the information and maintain the confidentiality strictly.

5. Communication

The Company emphasizes honesty and transparency as key to business operation. Both internal and external communication of the organization must be accurate, exact and straightforward. Channel of communication for each situation must be appropriate. The communication and publication of notices both internally and externally either verbally or in print which are false, distorted, with malicious intention or the intention to discredit a person or a group of person are prohibited. All communication must be polite and must not damage the image or reputation of the Company.

6. Insider Trading

Staff who have access to confidential information about the Company which are not yet made public are not permitted to trade any assets of the Company. Moreover, staff are not permitted to advise others to trade any assets of the Company with the staff who have access to confidential information about the Company.

7. Harassment

The company believes in a good working atmosphere for best efficiency without any forms of harassment. The company will undergo a serious investigation when reported of a situation or behavior which violates the Code and take a disciplinary action against the violator. Various forms of harassment include:

1. Verbal harassment such as distortion, accusation and damage to reputation
2. Physical harassment such as threat and assault
3. Visual harassment such as aggressive messages and offensive action or pictures.
4. Sexual harassment such as courtship, being taken advantage of or physical or verbal sexual abuse.

8. Gambling, Drinking and Drugs

Staff are not permitted to possess, buy, sell, transport, drink or use alcoholic drinks, drugs or controlled substance (except medicine prescribed by a doctor) while at work or doing business for the Company. Staff are only allowed to have alcoholic drink in appropriate amount at the workplace only during a party or any other occasions which are approved by high ranking executives.

All kinds of gambles are prohibited during working hours or within the premises of the Company.

9. Giving and Receiving of Gifts and Organizing a Reception

The Company aims to build a stable and sustainable relationship with customers, shareholders and business partners of the Company. The virtue and reputation of the company are the basis for such strong relationship.

Staff are not permitted to receive gifts from others, to request for or take a bribe or loan or special treatment which may affect a business decision of the staff on behalf of the Company. The exchange of gifts or a reception could be done as appropriate for business purposes and for the maintenance of business relations. Staff may accept non-cash gifts on formal occasion according to the custom. However, staff should avoid expensive receptions or valuable gift exchanges or reception and gifts which are too frequent or the case which may imply support or obligations towards each other.

If in doubt of the appropriateness of a gift acceptance, services, benefits or any gestures, staff should consult their supervisor.

10. Other Jobs or External Activities

Staff must not be employed by other companies or do any external activities that are not related to the Company while being employed by the Company or being on duty.

Duty and Responsibilities of Staff

1. Duty to the Company

- Maintain the reputation of the company.
- Be honest.
- Comply with rules, regulations and disciplines of the Company.
- Maintain good attitude, be proud of the Company and do not dispraise the Company.
- Inform related agency of any situation which may affect the Company, misbehavior and illegal behavior in order to prevent and solve the problem.
- Make use of the Company's property for the best benefit.
- Perform the duty to their full capacity, be prudent, prompt, hard-working and reasonable and give importance to the interest of the Company.
- Be punctual and make full use of the working hours for the benefit of the Company.
- Refrain from voting or resolving in a meeting in the case which may entail conflict of interests.
- Comply with the Principles of Good Corporate Governance of the Company.

2. Duty to customers

- Treat customers with respect, provide quick and correct services and treat all customers equally.
- Strictly keep customers' information confidential.
- Be trustworthy to customers.
- Refuse to accept any gifts or other benefits with high value which are uncommon from customers. If the gifts are already accepted and made known later for their uncommonly high value, staff should report to their supervisor immediately for any appropriate action to be taken.
- Avoid the situation which may cause conflict of interests with customers.

3. Duty to shareholders

- Aim to build growth base on actual capacity so that shareholders are rewarded sustainably from efficient performance and for good performance of the Company.
- Respect the right of shareholders in receiving necessary information to equally assess the Company and disclose the performance and financial status of the Company together with supporting information which are accurate as required by the Stock Exchange of Thailand and the Securities Exchange Commission.
- Treat all shareholders equally in shareholders' meeting.

4. Duty to supervisors and colleagues

- Cooperate and assist each other.
- Respect the supervisor.
- Care for the wellbeing of and have compassion for supervisees.
- Educate and pass on professional knowledge to colleagues.
- Avoid accepting gifts with high value from colleagues and supervisees.
- Avoid gossiping about personal issues or information of colleagues.
- Treat the supervisor and colleagues with politeness and good human relations.
- Avoid taking credit from others' work.
- Maintain a good attitude and do not make false and unfair accusations against the supervisor or colleagues.

5. Duty to themselves

- Be a moral person and behave appropriately. Avoid all kinds of gambles.
- Be truthful to yourself and others.
- Always develop knowledge and capacity in order to increase working skills.
- Perform duty with honesty. Do not dishonestly seek for benefits for their own interests.
- Refrain from using assets, equipments and working hours of the Company for personal benefit.
- Refrain from showing off their position or relations with the Company for political benefits or to support any political parties.

Conflict of Interests

1. Staff must avoid conflict of personal interests and that of the Company's in connection with business partners and any other persons.
2. Both during the employment and after employment ends, staff must not disclose confidential information of the Company for the benefit of any persons.
3. Staff could become a director or advisor of other companies, organisations or business associations but this must not cause any conflict of interests or directly obstruct their performance in the Company and must be approved by the Board of Directors.
4. If staff or family members are involved with or become shareholders of any business which may cause conflict of interests with the Company, they must inform the Managing Director in a written format.
5. Staff must not ask for a loan from business partners of the Company except from financial institutions as this may influence the performance of the staff as the representative of the Company.
6. Staff are prohibited to pay or give any assets of the Company to anybody without being approved from an authorized person.

Use of Information of the Company

1. Only authorized staff have access to information in the form of folders, computer files or any other forms.
2. Unauthorized staff are prohibited to view, duplicate, distribute, delete, destroy or change the information, change the password or take any other actions which may cause damages.

The company has assigned the Human Resources Department and Heads of Departments to monitor compliance with related laws and regulations to ensure appropriate behavior. The revision and improvement of the Code will be done accordingly to the suitability of the business environment.

LPN Code of Business Conducts

- Honesty, Fairness and Integrity
- Independence
- Personal Transactions and Confidentiality
- Disclosure of Benefits
- Compliance with Law
- Equal Opportunities to Shareholders



Internal Control and Risk Management

The Board of Directors of the Company establishes sufficient and appropriate internal control as well as risk management system by analyzing and assessing both internal and external factors that may affect the business operation of the Company. The sufficiency of the internal control system is assessed using the assessment form on the sufficiency of the internal control system of the Securities and Exchange Commission and the Stock Exchange of Thailand. The Board of Directors has assessed the internal control system based on the report on the result of the assessment of the Audit Committee. Five aspects of the internal control system of the Company are assessed as follows:

1. Organization Control

- The organization demonstrates adherence to the value of integrity and ethics.
- The Board of Directors is independent from the Management and has the responsibility to oversee and develop internal control system.
- The Management establishes the structure of the reporting line, the authorization and responsibilities under the supervision of the Board of Directors to enable the organization to achieve its objectives.
- The organization demonstrates commitment in motivating, developing and maintaining competent staff.
- The organization identifies roles and responsibilities of staff on internal control so as to achieve the objectives of the organization.

2. Risk Assessment

- Clear objectives are established so that risks associated with the achievement of the objectives of the Company can be identified and assessed.
- The organization identifies and analyzes all kinds of risks that may affect the achievement of the objectives of the organization.
- The organization considers the opportunity for corruption in the assessment of risks associated with the achievement of the objectives of the organization.
- The organization is able to identify and assess changes that may affect the internal control system.

3. Operation Control

- The organization establishes control measures to reduce risks of not achieving the objectives of the organization to be at the acceptable level.
- The organization selects and develops general control activities by technological system to promote the achievement of the objectives of the organization.
- The organization establishes control activities through the policy which identifies expecting outcome and procedures to enable the implementation of such policy.

4. Information and Communication System

- The organization possesses relevant and quality information to support the implementation of internal control activities.
- The organization communicates the information internally, including the objectives and responsibilities towards internal control that are necessary for the promotion of the implementation of successful internal control activities.
- The organization communicates to external parties about the issues that may affect internal control.

5. Monitoring System

- The organization monitors and assesses the result of internal control to ensure the completion and appropriateness of internal control activities.
- The organization assesses and communicates internal control errors in a timely manner to the responsible person as well as high-ranking executives and the Board of Directors as appropriate.

The Board of Directors' Meeting Ref. 6/2013 on 12 December 2013 summarized the comments of the Board of Directors on the internal control system as follows:

Comments of the Board of Directors of the Company on Internal Control System

In the Board of Directors' Meeting Ref. 6/2013 on 12 December 2013, the Board of Directors assessed the internal control system from the report on the result of the assessment of the Audit Committee. As a consequence of the assessment of the five aspects of the internal control system of the Company, namely, organization control, risk assessment, operation control, information and communication system and monitoring system, the Board of Directors opines that the internal control system of the Company in terms of transactions with major shareholders, directors, executives or related persons is sufficient, except for the authorization of expenses by the nature of the work. The Company does not have internal control over this issue because there is approval standard on the expenses that exceed the budget or are not included in the budget. However, the Company will solve this issue by establishing the practice on the approval of expenses by nature before the end of Q1/2014.

As for internal control of other issues, the Board of Directors opines that the internal control of the Company is also sufficient. However, the Board of Directors makes additional comments on 1) the assessment by independent specialist from external organization which will be considered by the Company and 2) the establishment of the practice on special communication channel both within and outside the organization to ensure that internal staff and other parties are able to safely provide information about corruption to the Company. The practice should also be recorded in a written format. The Board of Directors considers the above issue and agrees with the comments of the Audit Committee. The issue will be solved within 2014. In the audit report, the auditor of the Company, Mrs. Suvimol Krittayakiern from D.I.A. International Auditing Co., Ltd. who is the auditor of the quarterly financial statements and the financial statements of 2013, does not recognize any insufficiencies of the internal control system of the Company.



(Pakorn Thavisin)
Chairman

Legal Dispute

There is one case of legal dispute which the Company is the litigant or party in a lawsuit that has not yet reached the final verdict and is the case that is not the result of the normal business operation of the Company.

The case requesting the revocation of transaction, expulsion and compensation of 200,000,000.- THB

In March 2011, the Company registered to buy a piece of land with the title deed number 7802 and 30339 located in Naklua subdistrict, Muang district, Chonburi province at the size of 7-3-98 rai from S.P.S.C. Land and Business Co., Ltd. representing by Mr. Rattata Patikulset and Mr. Somchai Sajja. At present, it is the location of Lumpini CondoTown North Pattaya-Sukhumvit.

At the end of 2012, S.P.S.C. Land and Business Co., Ltd. representing by Mr. Rattata Patikulset, one of the authorized directors of the Company, filed a lawsuit against Mr. Somchai Sajja, one of the authorized directors of S.P.S.C. Land and Business Co., Ltd. as the first defendant and the Company as the third defendant as the buyer of the land to Prakanong Provincial Court as the black case no. 1579/2555. Mr. Somchai Sajja is accused of forging a signature of Mr. Rattata Patikulset in various documents used as evidence in the registration of the sale of the land to the Company. It is requested that the buying/selling transaction is revoked, the title deeds are returned and the compensation of 200,000,000.- THB (Two Hundred Million Baht Only) is paid. The Company fights back that the Company has purchased the land in an honest manner. The case is under the consideration of the Court of First Instance.

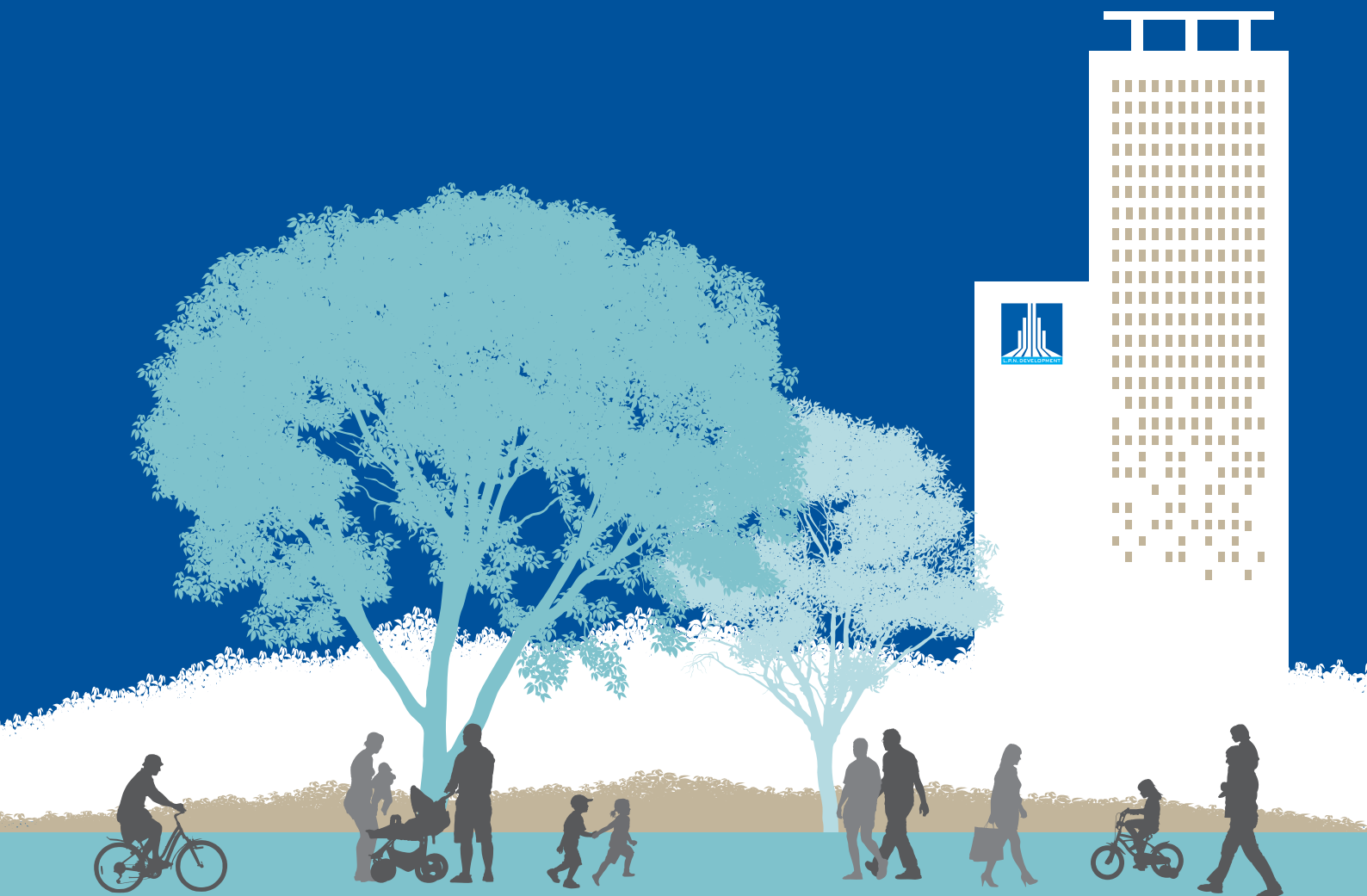
Damage assessment

The possible damages in the case that it can be proved that the signature of the plaintiff is a forgery are as follows:

1. The amount of 200,000,000.- THB compensation demanded by the plaintiff accounts of 1.15% of the consolidated financial statements so it does not have any significant impact on the consolidated financial statements.
2. In terms of the revocation of buying/selling transaction and the return of the land, the Company has already completed the development of the project and transferred the ownership to the customers. Therefore, the Company is not able to comply with the Consumers Protection Law. In this case, the Company may have to make additional payment for the land for the difference between the buying price and the market price as of the land ownership transfer date.

6

General Information





General Information

Listed Company

Company :	L.P.N. Development Public Co., Ltd. Real Estate Developer (Residential Condominium Projects)
Registered Capital :	1,475,698,768.00 THB
Paid-up Capital :	1,475,698,768.00 THB
Office Address :	1168/109 Lumpini Tower, 36 th Floor, Rama 4 Road. Tungmahamek, Sathorn, Bangkok
Registration No. :	0107537002303 (BorMorJor. No. 447)
Telephone :	(02) 285-5011-6
Fax :	(02) 679-8699
Call Center :	(02) 689-6888
Website :	www.lpn.co.th
Contact :	
Board of Directors:	Email address: director@lpn.co.th
Investor Relations Department:	Mr. Suriya Suriyabhivadh Tel: (02) 285-5011 or Email address: ir@lpn.co.th

Subsidiary Companies

Company :	Lumpini Property Management Co., Ltd. Community Management Services Provider
Registered Capital :	1,000,000.00 THB (Shareholding of the Company: 99.88%)
Office Address :	1168/109 Lumpini Tower, 36 th Floor, Rama 4 Road. Tungmahamek, Sathorn, Bangkok
Registration No. :	0105535058865
Telephone :	(02) 285-5011-6
Fax :	(02) 679-8699
Company :	Lumpini Project Management Service Co., Ltd. Construction Management Services Provider
Registered Capital :	1,000,000.00 THB (Shareholding of the Company: 99.93%)
Office Address :	1168/109 Lumpini Tower, 36 th Floor, Rama 4 Road. Tungmahamek, Sathorn, Bangkok
Registration No. :	0105550127691
Telephone :	(02) 285-5011-6
Fax :	(02) 679-8699
Company :	Pornsanti Co., Ltd. Real Estate Developer (Non Condominium Projects)
Registered Capital :	350,000,000.00 THB (Shareholding of the Company: 99.99%)
Office Address :	1168/109 Lumpini Tower, 36 th Floor, Rama 4 Road. Tungmahamek, Sathorn, Bangkok
Registration No. :	0105533054218 (formerly 5421/2533)
Telephone :	(02) 285-5011-6
Fax :	(02) 679-8699

Company :	Lumpini Property Service and Care Co., Ltd.
	Cleaning Services Provider
Registered Capital :	1,000,000.00 THB (Shareholding of the Company: 99.95%)
Office Address :	1168/109 Lumpini Tower, 36 th Floor, Rama 4 Road. Tungmahamek, Sathorn, Bangkok
Registration No. :	0105554043592
Telephone :	(02) 285-5011-6
Fax :	(02) 679-8699

Legal Consultant

Company :	Sermesak, Vejj & Associates Law Office
Office Address :	399/365-368 Chokechai Ruammit Condominium, 12 th Floor, Vibhavadi Rangsit, Ladyao, Jatujak, Bangkok
Registration No. :	4760/2525
Telephone :	(02) 691-5541-5
Fax :	(02) 691-5545

Auditor

Company :	D.I.A International Auditing
Office Address :	316/32 Sukhumvit soi 22, Sukhumvit Road, Klongtoey Bangkok
Auditor :	Ms. Suwimon Krittayakian Certified Public Accountant No. 2982
Telephone :	(02) 259-5300
Fax :	(02) 260-1550

Registrar

Company :	Thailand Securities Depository Co., Ltd.
Office Address :	62 Stock Exchange of Thailand Building, Ratchadapisek Road, Klongtoey, Bangkok
Telephone :	(02) 229-2800
Fax :	(02) 359-1259
Call Center :	(02) 229-2888
Website :	www.tsd.co.th

90 Quality Projects in the “Vibrant Community”



Lumpini Tower



L.P.N. Tower



Lumpini Place



L.P.N. Mini Office



P.S.T. CondoVille



P.S.T. Mini Office



Siphra Riverview



P.S.T. City Home



Baan Lumpini Bangbuathong



Baan Lumpini Bangbuathong 2



Lumpini Center Happyland



Lumpini Place Sathorn



Lumpini Center Latphrao 111



Lumpini Place Suanplu-Sathorn



Lumpini Place Rama 4-Sathorn



Lumpini Residence Sathorn



Lumpini Place Narathiwat 24



Lumpini Place Rama 3-Charoenkrung



Lumpini Ville Mary-Sathorn



Lumpini Place Narathiwatrasathanakarin



Lumpini Suite Sukhumvit 41



Lumpini Place Rama 3-Riverview



Lumpini Center Sukhumvit 77



Lumpini Ville Phahon-Suthisarn



Lumpini Center Nawamin



Lumpini Ville Sukhumvit 77



Lumpini Place Pinklao



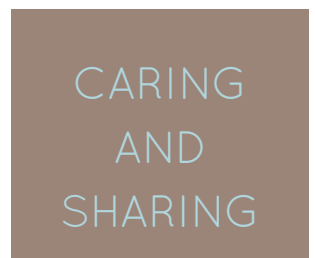
Lumpini Ville Thailand Cultural Center



Lumpini Place Narathiwat-Chaophraya



Lumpini Place Phahol-Saphan Kwai



Lumpini Place Pinklao (2)



Lumpini Ville Ramkhamhaeng 44

Lumpini CondoTown Bodindecha
-Ramkhamhaeng

Lumpini Place Ratchada-Thapra



Lumpini CondoTown Ramindra-Laksi



Lumpini Ville Ramindra-Laksi



Lumpini Ville Prachachuen-Phongphret



Lumpini Suite Pinklao



Lumpini CondoTown Rattana Thibet



Lumpini Ville Ramkhamhaeng 26



Lumpini Rama 8



Lumpini Place Rama 9-Ratchada



Lumpini Ville Bangkok



Lumpini Place Ramindra-Laksi



Lumpini CondoTown Bangkok



Lumpini Park Pinklao



Lumpini Place Rama 4-Kluaynamthai



Lumpini CondoTown Bangkok



Lumpini Place Ratchayothin



Lumpini Ville Lasalle-Bearing



Lumpini Ville Latphrao-Chokchai 4



Lumpini Ville Rasburana-Riverview



Lumpini Park Riverside-Rama 3



Lumpini CondoTown Nida-Serithai



Lumpini CondoTown Nida-Serithai 2



Lumpini CondoTown Ramindra-Nawamin



Lumpini Ville Pibulsongkram-Riverview



Lumpini Ville Chaengwathana-Pakret



Lumpini Ville Pattanakarn-New Petchaburi



Lumpini CondoTown North Pattaya-Sukhumvit



Lumpini ParkBeach Jomtien



Lumpini MegaCity Bangna



Lumpini CondoTown Ramindra-Latplakhao



Lumpini Ville Naklua-Wongamart



Lumpini Ville Sukhumvit 77 (2)



Lumpini Ville Sukhumvit 109-Bearing



Lumpini CondoTown Chonburi-Sukhumvit

VIBRANT
COMMUNITY

Lumpini CondoTown Ramindra-Latplakhao 2



Lumpini Place Suksawat-Rama 2



Lumpini Place UD-Posri



Lumpini Place Srinakarin-Huamark Station



Lumpini Park Rama 9



Lumpini Ville Onnut-Latkrabang



Lumpini Township Rangsit-Khlong1



The Lumpini 24



Lumpini Town Place Ratchayothin-Sena



Lumpini Town Resident Latphrao Station



Lumpini Town Place Sukhumvit 62



Lumpini Town Ville Srinakharintara-Bearing



Lumpini Townhome Ratchada-Rama 3



Lumpini Suite Ratchada-Rama 3



Grand Heritage Thonglor



Grand Parkview Asoke



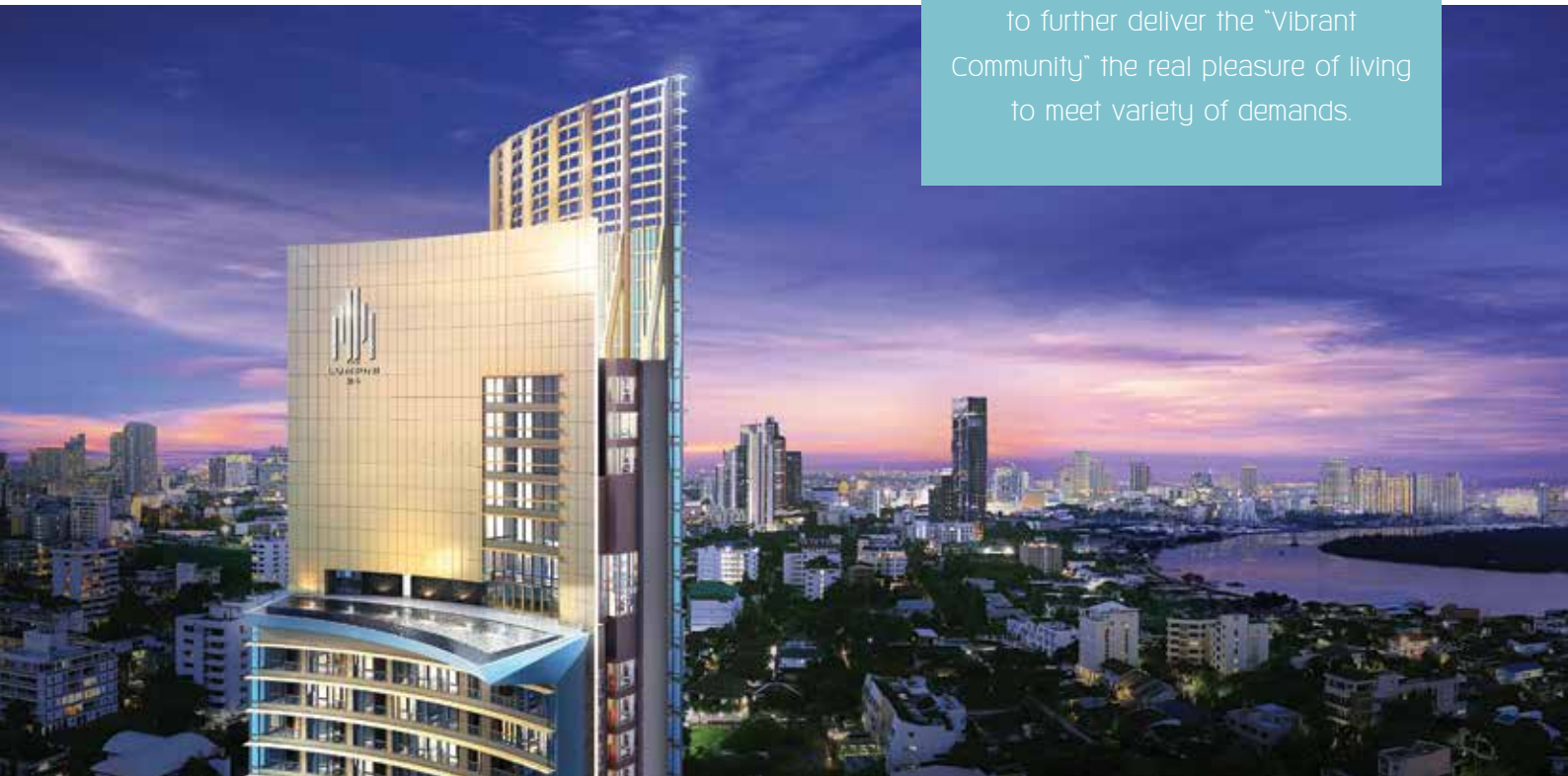
Lumpini Place WaterCilff



Parkview Vipavadi



The Lumpini 24 and Lumpini Township Rangsit-Rhlong 1 are another steps of development to further deliver the "Vibrant Community" the real pleasure of living to meet variety of demands.



Business Operation of Each Product Line

Type of Product or Services

The Company and subsidiary companies conduct a business to provide correlated products and services i.e. real estate development business and real estate management services business. The details are as follows:

Real Estate Development Business

At the beginning, L.P.N. Development Public Co., Ltd. and subsidiary companies operated a real estate business with the aim to sell and rent out condominiums. The focus is on the development of residential condominiums targeting those in the middle to lower-middle income range and applied differentiation strategy in creating uniqueness in terms of products and services. The Company has developed condominiums under “LPN Design” concept which focuses on the usefulness of small space in the city. This is different from other general products in the market. After sale service in the form of community management has been developed with an emphasis on the quality of life of the residents which help create the uniqueness of the Company and build confidence among customers. Cost leadership strategy is also applied and becomes the strength of the Company enabling its competitive advantage. At present, the Company has categorized and decided a place for each product for clarity and consistency with the target group under the title and brand as follows:



“Lumpini Suite”
and
“Lumpini Place”

The two brands are developed to respond to residential needs of working people in the level of higher middle manager who are able to afford residential expenses of 20,000 THB per month the locations for the development of such projects, therefore, are in densely populated area, in city center or around business center and equipped with mega public transportation system and full facilities.

LUMPINISUITE
PINKLAO

LUMPINIPLACE
NARATHIWAT-CHAO PHRAYA



“Lumpini Ville”

The brand has been designed and developed for young professionals with the age of not older than 35 years old who look for convenience in transportation and private residence and are able to afford residential expenses of around 10,000 THB per month. The locations of the projects are in densely populated area and near work place and department stores. “Lumpini Ville” brand is thus an alternative for young people who want to live a life of their own while still maintaining a close bond with their family.

LUMPINIVILLE
SUKHUMVIT 77 (2)

"Lumpini Center" and "Lumpini CondoTown"

The brand focuses on the residences which are affordable with reasonable price for a good quality of life of those who just start their career and are able to afford residential expenses of 5,000 THB per month. The locations of the projects will be in the fringe of urban-outer area which is densely populated. This is a large group of people who are in need of a residence. The Company positions "Lumpini CondoTown" to be the flagship of the residential condominium development of the Company in order to be the first quality home and the starting point of the family for those who are about to start their lives and build a family.

LUMPINI CondoTown
NIDA - SERITHAI

"Lumpini Park"

Lumpini Park is a new brand which is formerly planned as an ad-hoc brand developed specifically for Lumpini Park Pinklao. But as a result of positive feedback of customers, the Company decides to develop the brand with an additional value of a huge garden under the name of "Suan Ruam Jai" (Community Park) which is a common area where the residents of projects can do activities together. This is a way to upgrade the quality of life of the residents of large scale condominiums.

LUMPINI Park
PINKLAO

"Lumpini Park Beach"

Lumpini ParkBeach is continuous from "Lumpini Park" which combines the atmosphere of Suan Ruam Jai with the liveliness of the seaside atmosphere. The first project developed is Lumpini ParkBeach Jomtien on Jomtien Beach, Pattaya. Community management service, which is the strength of the Company, is offered to the residents in Pattaya.

LUMPINI PARK BEACH
JOMTIEN



Lumpini ParkBeach is continuous from "Lumpini Park" which combines the atmosphere of Suan Ruam Jai with the liveliness of the seaside atmosphere.

Real Estate Management Service Business



Sale and
Marketing
Management



Project
Management



Community
Management



Property
for Rent
Management



Parking Lot
Management



Cleaning
Services

It is the policy of the Company to provide after-sale service to the customers in order to take care of the customers in all projects after the condominium units are handed over. The Company established Lumpini Property Management Co., Ltd. which is a subsidiary company and holds 99.98% of shares in the company. Since 1997, the Company assigned Lumpini Property Management Co., Ltd. to be responsible for all real estate management in terms of full services from project management for the perfection of each community and the upgrade of the quality of life of the residents in all aspects. The services provided include management of sale, rent, transfer, exchange, maintenance of equipment and buildings developed by the Company as the “after sale service” to support future growth. In 2007, the Company established Lumpini Project Management Service Co., Ltd. to management construction of projects and to respond to future growth and holds 99.93% of shares in the company. In 2011, the Company separated the Cleaning Services Department from Lumpini Property Management Co., Ltd. and established Lumpini Property Service and Care Co., Ltd. to operate the cleaning business in order to create jobs, income and good quality of life for underprivileged women.

Sale and Marketing Management

Sale and marketing management is operated by L.P.N. Development Public Co., Ltd. and covers market information research, consumers’ demand research, competitors analysis, sale price and marketing strategy establishment, sale planning, preparation of contracts for related legal transactions, follow-up installment payments and condominium ownership transfer to customers. The Company will report the performance to high-ranking executives regularly on a weekly basis and assigns an experienced team of people in real estate business to be responsible for the whole process after the handover.

Project Management

Project management is operated by Lumpini Project Management Service Co., Ltd. It is to manage the development of projects of

the Company and affiliated companies, starting from improving the condition of the land after the purchase and establishing a project management guideline to be in line with the original plan in terms of finance, marketing, sale, construction and handover of condominium units. Quality and efficient management is focused under “Q-C-S-E-S” strategy.

Community Management

Community management is operated by Lumpini Property Management Co., Ltd. Community management is the main policy of the Company to build its uniqueness in terms of service and the strategy to build confidence and trust in the Company. It is the management of project assets, budget, the quality of life, environment and safety in the community under F-B-L-E-S+P strategy.

Property for Rent Management

The management of property for rent is operated by Lumpini Property Management Co., Ltd. Properties for rent of the Company includes commercial condominium units in residential condominium projects which support the total solution service policy to provide convenience in daily life of the residents. Apart from adding value to the projects, such properties for rent also create income from rent for the Company.

Parking Lot Management

The management of parking lots in large scale office buildings is under the responsibility of Lumpini Property Management Co., Ltd. which includes management system, rental, and collection of fee and maintenance services for the convenience and safety of customers and visitors.

Cleaning Services

The cleaning service is provided by Lumpini Property Service and Care Co., Ltd. Full services on the maintenance of cleanliness in the community and parts of the front office in the project are provided.

Marketing and Competition

Marketing of Products and Services

Marketing Strategy

Apart from focusing on the ability to compete in the market, the Company also emphasizes the marketing strategy which is different from project to project on various aspects as follows:

Research

The Company establishes a guideline and direction of project management and location of target group of customers through survey and data collection so that the products can be released into the market properly.

Sale Price Establishment

The basic factor for sale price establishment is the sale price of the competitors' projects located in the same neighborhood in the market. Also, the Company gives importance to the direct and indirect project costs control which is another variable that allows the Company to establish appropriate sale price while also maintaining the planned returns of investment even in severe competitive situation.

Marketing Communication

The Company focuses on communicating, advertising and promoting the projects directly to the target group of customers who have dispersed around the project area. Customers who used to visit the projects are also communicated to via big and small advertisement billboards and direct mails. Special offers are also available to motivate the customers to reserve to buy at the sale opening event. The marketing communication of the

Company has always been effective and enables the Company to maintain very low marketing expenses which is around only 1% of the income from sale.

Customers' Experience Management

In order to provide services to the customers, the Company designs the standard of the touch points to impress the customers and create impressive experiences. Any recommendations or complaints of customers will be responded to. Activities will also be organized on a regular basis to build relationship with customers. All of the above has built confidence in the brand and enabled the customers to proudly make a referral to others. The success of this strategy can be seen from the sale of new projects opened, most of which is a result of referral which has been increasing every year.

Image of the Organization

All the projects of the Company have been successful in terms of sale as the customers trust the operation and the image of the organization. This is a result of the awareness of responsibility towards customers and the commitment to regularly develop the quality of products and services.

Marketing

The marketing, marketing communication and marketing activities have been in place especially during the opening of new projects when there is the highest number of customers visiting the projects. Marketing activities include:

Direct Mail

When new projects are opened, the Company will send out a direct mail to the customers to promote the projects and offer special discount on the project opening day. Interested customers can contact the Sale Department or visit the showroom at the projects as stated in the direct mail.

Advertisement and Promotion

The advertisement and promotion are done through various media with the emphasis on the area surrounding the project, department stores, internet, text messages, billboards and magazines. The Company will consider selecting highly efficient media which directly reach the target group.

Exhibition Booth

It is the proactive approach to public relations with the focus on having an exhibition booth at department stores close to the project location and business center or at the House and

Condo Show which is organized on a yearly basis in order to reach the target group of the projects.

Internet

Internet is one of the new channels for marketing which has been widely accepted by the consumers as the channel which is able to reach consumer groups directly 24 hours a day with low cost in comparison to other marketing media. The Company has developed the website www.lpn.co.th as a channel to provide information and progress of the projects to the target group of customers.

Special Offer

Special offer is available to customers who reserve to buy condominium units at the opening of the project such as special price only on the opening day or free furniture, kitchen set or air-conditioners, etc.

Customers Characteristics

Customer Group by Type of Products and Services

1) Real Estate Project Buyer

The customers in this group are individuals who buy condominium unit mainly for residential purpose. At present, the number of customer base in this group is around 100,000 people, some of whom are from referral as a result of trust in "Lumpini" brand. According to the data collection of the Research and Development Department, the customers can be categorized by the buying objectives and behaviors into five groups as follows:

- **Group of buyers for their first home**
who are at the beginning of their career and in need of owning a quality residence with reasonable price.
- **Group of buyers for their second home**
who needs a residence located in the business center to save traveling expenses and time.
- **Group of buyers for expansion of their family**
who own a business near the project location and look for a residence which is nearby or who are looking to expand the family of their children in the future.
- **Group of buyers for their children**
who look to buy a condominium which is close to an education institution which their children are going to.
- **Group of buyers for investment**
who want to make a long-term investment in a property. This could be in the form of buying a condominium to rent it out because the projects of the Company are in good locations and the return of investment rate of rental is higher than interest rate.

2) Real Estate Lessees

Real estate lessees can be divided into 2 groups as follows :

- **Rental for Residential Purposes :**
The majority of this group of customers is Thai and foreign high ranking executives with high income level who are looking for a residence not far from work. Projects of the Company can respond well to the needs of this group of customers.
- **Rental for Commercial Purposes :**
This group of customers runs a variety of business in the Company's condominiums. The Company aims to build a network of retail business in the condominiums in order to provide full services to customers as well as expand to other sources of income than that from sale.

3) Real Estate Service Receivers

The service received is community management which is operated by Lumpini Property Management Co., Ltd. The communities managed will only be those developed by the Company in order to build a positive image of the Company. It is also a strategy to create uniqueness in terms of service.

Target Group of Customers

The customers targeted are those who want a residence to be in a highly populated area, not far from public transportation system or express ways and equipped with full facilities. The income range of such group of customers is middle-low or around 15,000-50,000 THB per family per month with the age between 25 and 45 years old. This covers the majority of those who have the purchasing power in the market and are currently renting a house or living in a dorm, an apartment or at their parents' house with the desire to be independent and build their own family in accordance with the lifestyle of city dwellers nowadays.

Sale and Sale Channel

The selling method of the Company is direct sale by the Sale Team of the Company which comprises sale persons who are experienced and have very good knowledge and understandings of the products and services of the Company. The team will provide information and recommendations for customers for their decision. There are also supporting sale persons who are staff of the Company and subsidiary companies. They are actually working in support function in the back office such as accounting, finance and administration but are also regularly trained to be equipped with the knowledge about the Company's products and sale technique. At new projects opening events, they will help selling the project along with the sale persons. Moreover, the Company gives importance to the decoration of the sale office which is the main channel of sale, as well as the presentation of the showroom and the site to create a good impression and confidence in visitors. Another sale office will be situated in the business center so as to be easily accessible and convenience for the target group of customers to visit the project, reserve to buy a unit, make installment payments and do other transactions which they can also do at the sale office at the project site.

Status and Ability to Compete

The Company has always been seeking for new markets with less or no competition. This is called the “Blue Ocean Strategy” which is a competitive strategy to sustain the returns of investment and widely expand the customer base for the future growth such as the expansion of project locations from densely populated area in the city to that in the fringe of outer-urban area. The Company also expands the target groups from those in the middle income range to lower-middle one that are the majority of the population of Bangkok and outer areas whose needs to buy a residence are not met by other business operators. Apart from the above, the Company increases its ability to compete to maintain the market share by:

- **Being a Leader in Cost**

Cost Leadership is the strength of the Company. The executives of the Company comprise experienced architects and engineers who deeply understand cost issues. The business alliances have been working with the Company for so long that they understand the direction and share the same goal of ensuring the efficiency of construction. All of these factors lead to new innovations which are unique to the Company.

- **Building Product Differentiation**

To ensure utmost customer satisfaction, the Company chooses to differentiate its products by designing the products under “LPN Design” concept which focuses on the design of small scale condominium units to be fully equipped with facilities and able to respond to the lifestyles of the residents. Such condominium units need low maintenance and have good ventilation system. These are the innovation of condominium design which has continuously been researched and developed and become the model for the products of other companies. The Company also build a differentiation in terms of services with the emphasis on the after sale service i.e. community management under “Vibrant Community” strategy which focuses on the quality of life of the residents.

Procurement of Products and Services

1) Provision of Products and Services

The main products of the Company are residential condominiums for the target group in the higher-middle to lower-middle income range who are in need of quality residence with reasonable price which is safe, equipped with facilities and locates near public transportation system or express ways. In order to respond to the competitive situation of the market, laws and changing costs, the Company has established a project development guideline and processes as follows :

- Survey the demands in the market in various locations both in Bangkok and peripheral areas as well as in provinces with high economic growth rate. The information received from the survey will be used to decide project locations in order to expand the customer base and locations of projects. The market situation, competitors, demand and supply and economic and social situations at the time will also be surveyed.
- Analyze the project, plan marketing goal, consider to purchase a land and analyze the location, shape, size, surroundings, regulations of the government which can affect the project as well as competitors to decide the characteristics, size, development process and product value of the project based on the returns of investment, the suitability of the location and the format of project development.
- Plan and design the project to be in line with the survey result by selecting quality architects and project consultants who understand the concept of the Company. The architects and engineers are very important since their performance will directly affect the costs especially direct costs such as the sale space to land ratio which reflects the efficiency of design. Indirect cost control is one of the cost leadership strategies of the Company to maintain its ability to compete in the market.
- Produce project development plan, financial plan, project financing plan, sale management and marketing plan as well as community management after handover plan.
- Prepare the team and decide manpower for the management of the project i.e. sale team, construction team, ownership transfer and handover team and community management team.

- Manage sale and marketing work as follows :
 - Planning of sale i.e. sale price establishment, planning of customer payment and provision of sources of loan during the ownership transfer period by considering the financial institution which offers highest benefit to the customers, sale target set up and sale team training.
 - Preparation of marketing plan i.e. advertisement and promotion plan to reach the target group, production of sale materials, schedule and sale opening process.
- Manage construction work with the following stages :
 - Coordinate with and provide project information to all stakeholders i.e. government agencies and especially neighboring communities who will be directly affected by the development.
 - Prepare the Environmental Impact Assessment report for the approval of the Office of Natural Resources and Environmental Policy and Planning and seek approval for the construction from related departments respectively.
 - Prepare the construction plan and select a contractor.

The length of the construction until the opening of sale is limited to 18 months for high-rise buildings and 12 months for the buildings that are not higher than eight stories. The Company has developed the construction system and technique and used readymade materials. A subsidiary company is responsible for managing and controlling all process of the construction according to the roles and responsibilities assigned.

 - Report project progress to customers on a regular basis.
- Assess and follow-up the sale result and profits of the project by producing a summary report as an information and case study for the next project of the Company.
- Manage the community after the handover under “Vibrant Community” strategy with an aim to create a good quality of life for the residents and be responsible for the environment and society.

2) Production Capacity and Volume

The Company does not handle the production capacity and volume directly but hires construction contractors who are reliable alliances of the Company with experiences appropriate for each project to carry on the construction work. A subsidiary company is responsible for managing and controlling construction work closely and arranging an auction and a price investigation to decide a proper cost of the construction. A construction package deal including materials and wage will be agreed to reduce the risk of the cost fluctuation in construction

materials and supplies. In addition, the policy of the Company will not depend on the main contractor but will arrange separate auctions for each types of work such as foundation piles, structure, ceilings, windows, aluminum and electricity and water supply system to reduce risks and indirect costs. All contractors will coordinate with each other for speedy and quality construction. The main contractor and subsidiary company will be the coordinators of all the works. In some cases, the Company will purchase some materials directly such as elevators which have high purchase volume and require services from the seller directly. The process above has been followed efficiently both in terms of costs and timing as a result of the strengths and reliability of the alliances. This is considered to be the competitive advantage of the Company.

3) Provision of Raw Materials

As already mentioned above, the Company does not handle the production capacity and volume directly but hires construction contractors who are reliable alliance of the Company with experiences appropriate for each project to carry on the construction. A construction package deal including materials and wage will be agreed to reduce the risk of the cost fluctuation in construction materials and supplies. However, the land for project development is the most important raw material. The Company determines the following factors as criteria for the provision of a plot of land to be developed:

- The location of the land must be in densely populated area on a main road, equipped with full facilities, near workplace or large scale communities, near transportation system or express ways, conveniently accessible.
- The width and shape of land must be suitable and in line with the Building Control Act for the best use of the land. It also has to be in accordance with the land use regulations.
- Land price must not be higher than 30% of the project costs so that the Company would be able to maintain the sale price and return of investment to be in accordance with the policy and competitive strategy of the Company.
- The provision of land will be done by publishing an announcement in a newspaper to directly contact the owner of the land or through a broker or offering to buy from a financial institution and Thai Asset Management Cooperation (TAMC). The Company establishes a Department to be directly responsible for seeking and checking land qualifications. The Company will inform the Stock Exchange of Thailand when a land is purchased to ensure transparency. Land appraisal will be done by an independent appraiser to double check the price of the land. The value of all plots of land the Company purchases is lower than the appraised value.

Details of completed projects

Details of Completed Projects of L.P.N. Development Public Co., Ltd.

High-rise buildings

No.	Project	Type of Project	Size	Height (Floor)	Number of Buildings	Number of Units	Project Value (million THB)	Development and Construction
			(rai-ngarn-wa)					
1	Lumpini Tower	Office building	2-3-33.00	38	1	113	2,118.00	1989-1992
2	L.P.N. Tower	Office building	1-2-42.00	18	1	76	564.00	1989-1992
3	Lumpini Place (Soi Kraisri)	Residential condominium	1-3-26.00	19	1	34	408.00	1991-1994
4	L.P.N. Mini Office	Office building	0-0-90.00	7	1	1	29.00	1994-1994
5	Siphaya Riverview	Residential condominium	2-0-16.60	31	1	310	1,100.00	1994-1998
6	Lumpini Center Building A-H	Residential condominium	12-2-26.00	7, 8	20	1,765	857.00	1999-2002
7	Lumpini Place Sathorn Building A-D	Residential condominium	3-2-52.60	9	4	603	726.00	2001-2002
8	Lumpini Residence Sathorn	Residential condominium	0-1-99.00	9	1	37	95.00	2002-2003
9	Lumpini Center Latphrao 111 Building A-G	Residential condominium	6-2-17.00	8	7	856	663.00	2002-2004
10	Lumpini Place Suanplu-Sathorn	Residential condominium	2-2-22.50	9	2	281	372.00	2002-2003
11	Lumpini Place Rama 4-Sathorn	Residential condominium	2-0-38.00	9	2	231	405.00	2002-2003
12	Lumpini Place Narathiwat 24	Residential condominium	2-0-25.00	9	2	190	353.00	2002-2003
13	Lumpini Ville Mary-Sathorn	Residential condominium	2-3-65.00	9	2	300	457.00	2003-2004
14	Lumpini Place Rama 3-Charoenkrung	Residential condominium	2-3-79.00	9	2	312	485.00	2003-2004
15	Lumpini Place Narathiwat-Ratchanakarin	Residential condominium	2-2-11.20	9	2	233	481.00	2003-2004
16	Lumpini Suite Sukhumvit 41	Residential condominium	1-2-78.00	9	2	159	486.00	2003-2004
17	Lumpini Place Rama 3-Riverview	Residential condominium	3-0-65.10	19	1	497	1,031.00	2004-2005
18	Lumpini Center Sukhumvit 77	Residential condominium	6-2-30.20	9	5	872	898.00	2004-2005
19	Lumpini Ville Phahol-Sutthisarn	Residential condominium	5-0-76.90	21	2	861	1,408.00	2004-2005
20	Lumpini Center Nawamin	Residential condominium	3-2-65.70	8	3	442	389.00	2005-2006
21	Lumpini Ville Sukhumvit 77	Residential condominium	4-3-29.80	23	3	987	1,561.00	2004-2006
22	Lumpini Place Pinklao	Residential condominium	3-0-33.00	22	1	580	1,107.00	2005-2006
23	Lumpini Ville Thailand Cultural Center	Residential condominium	12-2-63.00	8	9	1,324	1,956.00	2005-2006
24	Lumpini Place Narathiwat-Chaophraya	Residential condominium	9-0-72.00	29	3	1,306	3,598.00	2005-2007
25	Lumpini Place Pahol-Saphankwai	Residential condominium	7-1-68.00	29	2	1,093	2,237.00	2006-2007
26	Lumpini Place Pinklao 2	Residential condominium	3-3-83.30	26	1	651	1,138.00	2006-2007
27	Lumpini Place Ratchada-Thaphra	Residential condominium	6-2-26.00	29, 4	3	898	1,650.00	2006-2008
28	Lumpini Ville Ramkhamhaeng 44	Residential condominium	4-2-56.00	23	2	827	1,304.00	2006-2008
29	Lumpini CondoTown Bodindecha-Ramkhamhaeng	Residential condominium	32-3-28.00	8	14	3,445	3,074.00	2007-2008
30	Lumpini CondoTown Ramindra-Laksi	Residential condominium	13-0-40.00	8	7	1,568	1,272.00	2007-2008
31	Lumpini Ville Ramindra-Laksi	Residential condominium	7-2-58.30	14	1	1,271	1,388.00	2007-2008
32	Lumpini Ville Prachachun-Phongpet	Residential condominium	7-3-83.80	19	2	958	1,360.00	2007-2009
33	Lumpini CondoTown Rattanaibes	Residential condominium	19-0-59.10	8	8	1,944	1,796.00	2007-2009

High-rise buildings

No.	Project	Type of Project	Size	Height (Floor)	Number of Buildings	Number of Units	Project Value (million THB)	Development and Construction
			(rai-ngarn-wa)					
34	Lumpini Suite Pinklao	Residential condominium	3-1-67.00	21	1	547	1,353.00	2007-2009
35	Lumpini Ville Ramkhamhaeng 26	Residential condominium	10-2-74.00	8	5	998	1,388.00	2008-2009
36	Lumpini Place Rama 8	Residential condominium	9-3-4.40	13	2	1,131	1,956.00	2008-2009
37	Lumpini Suite Rama 8	Residential condominium	1-3-55.90	12	1	182	518.00	2008-2009
38	Lumpini Place Ramindra-Laksi	Residential condominium	4-1-96.30	14	1	516	925.00	2009-2009
39	Lumpini Place Rama 9-Ratchada Phase 1	Residential condominium	6-0-19.00	25, 30	2	1,165	2,910.00	2008-2010
40	Lumpini Ville Bangkhuae	Residential condominium	1-2-68.00	22	1	271	318.00	2009-2010
41	Lumpini Ville Rasburana-Riverview	Residential condominium	5-0-38.80	29, 31	2	1,028	1,317.00	2009-2010
42	Lumpini CondoTown Nawamin-Ramindra Building A,B	Residential condominium	6-1-51.58	25	2	1,120	1,028.00	2009-2010
43	Lumpini CondoTown Bangkhuae	Residential condominium	7-3-94.00	8	4	795	702.00	2010-2010
44	Lumpini CondoTown Nawamin-Ramindra Building C	Residential condominium	3-1-29.50	25	1	739	732.00	2009-2010
45	Lumpini Ville Latphrao-Chokchai 4	Residential condominium	7-1-70.00	18	2	1,026	1,438.00	2009-2010
46	Lumpini Place Rama 9-Ratchada Phase 2	Residential condominium	5-0-95.00	29, 24	2	1,165	2,649.00	2009-2010
47	Lumpini CondoTown Nawamin-Ramindra Building D	Residential condominium	3-3-5.00	24	1	709	576.00	2010-2011
48	Lumpini Park Pinklao	Residential condominium	12-0-11.20	30	2	2,702	3,793.00	2009-2011
49	Lumpini Place Rama 4-Kluaynamthai	Residential condominium	4-1-4.00	26	1	887	1,580.00	2010-2011
50	Lumpini Place Ratchayothin	Residential condominium	15-1-78.00	20	4	1,827	3,217.00	2010-2011
51	Lumpini CondoTown Nida-Serithai	Residential condominium	6-2-00.00	5, 8	4	598	472.00	2011-2012
52	Lumpini Ville Lasalle-Bearing	Residential condominium	7-1-58.00	15, 20	4	1,032	927.00	2011-2012
53	Lumpini CondoTown Nida-Serithai 2	Residential condominium	7-2-46.50	5, 8	6	696	590.00	2011-2012
54	Lumpini Park Riverside-Rama 3	Residential condominium	14-1-42.10	3, 5, 36	4	2,405	5,963.00	2010-2012
55	Lumpini Ville Pibulsongkram-Riverview	Residential condominium	3-1-41.70	27	1	768	952.00	2011-2012
56	Lumpini Ville Pattanakam-New Petchaburi	Residential condominium	13-2-96.80	8	7	1,489	1,761.00	2011-2012
57	Lumpini Ville Chaengwatthana-Pakkret	Residential condominium	6-0-75.00	32	1	1,622	1,754.00	2011-2012
58	Lumpini CondoTown North Pattaya-Sukhumvit	Residential condominium	7-0-66.80	32	2	1,448	1,305.00	2011-2012
59	Lumpini CondoTown Ramindra-Latplakhao	Residential condominium	9-3-46.40	8	4	1,035	1,046.00	2011-2012
60	Lumpini Ville Sukhumvit 109-Bearing	Residential condominium	6-2-0.00	8	4	742	940.00	2011-2013
61	Lumpini MegaCity Bangna	Residential condominium	17-2-29.00	18, 28, 29	5	4,046	4,400.00	2011-2013
62	Lumpini ParkBeach Jomtien	Residential condominium	19-1-33.00	30	1	1,846	4,250.00	2011-2013
63	Lumpini Ville Naklua-Wongamart	Residential condominium	12-2-65.90	20, 28, 30	3	2,168	3,160.00	2011-2013
64	Lumpini Ville Sukhumvit 77 (2)	Residential condominium	6-1-46.00	16, 18	4	956	1,150.00	2012-2013
65	Lumpini CondoTown Chonburi-Sukhumvit	Residential condominium	37-2-25.00	8	19	4,101	2,600.00	2012-2013
66	Lumpini Ville Ramkhamhaeng 60/2	Residential condominium	8-0-89.40	15, 25	3	1,212	1,450.00	2012-2013

Horizontal building

No.	Project	Type of Project	Size	Height (Floor)	Number of Buildings	Number of Units	Project Value (million THB)	Development and Construction
			(rai-ngarn-wa)					
1	Ban Lumpini Bang Bua Tong (townhouse)	Horizontal building	36-1-31.20	-	-	704	725.00	1994-1996
2	Ban Lumpini 2 Bang Bua Tong (commercial building)	Horizontal building	2-1-84.90	-	-	35	97.00	1997-1999
3	Lumpini Center (commercial building)	Horizontal building	1-1-81.20	-	-	23	62.00	1999-2000

Details of Completed Projects of Pornsanti Co., Ltd.

No.	Project	Type of Project	Size	Height (Floor)	Number of Buildings	Number of Units	Project Value (million THB)	Development and Construction
			(rai-ngarn-wa)					
1	P.S.T. CondoVille Tower 1,2	Residential condominium	6-2-78.70	22	2	1,548	1,944.00	1990-1994
2	P.S.T. Mini Office	Office building	4-1-35.00	7	5	10	131.00	1992-1993
3	P.S.T. Cityhome	Residential condominium	4-1-34.20	29	1	764	1,480.00	1994-1999
4	Commercial Building Cultural Center	Horizontal building	0-1-50.00	-	-	5	41.00	2007-2007
5	Commercial Building Nawamin	Horizontal building	0-0-34.30	-	-	1	12.00	2007-2007
6	Townhome Ramindra-Laksi	Horizontal building	0-0-82.00	-	-	4	16.46	2008-2009
7	Commercial Building Phahol-Sutthisarn 1	Horizontal building	0-0-49.00	4	1	1	10.00	2009-2010
8	Commercial Building Phahol-Sutthisarn 2	Office building	0-1-87.00	5	1	1	44.00	2009-2010
9	Home Office Pinklao	Office building	0-1-58.00	4	1	1	36.00	2010-2011
10	Lumpini Town Place Ratchayothin-Sena	Horizontal building	6-3-39.00	3	-	71	375.00	2011-2012
11	Lumpini Town Residence Latphrao Station	Horizontal building	4-0-79.40	3	-	46	423.00	2011-2012



Details of Current Projects Under Development

Details of Current Projects Under Development (L.P.N.)

No.	Project	Project Type	Size	Height (Floor)	Number of Buildings	Number of Units	Project Value (million THB)	Development and Construction	Project progress
			(rai-ngarn-wa)						
1	Lumpini Ville Prachuen-Pongpet 2	Residential condominium	10-0-80.70	32	2	1,395	1,800.00	2012-2014	55%
2	Lumpini Park Rattana Thibes -Ngarmwongworn	Residential condominium	14-2-75.60	29, 30	5	2,824	4,000.00	2012-2015	97%
3	Lumpini CondoTown Ramindra-Latplakhao 2	Residential condominium	4-3-75.80	8	2	532	550.00	2013-2014	100%
4	Lumpini Place UD-Posri	Residential condominium	13-1-53.50	14	3	1,370	2,000.00	2013-2014	95%
5	Lumpini Place Suksawat -Rama 2	Residential condominium	4-0-18.00	32	1	747	1,100.00	2013-2015	100%
6	Lumpini Ville Onnut -Latkrabang	Residential condominium	11-0-16.00	8	4	1,118	1,060.00	2013-2014	100%
7	Lumpini Park Rama 9 -Ratchada	Residential condominium	9-3-90.30	24	1	1,540	2,640.00	2013-2015	100%
8	Lumpini Place Srinakarin -Huamark Station	Residential condominium	7-1-77.00	25	1	1,613	2,960.00	2013-2015	100%
9	Lumpini Township Rangsit-Khlong 1	Residential condominium	89-1-10.70	8	56	10,074	7,000.00	2013-2015	30%
10	The Lumpini 24	Residential condominium	3-0-96.70	8, 46	2	402	3,100.00	2013-2015	90%

* Combined size of all phases

Information as of 31 December 2013

Details of Current Projects Under Development (Pornsanti)

No.	Project	Project Type	Size	Height (Floor)	Number of Buildings	Number of Units	Project Value (million THB)	Development and Construction	Project progress
			(rai-ngarn-wa)						
1	Lumpini Town Place Sukhumvit 62	Horizontal building	9-0-22.00	3	-	73	465.00	2013-2014	31%
2	Lumpini Town Ville Srinakarintara-Bearing	Horizontal building	7-2-61.00	3	-	93	344.00	2013-2014	20%
3	Lumpini Town Place Chalermprakiat	Horizontal building	26-0-0.00	3	-	104	1,092.00	2013-2015	-
4	Lumpini Town Residence Bangna-Srinakarintara	Horizontal building	4-1-60.00	3	-	27	203.00	2013-2014	-

* Combined size of all phases

Information as of 31 December 2013

Projects Pending Ownership Transfer

Detail of Projects Pending Ownership Transfer

No.	Completion Year	Project	Number of Units	Project Value (million THB)	Income Recognition	
					2014	2015
1	Before 2014	Lumpini Ville Naklua-Wongamart	572	787.77	787.77	
2		Lumpini CondoTown Chonburi-Sukhumvit	1,233	873.31	873.31	-
3		Lumpini Ville Ramkhamhaeng 60/2	782	974.23	974.23	-
4		Other projects	35	68.91	68.91	-
1	2014	Lumpini Ville Prachachuen-Pongpet 2	657	931.98	931.98	-
2		Lumpini CondoTown Ramindra-Latplakhao 2	522	542.62	542.62	-
3		Lumpini Place UD-Posri	1,201	1,814.62	1,814.62	-
4		Lumpini Ville Onnut-Latkrabang	773	727.20	727.20	-
1	2015	Lumpini Park Rattanathibes-Ngarmwongworn	2,680	3,890.51	-	3,890.51
2		Lumpini Place Suksawat-Rama 2	730	1,091.71	-	1,091.71
3		Lumpini Park Rama 9-Ratchada	1,341	2,258.16	-	2,258.16
4		Lumpini Place Srinakarin-Huamark Station	1,589	2,915.32	-	2,915.32
5		Lumpini Township Rangsit-khlong 1	2,470	1,848.17	946.40	901.77
6		The Lumpini 24	322	2,064.37	-	2,064.37
			14,907	20,788.88	7,667.04	13,121.84

Information as of 31 December 2013



Assets Used in Business Operation

Significant Fixed Assets

No.	Assets L.P.N. Development Public Co., Ltd.	Location	Space (sq.m.)	Book Value (million THB)	Appraised Value (million THB)	Appraiser	Obligations
Assets for Investment							
1	Lumpini Tower	Rama 4 Road	5,625.56	132.45	212.34	Market Price	TB,BAY,BBL
2	L.P.N. Tower	Ratchadapisek Road	799.56	17.14	39.93	Market Price	TB
3	Siphra Riverview	Yotha Road	4,409.44	15.94	114.86	Market Price	-
4	Lumpini Center Phase 4	Happy Land 1 Road	49.47	0.65	1.29	Market Price	-
5	Lumpini Place Sathorn	Narathiwasratchanakharin Road	184.14	6.95	10.80	Market Price	-
6	Lumpini Residence Sathorn	Narathiwasratchanakharin Road	2,238.55	62.94	62.94	Market Price	TB
7	Lumpini Ville Mary-Sathorn	Sathorn Road	44.92	1.79	2.20	Market Price	-
8	Lumpini Ville Sukhumvit 77	Onnut Road	176.81	5.23	9.23	Market Price	-
9	Lumpini Place Pinklao	Boromrajchonanee Road	36.95	1.69	2.38	Market Price	-
10	Lumpini Place Pinklao 2	Boromrajchonanee Road	311.13	12.09	20.22	Market Price	-
11	Lumpini Suite Pinklao	Boromrajchonanee Road	339.80	17.27	27.22	Market Price	-
12	Lumpini Park Pinklao	Boromrajchonanee Road	538.61	16.81	15.90	Market Price	-
13	Lumpini Ville Thailand Cultural Center	Pracha U-Thit Road	256.56	9.98	13.79	Market Price	-
14	Lumpini Place Narathiwas-Chaophraya	Rama 3 Road	614.16	25.07	35.76	Market Price	-
15	Lumpini Place Phahol-Saphan Kwai	Pradipat Road	120.52	4.58	7.84	Market Price	-
16	Lumpini CondoTown Bodindecha -Ramkhamhaeng	Ramkhamhaeng Road	452.04	12.10	22.44	Market Price	-
17	Lumpini Ville Ramkhamhaeng 26	Ramkhamhaeng Road	239.44	6.06	13.17	Market Price	-
18	Lumpini Ville Ramindra-Laksi	Ramindra Road	50.53	2.39	2.80	Market Price	-
19	Lumpini Place Ramindra-Laksi	Ramindra Road	194.85	7.45	10.72	Market Price	-
20	Lumpini CondoTown Rattanathibes	Rattanathibes Road	252.37	7.28	10.42	Market Price	-
21	Lumpini Suite Rama 8	Aroonamarin Road	132.19	5.22	8.00	Market Price	-
22	Lumpini Place Rama 8	Aroonamarin Road	181.19	5.53	7.81	Market Price	-
23	Lumpini Place Rama 9	Rama 9 Road	255.21	8.93	14.04	Market Price	-
24	Lumpini Place Rama 9 Phase 2	Rama 9 Road	257.38	8.96	14.21	Market Price	-
25	Lumpini CondoTown Bangkhae	Bangkhae Road	72.31	1.98	2.90	Market Price	-
26	Lumpini Ville Rasburana	Rasburana Road	301.48	9.39	14.47	Market Price	-
27	Lumpini Ville Latphrao-Chokchai 4	Ladprao Road	163.18	4.53	8.32	Market Price	-
28	Lumpini Place Ratchayothin	Paholyothin Road	97.79	5.28	6.83	Market Price	-
29	Lumpini Place Rama 4-Kluaynamthai	Rama 4 Road	173.74	7.41	11.30	Market Price	-
30	Lumpini Park Riverside-Rama 3	Rama 3 Road	278.37	8.97	19.50	Market Price	-
31	Lumpini Ville Lasalle-Bearing	Lasalle Road	116.14	3.97	6.40	Market Price	-
32	Lumpini CondoTown Nida-Serithai	Serithai Road	153.30	5.20	6.92	Market Price	-
33	Lumpini Ville Pattanakarn -New Petchaburi	Pattanakarn Road	49.60	1.78	3.48	Market Price	-
34	Lumpini Ville Pibulsongkram-Riverview	Pibulsongkram Road	88.91	3.71	5.07	Market Price	-
35	Lumpini Ville Chaengwattana-Pakkret	Chaengwattana Road	212.04	9.10	12.13	Market Price	-
36	Lumpini CondoTown Nida-Serithai 2	Serithai Road	149.91	6.09	8.28	Market Price	-
37	Lumpini CondoTown North Pattaya-Sukhumvit	Sukhumvit Road	127.40	4.66	6.01	Market Price	-

No.	Assets L.P.N. Development Public Co., Ltd.	Location	Space (sq.m.)	Book Value (million THB)	Appraised Value (million THB)	Appraiser	Obligations
38	Lumpini MegaCity Bangna	Bangna Road	245.39	9.36	13.55	Market Price	-
39	Lumpini CondoTown Ramindra-Latplakhao	Ramindra-Latplakhao Road	168.86	6.86	9.31	Market Price	-
40	Lumpini Ville Sukhumvit 109-Bearing	Sukhumvit Road	156.49	6.01	8.63	Market Price	-
41	Lumpini Township Rangsit-Khlong 1 Building F	Rangsit Road	2,812.00	59.98	59.98	Market Price	-
42	Lumpini Township Rangsit-Khlong 1 (Plaza) - under construction	Rangsit Road	9-2-30.70	58.46	58.46	Market Price	SCB
Total Assets for Investment				607.26	941.84		
Office Assets							
1	Lumpini Tower	Rama 4 Road	1,450.58	32.26	57.79	Market Price	TB , BAY
2	Commercial building in front of Lumpini CondoTown Chonburi-Sukhumvit project	Bansuan subdistrict, Muang district	124.00	8.43	8.43	Market Price	-
Total Office Assets				40.69	66.22		
Assets for Sale							
1	P.S.T. CondoVille Tower 1	Nonsi Road	81.45	2.13	2.13	Market Price	-
2	Lumpini Park Pinklao	Boromrajchonanee Road	110.32	3.59	5.41	Market Price	-
3	Lumpini Place Ramindra-Laksi	Ramindra Road	64.07	2.65	3.52	Market Price	-
4	Lumpini Suite Rama 8	Aroonamarin Road	98.73	4.17	5.98	Market Price	-
5	Lumpini Place Rama 8	Aroonamarin Road	49.93	1.64	2.16	Market Price	-
6	Lumpini Ville Rasburana-Riverview	Rasburana Road	185.84	6.14	8.92	Market Price	-
7	Lumpini Ville Latphrao-Chokchai 4	Ladprao Road	28.61	0.89	1.57	Market Price	-
8	Lumpini Park Riverside-Rama 3	Rama 3 Road	5,231.67	239.87	484.28	Market Price	-
9	Lumpini Ville Lasalle-Bearing	Lasalle Road	108.58	3.79	5.98	Market Price	-
10	Lumpini Ville Pattanakarn-New Petchaburi	Pattanakarn Road	850.98	30.54	54.04	Market Price	-
11	Lumpini Ville Chaengwatthana-Pakkret	Chaengwatthana Road	372.99	13.01	19.66	Market Price	-
12	Lumpini CondoTown North Pattaya-Sukhumvit	Sukhumvit Road	526.05	14.53	21.48	Market Price	-
13	Lumpini MegaCity Bangna	Bangna Road	36,720.08	1,192.67	1,972.53	Market Price	-
14	Lumpini Ville Naklua-Wongamart (Building A,B)	Pattaya-Naklua Road	18,174.12	646.54	980.25	Market Price	-
15	Lumpini ParkBeach Jomtien	Pattaya-Jomtien 2	20,199.49	827.69	1,503.69	Market Price	-
16	Lumpini Ville Ramkhamhaeng 60/2 (Building C)	Ramkhamhaeng Road	2,044.46	76.72	107.64	Market Price	-
17	Lumpini CondoTown Ramindra-Latplakhao	Ramindra-Latplakhao Road	52.22	1.61	2.62	Market Price	-
18	Lumpini Ville Sukhumvit 109-Bearing	Sukhumvit Road	438.44	15.31	25.07	Market Price	-
19	Lumpini Ville Sukhumvit 77 (2)	Sukhumvit 77 Road	577.19	20.89	32.54	Market Price	-
20	Lumpini CondoTown Chonburi-Sukhumvit (Phase 1)	Bansuan subdistrict, Muang	13,406.18	321.16	461.50	Market Price	-
Total Office Assets				3,425.53	5,700.95		



No.	Assets L.P.N. Development Public Co., Ltd.	Location	Space (sq.m.)	Book Value (million THB)	Appraised Value (million THB)	Appraiser	Obligations
Assets under Development							
1	The Lumpini 24	Sukhumvit Road	3-2-22.50	435.41	435.41	Market Price	-
2	Land in front of Lumpini CondoTown North Pattaya-Sukhumvit	Sukhumvit Road	0-3-28.70	11.18	11.18	Market Price	-
3	Lumpini Ville Naklua-Wongamart (Building C)	Pattaya-Naklua Road	4-0-55.60	676.96	676.96	Market Price	BBL
4	Lumpini Seaview Jomtien	Pattaya-Jomtien 2	6-1-21.00	312.71	312.71	Market Price	KBANK
5	Lumpini Ville Ramkhamhaeng 60/2 (Building A,B)	Ramkhamhaeng Road	5-3-66.14	614.06	614.06	Market Price	SCB
6	Lumpini Park Rattanathibes-Ngarmwongworn	Rattanathibes Road	14-2-76.70	818.33	818.33	Market Price	BBL
7	Lumpini CondoTown Chonburi-Sukhumvit (Phase 2)	Bansuan subdistrict, Muang	14-3-60.77	547.26	547.26	Market Price	BBL
8	Lumpini Place Srinakarin-Huamark Station	Srinakarin Road	7-1-93.00	463.76	463.76	Market Price	KTB
9	Lumpini Ville Prachachuen-Pongpet (2)	Prachachuen Road	10-0-80.70	687.92	687.92	Market Price	KBANK
10	Lumpini Place Suksawat-Rama 2	Suksawat Road	3-3-61.80	198.54	198.54	Market Price	KTB
11	Lumpini ParkBeach Cha-am	Cha-am district	4-1-48.00	103.69	103.69	Market Price	BBL
12	Lumpini Place UD-Posri	Markaeng subdistrict, Muang district	17-0-68.70	474.94	474.94	Market Price	KBANK
13	Lumpini Ville Onnut-Latkrabang	Latkrabang Road	11-3-36.00	239.94	239.94	Market Price	UOB
14	Lumpini Cha-am	Cha-am district	24-0-86.00	343.12	343.12	Market Price	BBL
15	Lumpini Township Rangsit-Khlong 1 (condo)	Rangsit Road	89-0-51.30	826.42	826.42	Market Price	SCB
16	Lumpini CondoTown Ramindra-Latplakhao (2)	Ramindra-Ladplakao Road	4-3-75.80	371.37	371.37	Market Price	SCB
17	Lumpini Park Rama 9-Ratchada	Rama 9 Road	10-3-69.00	682.99	682.99	Market Price	KTB
18	Lumpini Place Huahin soi 7	Huahin Soi 7	4-0-12.80	127.11	127.11	Market Price	KBANK
19	Lumpini Ville Onnut 46	Onnut Road	14-2-75.00	234.32	234.32	Market Price	KTB
20	Lumpini Ville Onnut-Phatthanakan	Onnut Road	15-3-0.00	423.84	423.84	Market Price	-
21	Lumpini Park Phetkasem 98	Phetkasem Road	19-0-80.80	486.89	486.89	Market Price	KTB
22	Lumpini Place Boromratchachonni-Pinklao	Boromratchachonni Road	6-1-0.00	240.26	240.26	Market Price	-
23	Lumpini CondoTown Romklao-Suvarnabhumi	Romklao Road	18-1-82.00	259.77	259.77	Market Price	-
24	Lumpini Ville Onnut-Latkrabang (2)	Latkrabang Road	11-0-16.00	231.46	231.46	Market Price	-
25	Lumpini Park Nawamin-Si burapha	Nawamin Road	15-1-75.00	463.74	463.74	Market Price	-
Total Assets under Development				10,276.00	10,276.00		
Assets Pending Development							
1	Land in front of Baan Lumpini Bang Bua Thong 3	Talingchan-Supanburi Road	7-2-38.20	165.11	165.11	Market Price	-
2	Land in front of Lumpini Place Sathorn	Narathiwasratchanakharin Road	2-1-96.40	241.72	241.72	Market Price	TB
3	Land in front of Lumpini Place Sathorn	Narathiwasratchanakharin Road	0-0-73.00	7.36	7.36	Market Price	-
Total Assets Pending Development				414.19	414.19		
Total Assets of L.P.N. Development Public Co., Ltd. (1)				14,763.67	17,399.20		

No.	Assets Pornsanti Co., Ltd.	Location	Space (sq.m.)	Book Value (million THB)	Appraised Value (million THB)	Appraiser	Obligations
Assets for Investment							
1	P.S.T. Condoville Tower 1	Nonsi Road	278.45	0.76	3.48	Market Price	-
2	P.S.T. Condoville Tower 2	Nonsi Road	136.71	4.02	1.71	Market Price	-
3	P.S.T. City Home	Nonsi Road	11,637.89	72.03	120.60	Market Price	TB
Total Assets for Investment				76.81	125.79		
Assets for Sale							
1	Lumpini Townplace Sukhumvit 62	Sukhumvit Road	396.80	74.47	120.10	Market Price	-
Total Assets for Sale				74.47	120.10		
Assets under Development							
1	Lumpini Townplace Sukhumvit 62	Sukhumvit Road	9-0-22.00	198.15	198.15	Market Price	KTB
2	Lumpini Townville Srinakarintara-Bearing	Srinakarin Road	7-2-61.00	252.01	252.01	Market Price	KTB
3	Lumpini Townville Chalermprakiat	Chalermprakiat Road	26-0-5.00	379.93	379.93	Market Price	-
4	Lumpini Townplace Bangna-Srinakarintara	Bangna Road	4-1-60.50	81.47	81.47	Market Price	-
Total Assets under Development				911.55	911.55		
Assets Pending Development							
-			-	-	-	-	-
Total Assets Pending Development				-	-		
Total Assets of Pornsanti Co., Ltd. (2)				1,062.83	1,157.44		
Total Assets of the Company (1) + (2)				15,826.50	18,556.64		

Projects Plan in 2013

In 2013, the Company aimed to develop 12 residential condominium projects with the combined value of approximately 21,360 million THB. The Company had already purchased land for development of the following projects:

1) Lumpini Ville Onnut 46

Size/Location : 14-2-75 rai around Onnut soi 46 road
Project Type : Residential condominium: 1,900 units
Project Value : Around 1,550 million THB
Opening Schedule : Quarter 1

2) Lumpini Ville Onnut-Phatthanakan

Size/Location : 15-3-0 rai around Onnut soi 55 road
Project Type : Residential condominium : 1,600 units
Project Value : Around 1,960 million THB
Opening Schedule : Quarter 1

3) Lumpini CondoTown Romklao-Suvarnabhumi

Size/Location : 18-1-82 rai around Romklao road
Project Type : Residential condominium : 1,800 units
Project Value : Around 1,520 million THB
Opening Schedule : Quarter 1

4) Lumpini Ville Onnut-Latkrabang (2)

Size/Location : 10-3-69 rai around Latkrabang road
Project Type : Residential condominium : 1,000 units
Project Value : Around 1,100 million THB
Opening Schedule : Quarter 1

5) Lumpini Seaview Jomtien

Size/Location : 19-1-33 rai (inclusive of Lumpini ParkBeach Jomtien) around Leabchaihad Jomtien Road, Chonburi province
Project Type : Residential condominium : 1,160 units
Project Value : Around 1,500 million THB
Opening Schedule : Quarter 1

6) Lumpini Seaview Cha-am

Size/Location : 24-0-86 rai around Chaolai Road, Cha-am, Petchaburi province
Project Type : Residential condominium : 1,300 units
Project Value : Around 1,330 million THB
Opening Schedule : Quarter 2

7) Lumpini ParkBeach Cha-am

Size/Location : 3-1-48 rai around Ruamjit road, Cha-am, Petchaburi province
Project Type : Residential condominium : 400 units
Project Value : Around 800 million THB
Opening Schedule : Quarter 2

8) Lumpini Park Phetkasem 98

Size/Location : 19-0-81 rai around Petkasem soi 98 road
Project Type : Residential condominium : 2,600 units
Project Value : Around 3,350 million THB
Opening Schedule : Quarter 2

9) Lumpini Place Boromratchachonni-Pinklao

Size/Location : 6-1-0 rai around Boromratchachonni soi 35 road
Project Type : Residential condominium : 900 units
Project Value : Around 1,660 million THB
Opening Schedule : Quarter 2

10) Lumpini Park Nawamin-Si burapha

Size/Location : 15-1-75 rai around Nawamin soi 38 road
Project Type : Residential condominium : 1,600 units
Project Value : Around 2,000 million THB
Opening Schedule : Quarter 2

11) Lumpini Township Rangsit-Khlong 1 (Phase 2)

Size/Location : 89-1-10 rai (size of the whole project) around Rangsit-Khlong 1 road
Project Type : Residential condominium : 5,500 units
Project Value : Around 3,590 million THB
Opening Schedule : Quarter 3

12) Lumpini Seaview Huahin soi 7

Size/Location : 4-0-13 rai around Huahin soi 7, Prachuabkirikan province
Project Type : Residential condominium : 340 units
Project Value : Around 1,000 million THB
Opening Schedule : Quarter 4

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Address of Projects

Office Building

Lumpini Tower

1168 Rama 4 Road, Thungmahamek, Sathorn, Bangkok 10120
Tel. 02-677-6356-7, 02-286-9855 Fax 02-286-9856

L.P.N. Tower

216 Nang Linchi Road, Chongnonsee, Yannawa, Bangkok 10120
Tel. 02-285-4225-6 Fax 02-285-4089

Residential Condominium

Lumpini Place

111 Soi Kraisi, Sri Bumpen Road, Thungmahamek, Sathorn, Bangkok 10120
Tel. 02-671-1368-70 Fax 02-249-1793

Siphaya River View

108 Yotha Road, Talad noi, Samphanthawong, Bangkok 10100
Tel. 02-639-5002-4 Fax 02-639-5004

P.S.T. CondoVille Tower 1

118 Soi Nak Suwan, Nonsee Road, Chongnonsee, Yannawa, Bangkok 10120
Tel. 02-681-3112-3 Fax 02-681-3113

P.S.T. CondoVille Tower 2

120 Soi Nak Suwan, Nonsee Road, Chongnonsee, Yannawa, Bangkok 10120
Tel. 02-681-3523-5 Fax 02-681-3524

P.S.T. City Home

128 Soi Nak Suwan, Nonsee Road, Chongnonsee, Yannawa, Bangkok 10120
Tel. 02-681-3501, 02-681-3505 Fax 02-681-3509

"Lumpini Suite" Luxury Residential Condominium

Lumpini Suite Sukhumvit 41

28 Sukhumvit Soi 41, Sukhumvit Road, North-Klongton, Wattana, Bangkok 10110
Tel. 02-261-9330 Fax 02-261-9331

Lumpini Suite Pinklao

1 Somdejprapinklao Road, Bangyeekhan, Bangplad, Bangkok 10700
Tel. 02-497-0777-8 Fax 02-497-0779

Lumpini Suite Rama 8

1 Soi Aroonamarin 53, Aroonamarin Road, Bangyikhan, Bangplad, Bangkok 10700
Tel. 02-497-5000, 02-497-5100 Fax 02-497-5001

"Lumpini Place" Residential Condominium

Lumpini Place Sathorn

124 Narathiwatratchanakarin Road, Thungwatdon, Sathorn, Bangkok 10120
Tel. 02-287-4567 Fax 02-287-4257

Lumpini Place Suanplu-Sathorn

435 Suanplu Soi 8, Sathorn 3 Road, Sathorn, Bangkok 10120
Tel. 02-286-1585 Fax 02-286-1850

Lumpini Place Rama 4-Sathorn

164 Soi Sribampen, Rama 4 Road, Chongnonsee, Yannawa, Bangkok 10120
Tel. 02-350-2895 Fax 02-350-2897

Lumpini Place Narathiwat 24

253, 255 Sathupradit Road, Chongnonsee, Yannawa, Bangkok 10120
Tel. 02-211-4351 Fax 02-211-4375

Lumpini Place Rama 3-Charoenkrung

101 Rama 3 Road, Bangkhorlaem, Bangkok 10120
Tel. 02-291-8632, 02-291-9333 Fax 02-291-8607

Lumpini Place Narathiwatratchanakarin

471 Building A, B floor, Narathiwatratchanakarin Road, Chong-nonsi, Yannawa, Bangkok 10120
Tel. 02-294-6877 Fax 02-294-6876

Lumpini Place Rama 3-Riverview

279 Rama 3 Road, Bangkok, Bangkhorlaem, Bangkok 10120
Tel. 02-291-9915, 02-291-9918 Fax 02-291-9923

Lumpini Place Pinklao

28 Boromratchachonni Road, Bangbunru, Bangplad, Bangkok 10700
Tel. 02-458-3111-2 Fax 02-458-3113

Lumpini Place Narathiwat-Chaophraya

78 Rama 3 Road, Chongnonsee, Yannawa, Bangkok 10120
Tel. 02-293-1111 Fax 02-293-1234

Lumpini Place Phahon-Saphankwai

171 Pradipat Road, Samsen Nai, Phayathai, Bangkok 10400
Tel. 02-279-1010-1 Fax 02-279-1180

Lumpini Place Ratchada-Thapra

18 Ratchadapisek Road (Thapra-Taksin), Bukkhalo, Thonburi, Bangkok 10600
Tel. 02-466-1144, 02-460-2250 Fax 02-466-1145

Lumpini Place Pinklao 2

89 Boromratchachonni Road, Aroonamarin, BangkokNoi, Bangkok 10700
Tel. 02-433-2551, 02-433-4444 Fax 02-433-2552

Lumpini Place Rama 8

3 Soi Aroonamarin 53, Aroonamarin Road., Bangyeekan, Bangplad, Bangkok 10700
Tel. 02-497-5200 Fax 02-497-5201

Lumpini Place Rama 9-Ratchada Phase 1

95 Rama 9 Road, Huay Kwang, Bangkok 10310
Tel. 02-169-3998-9 Fax 02-169-3997

Lumpini Place Rama 9-Ratchada Phase 2

95 Rama 9 Road, Huay Kwang, Bangkok 10310
Tel. 02-169-3755-6 Fax 02-169-3754

Lumpini Place Ramindra-Laksi

20 Ramindra Road, Anusaowaree, Bangkok, Bangkok 10220
Tel. 02-522-4242 Fax 02-522-4646

Lumpini Place Rama 4-Kluaynamthai

4004 Rama 4 Road, Phra Khanong, Khlong Toei, Bangkok 10110
Tel. 02-121-0000-1 Fax 02-120-0002

Lumpini Place Ratchayothin

1484 Phaholyothin Road, Chandrakasem, Chatuchak,
Bangkok 10900
Tel. 02-513-6100 Fax 02-513-2323

"Lumpini Ville" Residential Condominium**Lumpini Ville Mary-Sathorn**

88 Chan Soi 27, Chan Road, Tungwatdon, Sathorn, Bangkok 10120
Tel. 02-212-4515 Fax 02-212-4375

Lumpini Ville Phahon-Suthisarn

23 Suthisarn Vinichai Road, Samsen Nai, Phayathai, Bangkok 10400
Tel. 02-278-4125 Fax 02-278-4128

Lumpini Ville Sukhumvit 77

615 Sukhumvit 77 Road, Suan Luang, Bangkok 10250
Tel. 02-332-3004-5 Fax 02-331-7526

Lumpini Ville Cultural Center

601 Prachautit Road, Samsen Nok, Huay Kwang, Bangkok 10310
Tel. 02-274-4210-2 Fax 02-274-4211 ext. 5134

Lumpini Ville Ramkhamhaeng 44

11 Soi Ramkhamhaeng 44, Ramkhamhaeng Road, Huamak,
Bangkapi, Bangkok 10240
Tel. 02-370-4444 Fax 02-370-4443

Lumpini Ville Ramindra-Laksi

2 Ramindra Road, Anusawaree, Bangkhen, Bangkok 10220
Tel. 02-197-9383 Fax 02-197-9090

Lumpini Ville Prachachuen-Phongphet

93 Moo 9, Prachachuan Road, Bangkhen, Muang, Nonthaburi 11000
Tel. 02-149-3000 Fax 02-149-3001

Lumpini Ville Ramkhamhaeng 26

59/1179 Krungthepkreeta Road, Ramkhamhaeng 26,
Hua Mak, Bangkapi, Bangkok 10240
Tel. 02-300-0500 Fax 02-300-0504

Lumpini Ville Bangkhae

18/272 Bangkhae Road, Bangkhae, Bangkok 10160
Tel. 02-482-7500-1 Fax 02-482-7502

Lumpini Ville Latphrao-Chokchai 4

48 Soi Latphrao 51, Saphan 2, Wangthonglang, Bangkok 10310
Tel. 02-196-9886-7 Fax 02-196-9898

Lumpini Ville Ratburana-Riverview

9 Soi Ratburana 6/1, Ratburana Road, Bangpakok,
Ratburana, Bangkok 10140
Tel. 02-490-2001-2 Fax 02-490-2003

Lumpini Ville Lasalle-Bearing

547 Lasalle Road, Bangna, Bangkok 10220
Tel. 02-173-6200-1 Fax 02-173-6202

Lumpini Ville Phibulsongkhram-Riverview

55 Moo 8, Suan Yai, Mueang, Nonthaburi 11000
Tel. 02-158-5444-5 Fax 02-158-5446

Lumpini Ville Chaengwatthana-Pakkret

175 Moo 5 Chaengwatthana Road, Pakkret, Nonthaburi 11120
Tel. 02-183-5901 Fax 02-375-5600

Lumpini Ville Phatthanakan-New Phetchaburi

4 Soi Phatthanakan 26, Phattahanakan Road, Suan Luang,
Bangkok 10250
Tel. 02-184-8400-1 Fax 02-184-8402

Lumpini Ville Naklua-Wong amart Building A,B

502,503 moo 5, Pattaya-Naklua Road, Naklua banglamung,
Chon Buri 20150
Tel. 038-225-558 Fax 038-225-559

Lumpini Ville Sukhumvit 77(2)

604 On Nut Road, Suan Luang, Bangkok 10250
Tel. 02-311-1678 Fax 02-311-0811

Lumpini Ville Sukhumvit109-Bearing

16 moo 7 Sukhumvit Road Samut Prakan 10270
Tel. 02-361-6226 Fax 02-361-6060

Lumpini Ville Ramkhamhaeng 60/2

Building C
7 Soi Ramkhamhaeng 60/1, Ramkhamhaeng Road, Huamak,
Bangkapi, Bangkok 10240
Tel. 02-184-4991, 02-184-4999 Fax 02-184-4985

"Lumpini Center" Residential Condominium**Lumpini Center Happyland**

Building A, B, C, F, G, H
556/1, 560/1, 568/1, 432/1, 582, 580 Soi Happyland Mall 1, Klongchan,
Bangkapi, Bangkok 10240
Tel. 02-374-7270-1 Fax 02-374-7270

Building D

335/1 Soi Happyland Mall 1, Klongchan, Bangkapi, Bangkok 10240
Tel. 02-374-6301 Fax 02-377-3072

Building E

557 Soi Happyland Mall 1, Klongchan, Bangkapi, Bangkok 10240
Tel. 02-377-9395-6 Fax 02-378-4370

Lumpini Center Latphrao 111

Building A, B, C, D
58, 60, 62, 64 Soi Latphrao 111, Latphrao, Klongchan, Bangkapi,
Bangkok 10240
Tel. 02-370-2698, 02-370-2530 Fax 02-370-2606

Building E,F,G

3041, 3033 Soi Yooyen 111, Latphrao Road, Klongchan, Bangkapi,
Bangkok 10240
Tel. 02-374-8394-5 Fax 02-374-8395

Lumpini Center Sukhumvit 77

577 Sukhumvit 77 Road, Suan Luang, Bangkok 10250
Tel. 02-332-3803-4 Fax 02-332-3805

Lumpini Center Nawamin

821 Soi Happyland Mall 1, Klongchan, Bangkapi, Bangkok 10240
Tel. 02-184-6118 Fax 02-184-6248

"Lumpini CondoTown" Residential Condominium

Lumpini CondoTown Bodindecha-Ramkhamhaeng

120 Soi Ramkhamhaeng 43/1, Wangthonglang, Bangkok 10310
Tel. 02-192-7291 Fax 02-192-7292

Lumpini CondoTown Ramindra-Laksi

4 Soi Ramindra 3, Anusaowaree, Bangkok, Bangkok 10220
Tel. 02-197-9222, 02-552-3222 Fax 02-197-9221

Lumpini CondoTown Ratanathibes

141 Ratanathibes Road, Muang, Nonthaburi 11000
Tel. 02-149-5000 Fax 02-149-5002

Lumpini CondoTown Bangkhae

99 Bangkhae Road, Bangkhae, Bangkok 10160
Tel. 02-482-9000-1 Fax 02-482-9002

Lumpini CondoTown Ramindra-Nawamin

4 Soi Ramindra 3, Ramindra Road, Anusaowaree, Bangkok, Bangkok 10220
Tel. 02-552-3222 Fax 02-197-9221

Lumpini CondoTown Nida-Serithai

301 Serithai Road, Khlong Kum, Bueng Kum, Bangkok 10240
Tel. 02-158-5444-5 Fax 02-377-7142

Lumpini CondoTown Nida-Serithai 2

304 Serithai Road, Khlong Kum, Bueng Kum, Bangkok 10240
Tel. 02-158-5444-5 Fax 02-158-5446

Lumpini CondoTown North Pattaya-Sukhumvit

86 Moo 6, Naklua, Bang Lamung, Chonburi 20150
Tel. 038-224-655 Fax 038-224-656

Lumpini CondoTown Ramindra-Latplakhao

93 Latplakhao Road, Anusaowaree, Bangkok, Bangkok 10220
Tel. 02-197-2700-1 Fax 02-197-2702

Lumpini CondoTown Chonburi-Sukhumvit Phase 1

272 moo 4, Ban Suan, Chonburi 20000
Tel. 038-286-988 Fax 038-286-989

"Lumpini Park" Residential Condominium

Lumpini Park Pinklao

618 Boromratchachonni Road, Bangbunru, Bangkok, Bangkok 10700
Tel. 02-489-9001-2 Fax 02-489-9003

Lumpini Park Riverside-Rama 3

4, 6, 12, 14 Rama 3 Road, Bang Phongphang Yannawa, Bangkok 10120
Tel. 02-164-1800-1 Fax 02-164-1818

"Lumpini Park Beach Jomtien" Residential Condominium

Lumpini Park Beach Jomtien

552 moo 12 Banglamung Chonburi 20150
Tel. 038-231-700, 038-231-392-4 Fax 038-231-701

"Lumpini MegaCity Bangna" Residential Condominium

Lumpini MegaCity Bangna

78 moo 13 Bangkaew, Bang Phli, Samut Prakan 10540
Tel. 02-182-9797-9, 02-316-2111 Fax 02-316-2033

Townhouse

Baan Lumpini Bangbuathong Phase 1,2

222 Talingchan-Bangbuathong, Bangbuathong, Nonthaburi 11110
Head Office Tel. 02-285-5011-6 Fax 02-285-5017

Joint Venture Project

Lumpini Place WaterCliff

427, 421 Sathupradit Road, Chongnonsee, Yannawa, Bangkok 10120
Tel. 02-673-5596-7, 02-673-6360-1
Fax 02-673-5595, 02-673-6362

Lumpini Suite Ratchada-Rama 3

441 Ratchadapisek Road, Chongnonsoi, Yannawa, Bangkok 10120
Tel. 02-212-7909 Fax 02-212-7908

Lumpini Townhome Ratchada-Rama 3

431 Sathupradit Road, Chongnonsoi, Yannawa, Bangkok 10120
Tel. 02-211-9221 Fax 02-673-5595

Grand Heritage Thonglor

21 Soi Akkapat (Thonglor 13), Sukhumvit 55 Road, Klongtan Nua, Watthana, Bangkok 10110
Tel. 02-390-0910 Fax 02-390-0911

Grand Parkview Asoke

189 Sukhumvit 21 Road, Klongtan Nua, Watthana, Bangkok 10110
Tel. 02-261-3218-9 Fax 02-258-0506

Parkview Vipavadi

1 Local Road, Thungsikan, Don Muang, Bangkok 10210
Tel. 02-573-3401-3 Fax 02-573-3401

Pornsanti Project

Lumpini Town Place Ratchayothin-Sana

310 Soi Phaholyothin 30, Phaholyothin Road, Chandrakasem, Chatuchak, Bangkok 10900
Tel. 02-561-3883 Fax 02-561-10900

Lumpini Town Resident Latphrao Station

22 Soi Latphrao 11, Latphrao Road, Chomphon, Chatuchak, Bangkok 10900
Tel. 02-513-8228 Fax 02-513-8228

Lumpini Town Place Sukhumvit 62

178 Soi Sukhumvit 62, Sukhumvit Road, Bangchak, Phra Khanong, Bangkok 10260
Tel 02-331-3915 Fax 02-331-3918

Lumpini Town Ville Srinakarintara-Bearing

112 moo16, Srinakarin road, Bangkaew, Bangphli, Samut Prakan 10540
Tel. 02-383-4806 Fax 02-383-4805

Other Office

Central Sale Office

It is located in the same area as Lumpini Place Sathorn,
Next to Macro Office Sathorn on Narathiwasratchanakarin Road.
Tel. 02-287-3388 Fax 02-287-3377

Map of Projects

Office Building

Lumpini Tower
L.P.N. Tower

Residential Condominium

Lumpini Place (Soi Krairai)
Siphaya River View
P.S.T. CondoVille 1,2
P.S.T. City Home

"Lumpini Suite" Luxury Residential Condominium

Lumpini Suite Sukhumvit 41
Lumpini Suite Pinklao
Lumpini Suite Rama 8

"Lumpini Place" Residential Condominium

Lumpini Place Sathorn
Lumpini Place Suanplu-Sathorn
Lumpini Place Rama 4-Sathorn
Lumpini Place Narathiwat 24
Lumpini Place Rama 3-Charoenkrung
Lumpini Place Narathiwatratthanakarin
Lumpini Place Rama 3-Riverview
Lumpini Place Pinklao
Lumpini Place Narathiwat-Chaophraya
Lumpini Place Phahon-Saphankwai
Lumpini Place Ratchada-Thapra
Lumpini Place Pinklao 2
Lumpini Place Rama 8
Lumpini Place Rama 9-Ratchada Phase 1, 2
Lumpini Place Ramindra-Laksi
Lumpini Place Rama 4-Kluaynamthai
Lumpini Place Ratchayothin
Lumpini Place Suksawat-Rama 2
Lumpini Place Srinakarin-Huamark Station

"Lumpini Ville" Residential Condominium

Lumpini Ville Mary-Sathorn
Lumpini Ville Phahon-Suthisarn
Lumpini Ville Sukhumvit 77
Lumpini Ville Cultural Center
Lumpini Ville Ramkhamhaeng 44
Lumpini Ville Ramindra-Laksi
Lumpini Ville Prachachuen-Phongphet
Lumpini Ville Ramkhamhaeng 26
Lumpini Ville Bangkai
Lumpini Ville Latphrao-Chokchai 4
Lumpini Ville Ratburana-Riverview
Lumpini Ville Lasalle-Bearing
Lumpini Ville Phibulsongkhram-Riverview
Lumpini Ville Chaengwatthana-Pakkret
Lumpini Ville Phatthanakan-New Phetchaburi
Lumpini Ville Naklua-Wongamart
Lumpini Ville Sukhumvit109-Bearing
Lumpini Ville Sukhumvit 77(2)
Lumpini Ville Prachachuen-Phongphet (2)
Lumpini Ville Ramkhamhaeng 60/2
Lumpini Ville Onnut-Phatthanakan

Lumpini Ville Onnut 46
Lumpini Ville Onnut-Latkrabang
Lumpini Ville Onnut-Latkrabang (2)

"Lumpini Center" Residential Condominium

Lumpini Center Happyland
Lumpini Center Latphrao 111
Lumpini Center Sukhumvit 77
Lumpini Center Nawamin

"Lumpini CondoTown" Residential Condominium

Lumpini CondoTown Bodindecha-Ramkhamhaeng
Lumpini CondoTown Ramindra-Laksi
Lumpini CondoTown Ratanathibes
Lumpini CondoTown Bangkhue
Lumpini CondoTown Ramindra-Nawamin
Lumpini CondoTown Nida-Serithai
Lumpini CondoTown Nida-Serithai 2
Lumpini CondoTown North Pattaya-Sukhumvit
Lumpini CondoTown Ramindra-Latplakhao
Lumpini CondoTown Ramindra-Latplakhao 2
Lumpini CondoTown Chonburi-Sukhumvit
Lumpini CondoTown Romklao-Suvarnabhumi

"Lumpini Park" Residential Condominium

Lumpini Park Pinklao
Lumpini Park Riverside-Rama 3
Lumpini Park Ratanathibes-Ngarmwongworn
Lumpini Park Rama 9-Ratchada

"Lumpini ParkBeach Jomtien" Residential Condominium

Lumpini ParkBeach Jomtien

"Lumpini MegaCity Bangna" Residential Condominium

Lumpini MegaCity Bangna

"The Lumpini" Residential Condominium

The Lumpini 24

Townhouse

Baan Lumpini Bangbuathong 1, 2

Joint Venture Project

Lumpini Place WaterCliff
Lumpini Suite Ratchada-Rama 3
Lumpini Townhome Ratchada-Rama 3
Grand Heritage Thonglor
Grand Parkview Asoke
Parkview Vipavadi

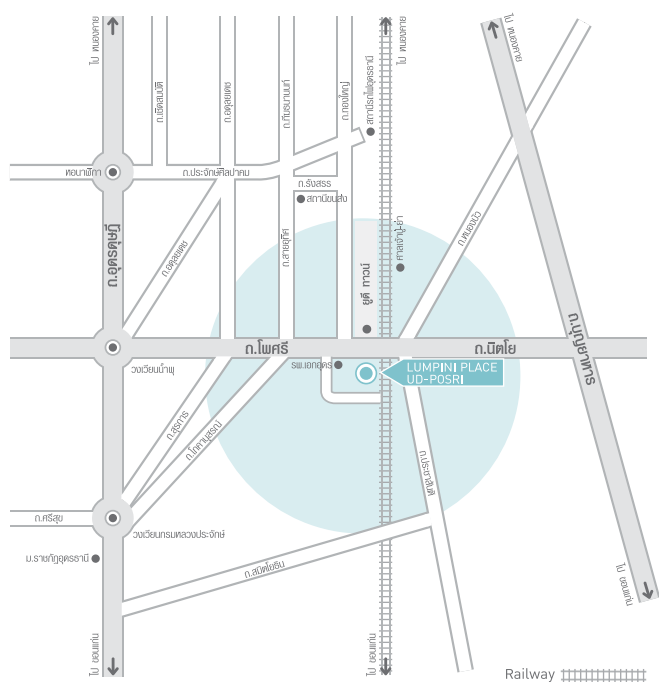
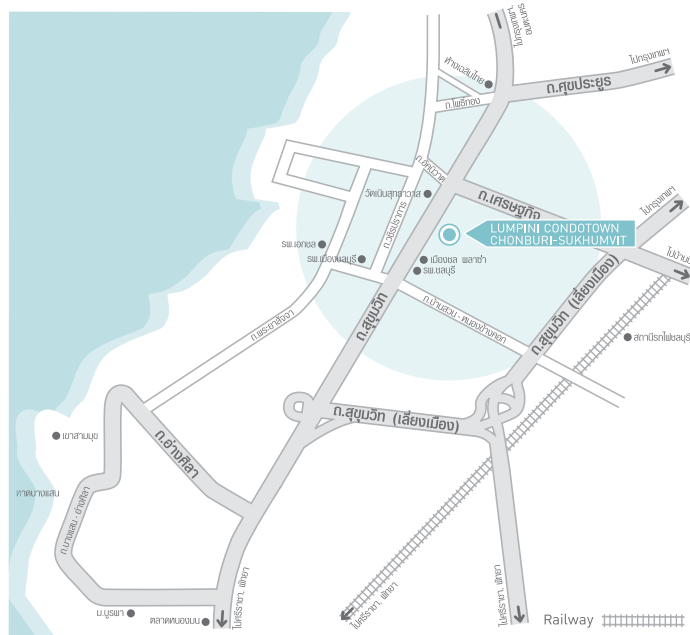
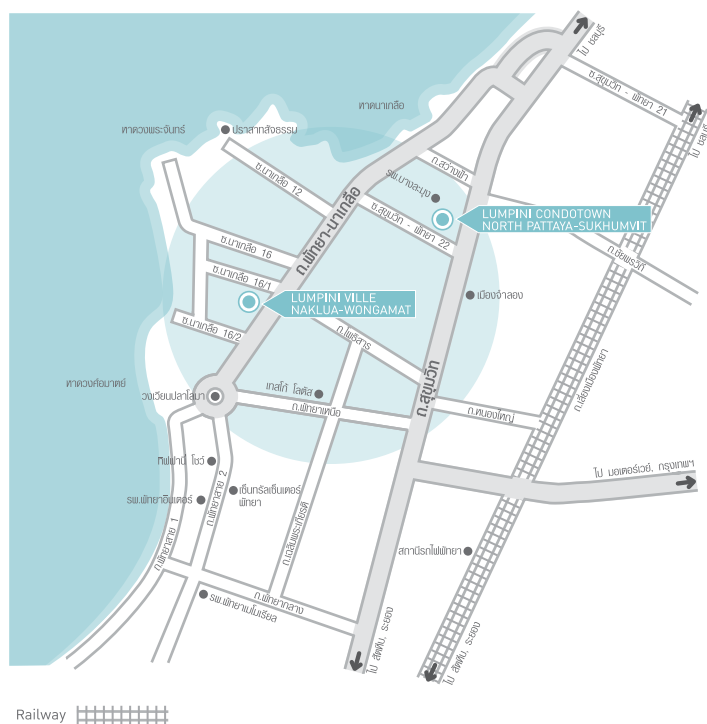
Pornsanti Project

Lumpini Town Place Ratchayothin-Sana
Lumpini Town Resident Latphrao Station
Lumpini Town Place Sukhumvit 62
Lumpini Town Ville Srinakarinara-Bearing

Other Office

Central Sale Office

Provincial Projects Map



L.P.N. DEVELOPMENT PUBLIC COMPANY LIMITED

1168/109 36th Floor, Lumpini Tower, Rama IV Road, Thungmahamek, Sathorn, Bangkok 10120

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