


A photograph of two young children lying on their stomachs on a light-colored wooden floor. The child on the left is a girl with blonde hair, wearing a blue dress over a red shirt and black tights. She is looking towards the camera with her arms crossed. The child on the right is a boy with brown hair, wearing a dark blue long-sleeved shirt and camouflage pants. He is looking away from the camera with his mouth open. In the background, a white wall features several small, framed black and white photographs.

Life Matters

Truth Of Mankind

Special Edition For Human Beings
English Version

 **Areeya** Annual Report 2014

Acknowledgements

Created by

Areeya Property PCL.
999 Praditmanutham Rd.,
Saphansong, Wangthonglang,
Bangkok 10310
Tel. 02 798 9999
www.areeya.co.th

Designed by

Project No. 143

Photos taken by

Apple Jung

Writers

L. Anutra
Sarita
Sasitorn
Miss Fuchsia

Illustrators

Papa
Bloody Hell Big Head
Cupcake Boy
Jeedchu

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior permission in writing from the publisher.

One life, one family, one has own lifestyle and living differently. But when we are sharing those spaces on earth with millions of others, One's happiness has become an inspiration for another across the world to improve the way of living. One's despair has caused many from across the world to tear apart and paranoia with the same old lifestyle.

Time to evolve yourself into a vibe that moves everyone else.

Every story that takes place in the world is just like the flow of events, consequences of circumstances. Hence, this is the loop of cause and effect which is causing a change in everyone's live with no way to escape.

Areeya Property is well aware of the truth that is happening to the mankind which is the reason why we are focusing on the importance of the beginning. Because a life is way too significant to be overlooked, and families are too important to ignore. We are dedicated to the design of family spaces to be the greatest beginning of life. The space that is full of warmth, supports and encouragement to live your path of determinations, to live a vigorously solid life as one of the humanity of the world.



Contents

Find Your Beat

P. 04 – P. 07

Are you Generation Me?

P. 08 – P. 09

Work Trend

P. 10 – P. 11

Check up and Change

Live an Authentic Life

P. 12 – P. 15

Live an Authentic Life

P. 16 – P. 17

Slow Sip

P. 18 – P. 19

Cafes that can slow your world

Breathe More Air

P. 20 – P. 21

Bhutan, the Kingdom of Happiness?

P. 22 – P. 24

Top 10 Countries for the best of world happiness

P. 25 – P. 27

10 World Museums that should be visited once in your lifetime

Sustain the Future

P. 28 – P. 29

Easy ways of saving energy (and money too)

Make Every Baht Worthy

P. 30 – P. 33

New Definition of Investment

Live with Style

P. 34 – P. 39

What style is yours?

Slow Life

P. 40 – P. 42

Slow Art in Bangkok

P. 43 – P. 44

A movie line that reminds you how it shook the world

The Beginning of Everything

P. 45 – P. 47

What can 'One Child' bring us the future?

P. 48 – P. 51

The Travelers' Home

Are you Generation

Me?

You may have heard about the people of this particular generation that is so resourceful and skillful with technologies to interconnect things and enhance the versatility of things around them. In contrary, they are also saying that this generation is over-focusing on themselves, overly into the social network that make them so careless about others and things that are going on around them.

If what have been said were true, what makes them the way they are?

Let's get to know more about different generations from time to time in order to understand more about this generation, who is generating the change to the society.

First of all, let's understand the way of life and thinking of humans by segmenting the years of birth, the important events that occurred are the primary factor in cultivating habits of thought, belief and practice.

The Lost Generation

The early generation was born between 1879 and 1900, or so-called the 80's – the period of World War I, which most people from this generation had been deceased.

The Greatest Generation / G.I. Generation

This generation starts from 1901 to 1925, the period before World War II. This group is the reconstruction and development of post-war economic collapse, therefore they are very official and formal, have the same standard practice, strong believe in government's power and high awareness of good citizenship.

The Silent Generation

This generation falls in between 1926 to 1945, right in the middle of World War II, the economic went straight down and people are in poverty. They are strictly disciplined, high fidelity and loyalty to the country or employers, highly respect the laws, and an era in which women began to work out of their homes. This generation plays a significant part in developing technology which became the foundation of today's development.

Baby Boomer / Gen-B

The generation of 1946 to 1964 when World War II ended, consists of people who are about 51 years old and over. An era to accelerate the restoration of the country in order to come back strong but still in need of the workforce so people tend to have more children to support the increasing needs for the workforce. These people were born to work with high respect and obligation to the rules and are very tolerable. They are dedicated to their works and organizations, doing things on their own, thrifty and even categorized as "Conservative" with traditions and culture.

Gen X / Yuppie

Yuppie is a short form for Young Urban Professionals born between 1965 and 1979, whom are now 36 years old and over, and in their working age. An era of population control, the world is in prosperity and people are living in harmony, children are growing up with video games, computers and hip hop music. They like things to be easy, nothing official or formal, very independent and knowledgeable, highly confident and creative. But at the same time, they also can be anti-social, atheist and very flexible with traditions and changing cultures.

Generation Y / The Millennial Era

Born in the years between 1980 and 1997, this generation grew up with changes and the differences of social values between their grandparents and parents. Technology and internet have high influential in their daily lives. As most of the parents are successful and wealthy, they pampered their children more as if it is to fulfill their own lacking from their childhoods. Generation Y tends to have higher educations, high self-confident, like to express their feelings, hate to be under the rules and not afraid of criticism. They are most likely to prefer working in Communications, IT and anything multi-tasking. Unlike the Gen-X who loves a one-man show, Gen-Y likes to work in teams but with a lower level of tolerance. They love high incomes and praises, but not ambitious. They are not as work obsessive as the previous generation and so they spare their time to socialize and exercise.

Generation Z / Gen ME

Those who are born after 1997 are categorized as Generation Z, surrounded by assistive facilities, full of technology capabilities and are fast learners. This is because they were born with them. Many of the Gen-Z children are most likely to be raised by someone else rather than their parents as both are working parents.

Text : L. Anutra

References:

km.nida.ac.th/thaithinkpad.com

Welcome To Generation Me

Gen Me has grown to become the most influential generation in the world, with no boundaries of ages and spread further than any other generations. Jean M. Twenge defines that everyone who is 40 years of age or younger will fall into the Generation Me category and are totally opposite of the Baby Boomers.

Baby Boomer

Baby Boomers desperately seek to be a part of the society and are willingly to be someone else just to fit in. They are patience, dedicated to their work and organizations, strictly respect the rules and conservative to their traditions.

Gen Me

Gen Me have minds of their own and will always refuse to follow the conventions of society to outstand from the others. They like to be different, love to compete and in need of recognition, not curious in the meaning of life but rather focus on materialism as it is real and substantial to them.

Parents in Gen Me era are most likely to teach their children with encouragement which is to heighten Gen Me's confidence. But on the contrary, they become so afraid of failure that they will not dare risking the chance of failing and losing their reputations. The Gen Me tends to avoid any blockage rather than facing the situations and learn from the experiences.

What are the reasons behind this?

There are many social factors that drive the concept Gen Me, such as the fall of big organizations from the 70s and 80s that led to terminations of employment or Layoffs, or even utilize outsource vendors to reduce organization cost. People cannot just rely on the organizations anymore and started to feel that their loyalty may not actually bring securities in life. Faith (in organizations) then started to degenerate and they began to look at the revenue rather than anything else. Besides, people who were born between the years 1980 – 2000 were taught to have self confidence, which has grown into a social trend so overpowering to this generation that it crosses the line of becoming egotism.

Are you Generation Me?



Nevertheless, Gen Me may be a little over the top on self confidence but they are full of knowledge, creativities and skillful in binding technology with functionalities and services. The beginning of new inventions of products that fits in with the modern lifestyles of mobility, such as long distance air-conditioner controler, or CCTV that remotes onto your mobile devices and many more. Gen me is sure the true driver of new inventions and technology development.

Although Gen Me has a wide coverage into many other generations, 'WE' as someone who have seen the pros and cons of every generations, should start today to share our thoughts, beliefs and good practices from other generations to the children of Gen Me so that they could see the goods and the bads and creating awareness and appreciation for them. The young children from Gen Me are normally full of questions, quick learners and tend to listen to their family. They will slowly pick up these good thoughts along with them so when they grow up into adults, they grow up with decent thoughts and conscience. Every one of us is a part of shaping the young ones because a good start from our families is the best start that surely drives us to a better and a brighter future.

Work Trend

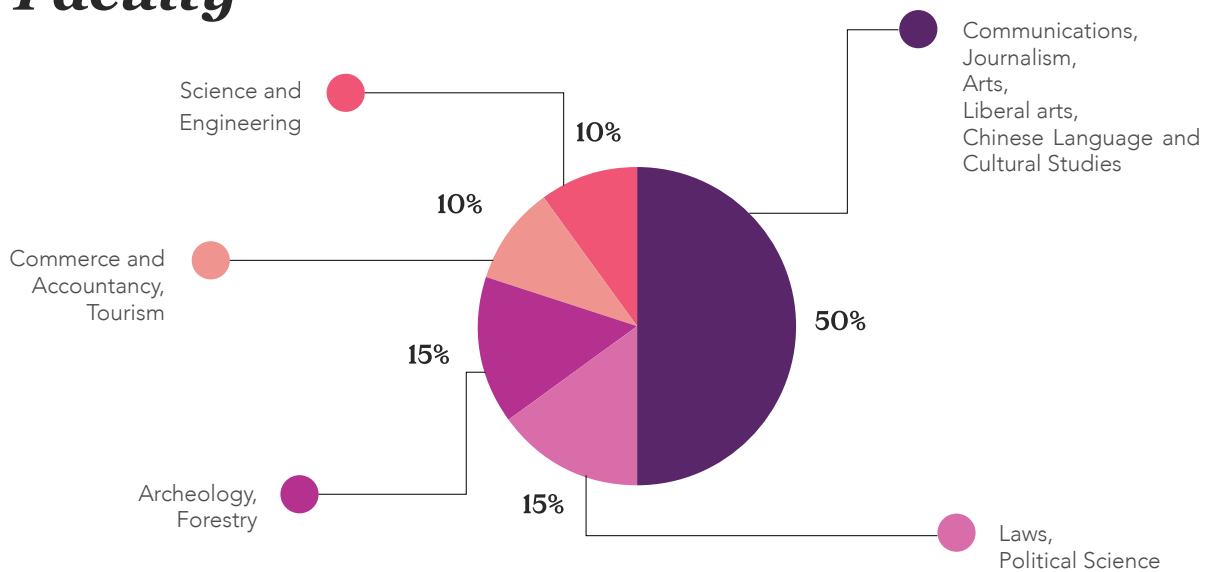
Text : L. Anutra

In-trend Majors and dream jobs

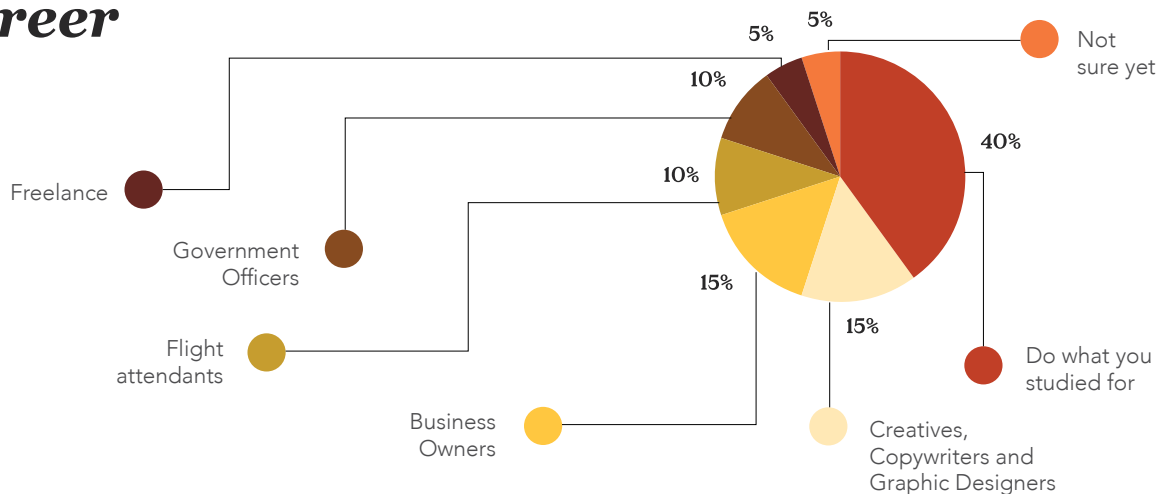
Which are the popular Majors for Thai university students?
What do you want to do when you graduated?

These questions are answered by a focus group of 20 random university students.

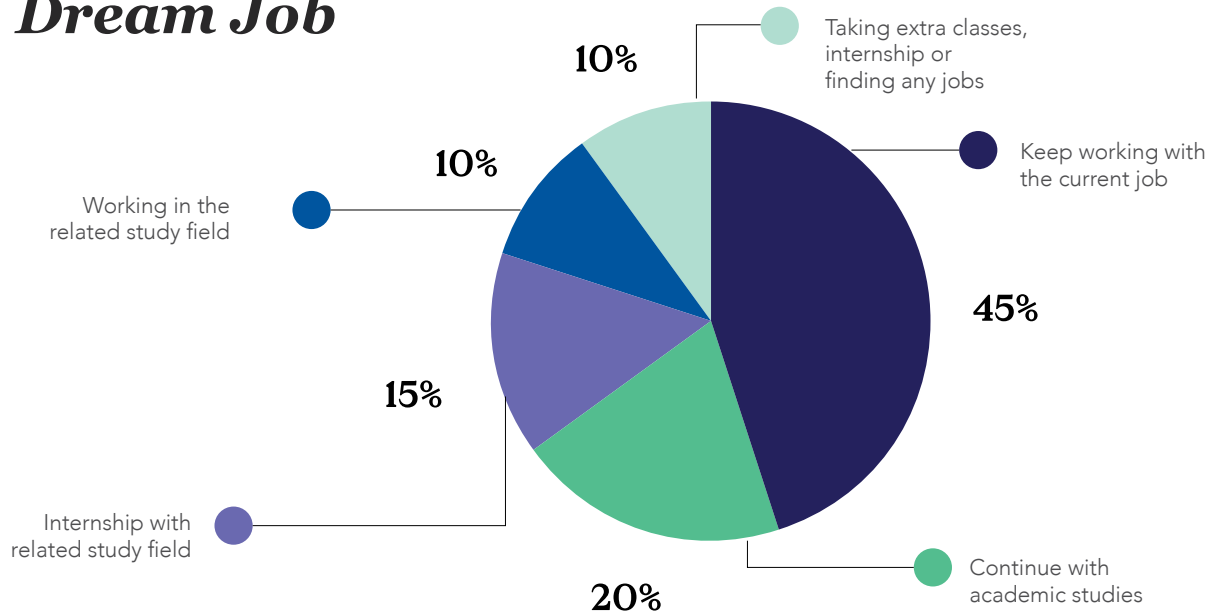
Faculty



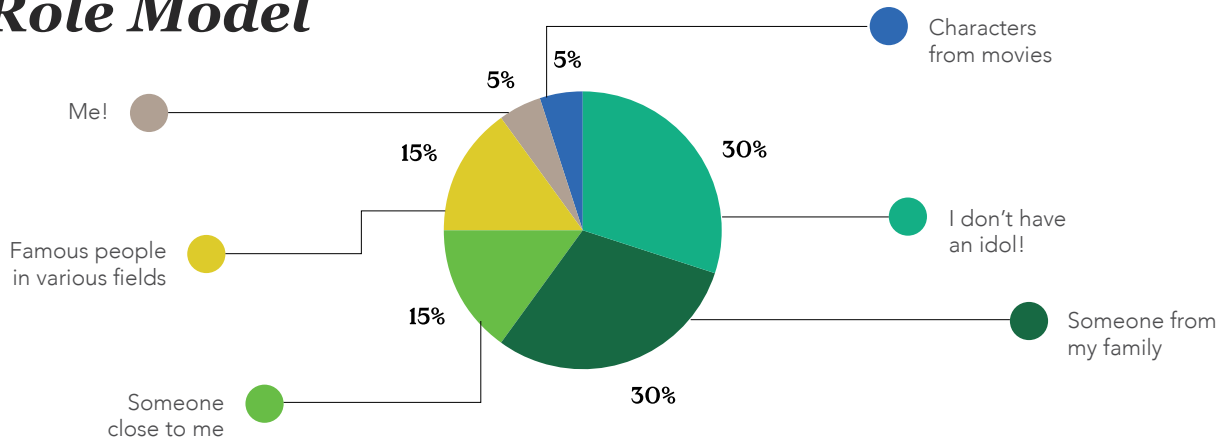
Career



Dream Job



Role Model



We have seen the overall picture of determinations and ambitions of the Thai universities students who are soon becoming the First Jobbers, now we will be looking at the world's trend of the hottest jobs, an article from www.manager.com posted on 6 January 2015, the upcoming trend of most wanted jobs for 2015.

1. Marketing Executive
2. Software Developer & Applications
3. Registered Nurse
4. Industrial Engineer
5. Network & Computer System Administrator
6. Web Developer

7. Medical & Health Services Manager
8. Physical Therapist
9. Speech-Language Pathologist
10. Sales Manager

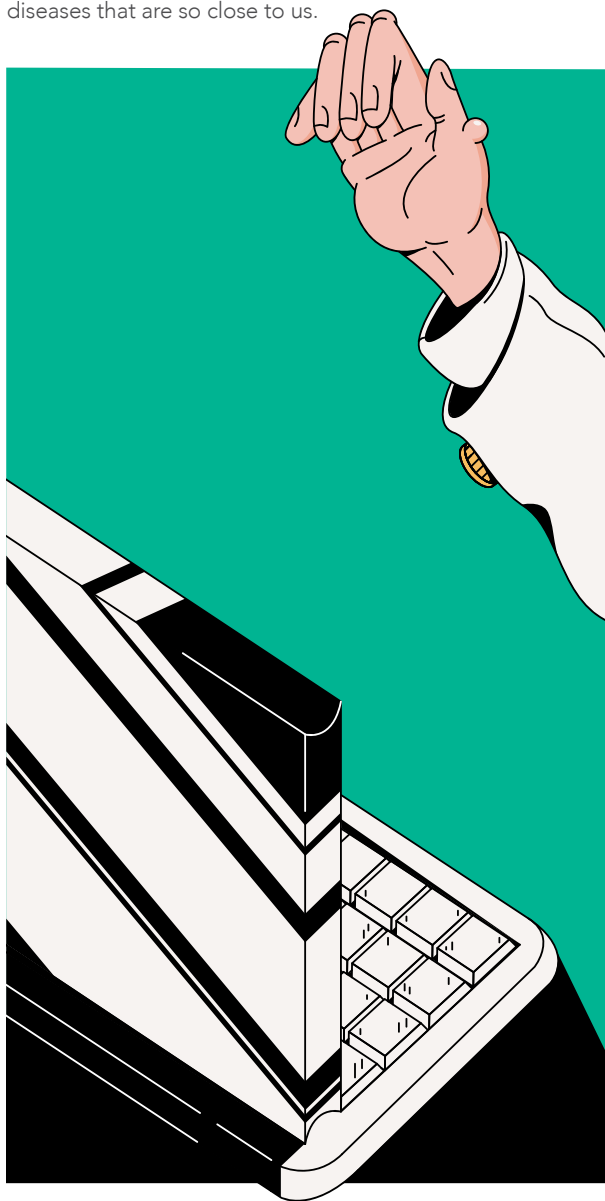
As the world is connecting, just like the ASEAN is about to unite, seeking further knowledge and enhancing professional skills should be the right aspects to individualise each profession for its path. Apart from being diligent, decent, hard-working, humble and honesty in what you do, these will be your added values ensuring a clean victory from all of your competitors. You have to try it to believe it.

Text : Sarita

Illustrator : Bloody Hell Big Head

A pile of urgent work and deadlines fully occupy the desk, fighting through heavy traffic for customer appointment with junk food to be eaten in the car, gym (fitness) membership that rarely used...

How long have we lived these routine lives, possibly 5 or 10 years or even more? Often, we pay attentions to things around us and intentionally ignoring to look after our own well beings. Looking for inspirations and waiting for motivations may be too late. Now is the time to get to know the 6 white-collar diseases that are so close to us.



Is working too much making you physically sick?

1. Headache

We often experience headache which may be caused by stress, not enough rest or prolong work pressure. Mild or occasional headache can be relieved by taking pain relief drug with plenty of rest. Seek advice from your doctor immediately if symptoms persist or experiencing regular chronic headache.

Headache symptoms that you should see your doctor are severe headache that you have never experienced, headache with vomiting or blurred vision, headache after having a concussion and headache during the night. These are the concerning headache symptoms that you should talk to your doctor immediately.

2. Insomnia

Even though insomnia are experienced more among older adults, however, more of both male and female in younger generations are also experiencing this due to stress or caffeinated beverages including tea, coffee and cocoa. These factors cause the difficulty to fall asleep. In most cases, by avoiding caffeinated drinks before bedtime will assist in ability to fall asleep but for those who could not fall asleep due to stress, this must begin from de-stress and relaxation. For example, watching movie, listen to music, reading or exercise. These activities will help to improve the ability to fall asleep and quality of the sleep.

What to do if still cannot fall asleep? Seek your doctors' advices if symptoms persist even after following the recommendations. Precautions that taking sleeping pills should be done under doctors supervision only. Do not take sleeping pills without medical supervision.

3. Gastroesophageal reflux disease (GERD)

The most common cause of GERD is going to bed or lying down immediately after meals. This causes the digestive enzymes which have acidic conditions, moves up into your esophagus causing acid reflux and burning chest pain called



heartburn which disrupt your night sleep. Initial treatments include taking antacids medications or drink plenty of water. See your doctor immediately if symptoms persist or worsen. If cannot avoid eating before going to bed? Avoid big meal and hard to digest food like meat, fatty or oily or spicy food and alcohol drinks. A better option is light meal that is easy to digest and most importantly, do not use excuses like work commitments or time restrictions to harm your well being. Try to plan a better time management for your daily activities because your last meal of the day should be 4-6 hours before your bedtime.

4. High blood pressure (hypertension)

Our blood pressure is not constant and can change throughout the day depending on mood, activities and gender. The normal blood pressure level is between 120/80 and 140/90, higher than this is considered as hypertension. Hypertension increases the risk of other diseases as you age. Often hypertension is a joint symptom of heart disease, cardiovascular disease and kidney disease. You may experience dizziness in the severe hypertension condition.

How to take care of yourself if you have high blood pressure? Reduce the factors that will cause the condition to worsen like salty and fatty food. Regular exercise and controlling your healthy weight can help in maintaining your blood pressure. However, medication is still required and must be under doctor supervision.

5. Heart disease

There are many types of heart disease and the most common one is cardiovascular disease. Those who often eat fatty food, smokers or those with diabetes or hypertension generally have higher risk of getting cardiovascular disease. Common symptoms include chest pain, sharp pain near heart area or

easily tiring and fatigue. If you experience these symptoms, see your doctor immediately.

What are the symptoms that require urgent attention from the doctor? Severe chest pain, the pain and discomfort around the center of the chest or spread to upper left arm. These symptoms can be indications of acute myocardial infarction (heart attack) which requires urgent medical attention.

6. Diabetes

The cause of diabetes is similar to hypertension but may also include genetic and obesity. The risk increases as you get older. Common symptoms that we can look out for are unexplained weight loss, increase thirst and passing urines more often than usual. If you experience these symptoms, see your doctor to have your blood glucose (sugar) level tested. Medications will be required if your blood glucose level is higher than normal or hormone insulin injections may be required which should be under the on-going care by your doctor.

Looking after yourself whether you are diabetic or not means reducing glucose, sugar and fatty food. The importance is to reduce but not stop entirely.

Review your daily activities and remind ourselves including people close to us to eat the right portion of food, exercise regularly and have sufficient rest. These are the 3 key factors to help you stay away from the intimidating diseases.

Thank you for this useful information from Dr. Supphalerk Patthanaprichakul, Endocrinologist Internal Medicine, Police General Hospital.

Live an Authentic Life



Live an Authentic Life

What is Authentic Lifestyle? Authentic living may not have a fixed definition. It may mean life that is surrounded by a network of positive people, facing with positive incident and get to share this with your love ones, getting to eat the healthy freshly cooked homemade food and scenting the natural fragrance during the day.

Would it be nice if we get to sit down, looking at the world around us and appreciate the past that had the good effect and the future that will create the positive impact on us because this is the true essence of authentic lifestyle.

We invite you to get to know the two young co-owners of Authentic lifestyle.



The comfort of cooking

Phavithida Tanjasiri (Bua) graduated with a degree in interior design from Chulalongkorn University. Bua admires the art of interior layout, prior to realising that she is equally passionate about the art and science of food.

Bua decided to make a career change to become a Food Stylist and she had the opportunity to work on the internship program at The Jewels of New Work studio at New York. Working closely with Diana Yen, Bua's boss, who became her inspiration in pursuing this career and opened up her mind to the world of food styling art in various aspects of food stylist career.

Her unique perspective in attention to ingredients and taste makes Bua's works stand out in perfect appearance with dimensions. The food serves on the plate is delicious no less than its appearance. This clearly shows that 'food' has become an important part of her life.



Text : Sarita
Photographer : Apple Jung

Lemony Quinoa Salad

Bua chooses to use salad leaves with vibrant colours to bring the excitement and attention to this salad, which makes this healthy dish easy to make and prepare with little processing steps. This dish offers healthy fats from avocado and olive oil while quinoa is the main star for this dish with high content of gluten free fibre that is easy to digest but provides sustained energy. If it is not convenient to buy quinoa, grains or cereals like oat, barley, chickpea can be used as the substitution.

Ingredients

- Salad leaves – recommend using small leaves
- Avocado
- Radish
- Cherry tomatoes
- Pumpkin
- Beetroot
- Lemon
- Quinoa
- Parmesan cheese

Salad dressing

- Olive oil 2 tbsp
- Lemon juice 1 tbsp
- White wine vinegar 1 tbsp
- Honey 1 tbsp

Text : Sarita
Photographer : Apple Jung



Making the salad

1. Peel the beetroot and boil for approximately 30 minutes until soft
2. Chop the pumpkin into size and shape as desired. Spread out the chopped pumpkin onto the plate, cover with lid and microwave the pumpkin for 5 minutes.
3. Boil the quinoa with 1 cup of uncooked quinoa per 2 cups of water ratio. Bring the quinoa and water to boil and reduce the heat to low to simmer until quinoa turns tender. Add small amount of water if quinoa has not turned tender. Turn off the heat and leave the cooked quinoa aside.
4. Add vegetables and cooked quinoa then mix well.
5. Add any additional coloured salad leaves or fruits as desired and toss together. Arrange the salad on a dish
6. Put the finishing touches to this quinoa salad by adding the sliced radish, grated Parmesan cheese and followed by lemon zest and it is ready to serve.

Slow Sip



Text : Sarita

Photographer : Apple Jung

There is a saying if you are searching for your ideal coffee, you must try brewing your own drip coffee.

Drip coffee has a unique character and stronger caffeine content than the usual espresso coffee. Varieties of coffee beans used, grinding method, the weight in pressing the ground coffee and dripping method can be different among the baristas which give this uniqueness in taste and aroma to the (drip) coffee. Brewing your own coffee over and over again is the way for you to find your perfect cup of coffee.

By observing the hot water seeping through the ground coffee and absorbing its essences as the water passes through to create each and every drop of liquid for your cup of drip brew coffee,

making it more than just a cup of coffee. It is a small ritual lifestyle to help kick start your delightful perfect day.

Drip Coffee At Home

With only more than 2 years of experience being the barista, Thor – Thanathach Kittiwannanich said to us in a soft tone that he feels the strong bonds to the coffee increasing everyday as the barista at Coffee bar. Thor has a strong passion in latte art as well as deeply in love with gentle process of making the drip coffee which has the distinct delicate characteristic and requires the complete attention and devotion in each drop.

Thor is not addicted to coffee but just by getting to brew the coffee, observing his customers enjoy every sip of the coffee that he brewed and dripped, being a barista in the café filled with coffee aroma makes him feel full of happiness in every day.

Equipments*

- 200 grams of coffee beans
- Manual coffee grinder
- Water kettle/pot
- Dripper or filter funnel
- Filler or paper filter
- Coffee cup

*per a cup of drip brew coffee



Making drip brew coffee

1. Boil the water until it reaches 90 degree Celsius.
2. Using the manual grinder to grind the beans for medium ground coffee. Do not grind the coffee beans in advance and only grind the beans when you want to brew the coffee.
3. Fold the filler into the shape of dripper and place neatly on top of the dripper.
4. Warm the dripper by pouring the prepared hot water in circular motion onto the dripper. This will set the dripper to the right temperature.
5. Place the medium ground coffee into the dripper.
6. Slowly pour the hot water in spiral motion, let the hot water seep through the ground coffee and drip into the coffee cup for the perfect aroma and rich coffee taste.
7. Stir and enjoy the aroma. Then slowly sip your coffee to enjoy the richness but delicate, which is best enjoyed slowly.



Filming location :
BAR STORIA DEL CAFFÉ,
8 Thonglor Level G
Tel : 02 714 9301
Instagram @barstoriadelcaffe

Cafes that can slow down your world

Today, 'Café' has become more than a restaurant that serve predictable and ordinary drinks, just like a Time Machine that takes you to another world of your imagination. A world that is full with a romantic scent in the air, slowing things down and making you forgetting the rushing world outside, unreasonably loosening yourself.

Rocket Coffee Bar

Text : L. Anutra



In-House Bakery | Artisanal Coffee | Wholesome Breakfast & Beyond

A simple café in Nordic style, serving European food in Scandinavian style with highly selected organic ingredients under a concept of 'Farm to Table'. Rocket Coffee Bar mainly uses local produce to ensure the freshness in every dish from its menu. The ambience of the place is minimalism - simple, yet with characters. High contrast colours of the opened white marble kitchen counter and the wooden floor of shelves and tables, provide the uniqueness to the interior with small potted plants in the corners to give refreshing ambience. Most of all, the best part is to choose delicious homemade treats to pair up with your aromatic cup of coffee.



Opens everyday from 7am to 11pm

- Sathorn 12 branch Tel : 02 635 0404
- Sukhumvit 49 branch Tel : 02 662 6638
- Rocket x Siwilai, Central Embassy 5th Floor Tel : 02 635 0404

www.facebook.com/RocketCoffeebar
www.rocketcoffeebar.com



Nikko

Japanese Cafe

Nikko Café is a Minimalist Japanese style café that combines nature into every inch of detail, from the interior that emphasizes in using wood and natural materials, to the Japanese Vertical Garden style that teases with the sunshine creating shadow through the high façade inside. Nikko also serves foods and coffee in simple Japanese style among the tranquility of the nature,

Cafes that can slow down your world

making you forget that you are right in the middle of Eakamai 12, the heart of Bangkok. If you are also a cocktail lover, you have to try its innovative cocktail menus and don't forget to look for summer garden theme Nikko's signature cocktail. Nikko is not just an everyday coffee shop but this is the place where you can refresh your day at anytime.

Opens everyday

- Eakamai 12 : 10.00 am - 11.50 pm
Tel : 02 381 5291
- Sukhumvit 23 : 6.00 am - 11.00 pm
Tel : 02 258 2270

www.facebook.com/NikkoCafe

One Ounce for Onion

One for All

From the integration of an experienced shop owner and a self-roasting beans coffee shop became a mixture of a shot of this lifestyle café, a small oasis on Eakamai Road. The café is decorated in simple and yet not too overly fashionable style. Every bean for each cup of coffee has been hand-roasted, giving you new experiences in drinking this cup of strong determination. Besides coffee, there are a variety of menus like Banana and Almond Smoothie, fruit flavored soda, croissant sandwiches, and fruit waffles served with homemade lemon yogurt popsicle. The popsicle flavor is also seasonal so surprise yourself with their new flavor to your every visit.

Once Ounce for Onion, Eakamai 12
Opens everyday from 8.00 am - 8.00 pm
Tel : 086 388 3303

Instagram : @oneounceforonion

www.facebook.com/oneounceforonion



Casa Lapin

Slow Bar



A very hip café designed in Industrial Loft style, decorated with flowers to give you an essence of Folk style, chic yet cozy. Coffee serves here is from high grade coffee beans, through the craftsmanship of the skillful Baristas' brewing, making every cup a special one. There are also many kinds of drinks available here, such as tea, cider or beer. Food here is also equally great with salads, burger, and bakeries such as Brownies and Chocolate Cake. Apart from the Café area, the hipness doesn't stop there, this place is also a hostel named ONEDAY I PAUSE AND FORWARD in Kinfolk style. Your coffee is surely full of taste and hipness at this very place.

Opens for services everyday

Casa Lapin X49 : 8.00 am - 8.00 pm

Casa Lapin XAri : 8.00 am - 10.00 pm

Casa Lapin X26 : 8.00 am - 10.00 pm

Tel : 081 261 2040

<https://www.facebook.com/CasaLapin>

Bhutan, the Kingdom of Happiness?



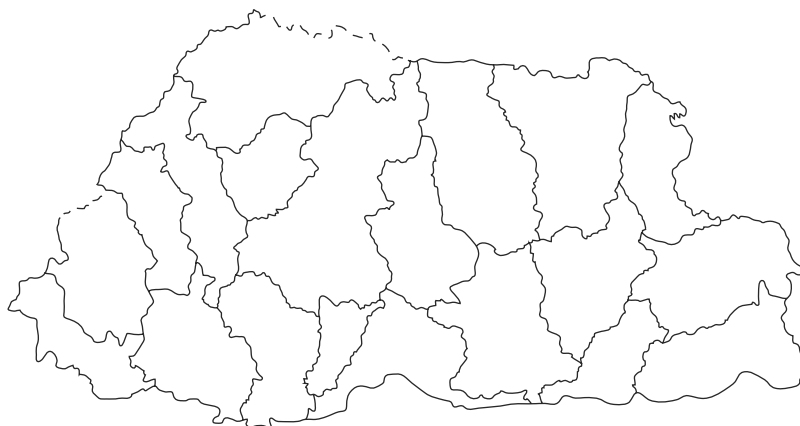
The Kingdom of Bhutan, a small country located among the Himalayas range, standing between India and China. The first ever country to reject Gross Domestic Product (GDP) or gross domestic products but instead, enhancing the Gross Domestic Happiness (GNH), which becomes the new indicator that the world is now focusing on.

Bhutan is small in size, somewhat similar to Switzerland, a landlocked country and is about 60% covered by forest. 75% of Bhutanese population follows Vajrayana Buddhism and with a long traditional formality, people are polite and gentle in which these have become their way of life. This is the

starting point of the conceptual living model of GNH that mainly focuses on the happiness of the people rather than the economic growth. The Bhutanese perceive that social development must be in parallel with the development of the spiritual to create a balance of life and so they came up with the 4 development frameworks of;

1. Must be a sustainable development
2. Seeing the values of the traditional cultures
3. Environmental awareness and nature conservations
4. Good and justice governance

Bhutan, the Kingdom of Happiness



The Ministry of Education foresees that education is not just about getting good grades but it is a preparation for children to grow up into decent adults. Therefore, Green School has been introduced into the curriculums that teaches not only conserving environments, but also instill Bhutanese philosophy into their way of livings. Apart from Mathematics and Science classes, children will learn about basic agricultural farming, environmental care, recycling waste, meditations and they even use gentle music to replace loud ringing bells.

Even though in 2012, Bhutan is still one of the most poorest countries with most of the population earning about \$1.25 per day, and 70% of the population are living without electricity. But the GNH has ignited many other countries to follow, such as the Republic of South Korea, a developed country but yet has a very high suicidal rate, has released own GNH to indicate the happiness of the citizens, whereas Dubai and The United Kingdom are also measuring GNH in 2014.

Although, Bhutan is one the 40 most poverty countries from the international measurement of 'civilization', but with the seriousness of maintaining the traditional living values, Bhutanese are conserving their own natural resources by opening the country to only 20,000 tourists per year. Permit only tourists who will not cause any environment damages that may disrupt their traditional way of livings. Bhutanese GNH indication is so different from others that it cannot draw to a result due to the revenues or percentages of population living without any electricity are the criteria measures. No one can conclude that these are the happiness indicators but what we have learnt here is that the modern world has yet turned its attention more to materialism, and still Bhutan is one of the purest countries that every explorer has pinned for their one of a lifetime's destination.

Things you may not know about Bhutan

1. The only country that prohibits cigarettes to be bought or sold in the public.
2. Only 2 types newspapers are available, a local newspapers and an English newspapers.
3. There are 2 Cable TV stations with one broadcast station runs by the government.
4. There is only 1 highway in the country.

Text : L. Anutra

References:

<http://th.wikipedia.org/wiki/>
http://en.wikipedia.org/wiki/Gross_National_Happiness
<http://www.theguardian.com/world/2012/dec/01/bhutan-wealth-happiness-counts>
<http://www.oceansmile.com/Bhutan/TourBhutan.htm>
<http://www.oceansmile.com/Bhutan/TourBhutan.htm>

Top 10 Countries for the best of world happiness

Top 10 Countries for the best of world happiness

The United Nations (UN) held a meeting on the world Happiness and Well Being in 2012, discussing the new concept initiated by Bhutan which can be adapted to the measurable result including (featured along with) economic indicators index model. World Happiness was initiated by the United Nation Sustainable Development Solution Network and people from 150 countries participated in this survey.

The six key variables are:

1. Real GDP per capita
2. Healthy life expectancy
3. Having someone to count on
4. Perceived freedom to make life choices
5. Freedom from corruption
6. Generosity

UN used these variables to conduct this survey in 2013 and measured the results from all countries worldwide. UN believes that people's happiness are based on having sufficient income, having secured assets and income, being healthy and freedom in lifestyle because these factors have the direct impact on stress level in everyday lives.

UN found that the top 10 countries with the happiest people are:

01 Denmark



Denmark is one of the European countries that has the welfare system which is based on the Nordic Welfare Model with the highest income tax rate, lowest corruption rate and low capital investment. Therefore, Danes get the opportunity to have their own businesses and receive the good welfare system including healthcare and education. Denmark has the lowest rate of inequality among the European Unions.

Capital city : Copenhagen – nominated as the best city to live in
Governance : Constitutional democratic monarchy
Official language : Danish
Total area : 42,915.7 sq km
Population : 5,659,715
Currency : Danish krone
GDP per capita : 44,325 \$
Unemployment rate : 6.4 (2014)

02 Finland



Finland has the best education system in Europe and has extensive forests and lakes with clean and fresh air. Finnish people have high conscious about environmental conservation. The occurrence of corruption in Finland is very low and Finland has one of the most comprehensive welfare systems where everyone has the same equality including education, healthcare and benefits from pension system.

Capital city : Helsinki
Governance : Parliamentary democracy
Official language : Finnish
Total area : 338,424 sq km
Population : 5,474,094
Currency : Euro
GDP per capita : 32,800 \$
Unemployment rate : 8.8 (2014)

Text : L. Anutra
Illustrator : Cupcake Boy

03 Norway



One of the Nordic nations with the most expensive living cost among the European countries. Norway has the welfare system for all Norwegians of all classes. The aim is for every Norwegian to have good financial, good health and equality in education. Income tax will go back to the Norwegians in the form of healthcare payment, unemployment, pension and unable to work etc.

Capital city : Oslo
Governance : Constitutional monarchy
Official language : Norwegian
Total area : 385,178 sq km
Population : 5,136,700
Currency : Norwegian krone
GDP per capita : 53,470 \$
Unemployment rate : 3.5 (2014)

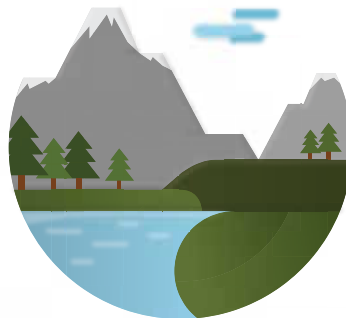
04 Netherlands



Netherlands is a part of European Union with one of the strongest welfare system following the Scandinavian countries and is widely known for rights and freedoms of choice. In Netherlands, 90% of Dutch said they are satisfied with the living lifestyle.

Capital city : Amsterdam
Governance : Constitutional monarchy and a parliamentary democracy
Official language : Dutch
Total area : 41,543 sq km
Population : 16,912,640
Currency : Euro
GDP per capita : 47,365 \$
Unemployment rate : 6.5 (2014)

05 Canada



One of the wealthiest countries in North America with the world's highest ranking in freedoms. Canada is the world's second largest country and covers six time zones with highest safety and living standard, and low risk in terrorist attack. Canada's social security system is under responsible of the federal and state government.

Capital city : Ottawa
Governance : Federal constitutional monarchy
Official language : English and French
Total area : 9,984,670 sq km
Population : 35,675,834
Currency : Canadian dollar
GDP per capita : 43,146 \$
Unemployment rate : 6.7 (2014)

06 Switzerland



The wealthiest country in the world, calculating from the GDP per capita and in the 2010 World Economic Forum, Switzerland was ranked to be the most capable for competitiveness of the world. With such low crime rate, people are living happily in peace and are capable of creativities and innovations.

Capital city : Bern
Governance : Direct democracy and federal constitution
Official language : German and French
Total area : 41,285 sq km
Population : 8,183,800
Currency : Swiss Franc
GDP per capita : 55,237 \$
Unemployment rate : 3.2 (2014)

07 Sweden



Sweden is a widely opened country in humanity freedom, with the world's lowest poverty rate and highest in equality, in terms of income distribution and social welfare. The success of this Modern Welfare State was named "The Swedish Model".

Capital city : Stockholm
Governance : Constitutional monarchy, parliament
Official language : Swedish
Total area : 450,295 sq km
Population : 9,747,355
Currency : Swedish krona
GDP per capita : 46,386 \$
Unemployment rate : 7.8 (2014)

08 New Zealand



The country with the most beautiful nature and landscape sceneries, New Zealand was ranked second for best good governance, educations and individual freedom with highest rate of safety and people are friendly. New Zealand is one of the countries that are pollution-free, high income turnovers, modern market systems and prosperities.

Capital city : Wellington
Governance : Constitutional monarchy
Official language : English and Maori
Total area : 268,021 sq km
Population : 4,570,038
Currency : New Zealand dollar
GDP per capita : 30,493 \$
Unemployment rate : 5.7 (2014)

09 Australia



Australia is the 6th biggest country in the world and was named the land filled with happy people. From the excellent education system and effective Bureaucratic procedures, including wealth arising from the trade of natural resources, resulting in more than 72% of the population are employed and lifespan expectancy is as high as 82 years of age, with Government providing standard public welfare to all citizens.

Capital city : Canberra
Governance : Federal constitutional monarchy
Official language : English

Total area: 7,692,024 sq km
Population: 23,765,400
Currency: Australian Dollar
GDP per capita: 46,631 \$
Unemployment rate: 6.2 (2014)

10 Ireland



From the research in 2005 by the Economist magazine, Ireland has been ranked as number one best country to live in, in terms of living quality. A small country with 99% of citizens who can read and write, with low crime statistics, the living society is safe, and people are friendly and living in peace.

Capital city : Dublin
Governance : Parliamentary democracy
Official language : Irish and English
Total area : 84,421 sq km
Population : 6,378,000
Currency : Euro
GDP per capita : 50,503 \$
Unemployment rate : 10.9 (2014)

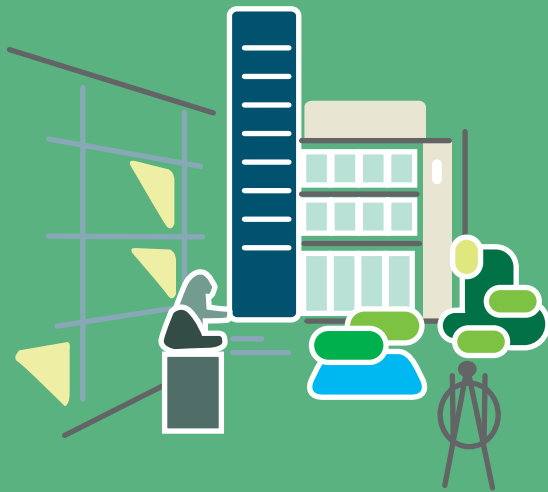
References :
http://en.wikipedia.org/wiki/World_Happiness_Report
wikipedia ไทย/อังกฤษ แต่ละประเทศ
<http://www.tradingeconomics.com>
<http://www.prachatai.com/journal/2013/12/50503>
<http://www.in1guide.com/index.php?topic=1057.0>
<http://news.voicetv.co.th/world/71024.html>
<http://denmark.dk/en/society/welfare/>

10 world museums that should be visited once in your lifetime

Text : L. Anutra
Illustrator : Papa

Museums aren't just places of artworks storage but they are embodiment of first-class inspirations, the way we lives, cultures and stating clearly about ways of thinking of people in each city.

The 10 museums we are taking you have their own diversities of 'greatness' that you will need to visit once in your lifetime.



1. MoMA, New York Museum of Modern Art

Right in the heart of Manhattan, MoMA is a modern art museum that has gathered collections from well-known artists' masterpieces from all over the world including both modern and contemporary. The artworks displayed are from various period of time, from past to present, an art laboratory space for new artists and exhibitions for famous pieces from famous artists. The main objective of this museum is to make people understand and enjoy arts, while creating inspirations through various medias with outstanding ideas.

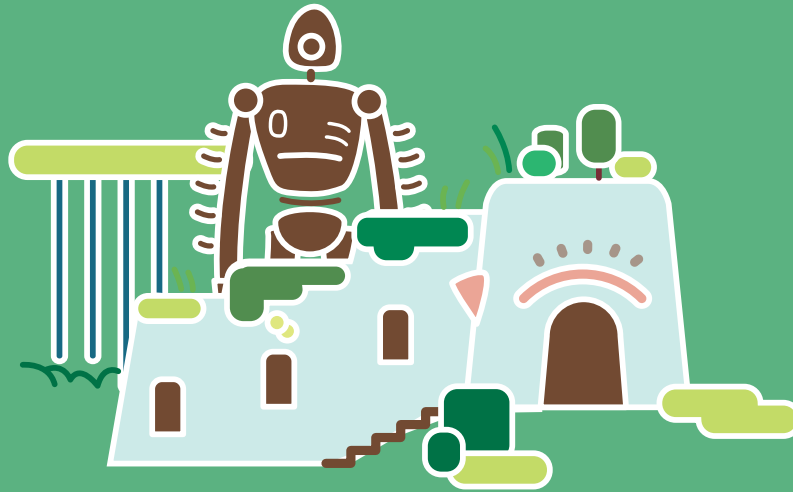
www.facebook.com/MuseumofModernArt
www.moma.org



02 Musée du Louvre, Paris Museum | Historical Place

This famous pyramid made of glass, Louvre Museum stands out as one of the biggest museums in the world with the magnificent structure of a former palace. Today, Louvre displays and stores more than 35,000 world-class art pieces from the pre-historical era until the 19th Century. People from all over the world queue up and await to get a glimpse at the collections, including Leonardo Da Vinci's painting of a mysterious smile of a girl, named Mona Lisa.

www.facebook.com/museedulouvre
www.louvre.fr/en



03 Studio Ghibli, Tokyo Animation Studio | Museum

This animation studio produces many films by many drawing masters of Japan, in the location of Mitake, a suburb area of Tokyo. Totoro, a famous character created by the Founder of the Studio, Hayao Miyazaki, stands greeting all visitors right in front of the studio, to the inside that simulates filming productions with gimmicks. The story telling of explanation is cleverly delightful and easy to understand but it also indicated the efforts of hard work, patience and the love of making animations. You will discover incredible works of how they capture images from each movement from papers, truly not an easy job.

www.facebook.com/FansOfStudioGhibli
www.ghibli-museum.jp/en/exhibition/

04 Musei Vaticani, Vatican The Cultural Heritage & Art Museum

One of the world's museums that represents the power and greatness of Rome and the Roman Catholics, it was first established by Pope Julius II in the 16th Century, an era that was full of Fresco paintings or painting on wet-lime plaster or screen print on textiles. These masterpieces by world famous artists like Raphael, Caravaggio or even Michelangelo who had craftily and beautifully painted on the church's ceiling, impressive magnificent works to the eyes of the world.

www.facebook.com/pages/Vatican-Museums-Musei-Vaticani/27148672146?sk=timeline
http://mv.vatican.va/3_EN/pages/MV_Home.html

05 Junibacken, Stockholm Children's Museum

This Children's museum is not just for children, it has become one of the 5 most attracted locations of the world. This place is a must for all tourists who visit Stockholm. You will be amazed by the witty techniques in Story Train, which you get to choose the language of your preference once you are seated in the bogie. The narrator will start telling a story and singing along while the bogie is moving towards your imaginations. Figurine characters are also telling stories in motion on the spectacular stage, so real they almost come to live.

www.facebook.com/Junibacken
www.junibacken.se/lang/english

06 Kiasma, Helsinki Museum of Contemporary Art

Locating right in the heart of Helsinki, Finland, Kiasma focuses on displaying contemporary art exhibitions, which eventually has symbolized arts in Finland. With the beautiful architectural structure, the interior is divided into sections of exhibitions in balancing the flow of the curvy structured building. Contemporary art includes drama plays and workshop classes with the artists.

www.facebook.com/KiasmaMuseum
www.kiasma.fi/en/

07 Centre Pompi- dou, Paris Museum | Performance Venue | Movie Theatre

Paris's National Cultural and art museum, Centre Georges Pompidou, named after the former President of France (1969-1970) who also commissioned this building. The museum outstands in the style of high-tech architecture with metal building structure and escalators, which were designed as exteriors. The building has become a place for people to visit the beautiful scenery of Paris and at the same time, admiring the arts and cultural performances. An enormous library is also available for everyone.

www.facebook.com/pompidoumetz
www.centrepompidou.fr/en

08 Tate Modern, London Modern Art Gallery | Museum

Standing right next to the Thames River in the centre of London, Tate Modern is a Modern Art Gallery designed under Industrial architecture concept. This place is every artist's destination to display his or her works or exhibitions, to express ideas and talents. At the same time, this is also a desired destination for visitors from around the world who are looking for new ideas and inspirations from the current displays of installation art, paintings, printings, photography, films and famous artists' exhibitions.

www.facebook.com/tategallery
www.tate.org.uk

09 Museu Picas- so, Barcelona Museum & Gallery

Museu Picasso (or Picasso Museum in English) located in Barcelona, Spain, was first founded and opened in 1963 by collecting and gathering an extensive collection of the Spanish artist, Pablo Picasso. In the beginning period of his work, Picasso was born and grew up in Barcelona, in which was the crucial moments of his work contribution and becoming the famous Picasso that we all know. The Museum displays more than 4,200 art pieces, including the rare artworks in Catalan Civic Gothic style.

www.facebook.com/MuseuPicassoBarcelona
www.museupicasso.bcn.cat/en/

10 Rijksmuseum, Amsterdam History Museum | Art Gallery

A museum with beautiful architecture from the building structure itself, it was under renovation for more than 10 years but still perfectly preserving the unique original structure. The architectural structure itself is the divine art that is packed with art works display from all over the world.

www.facebook.com/rijksmuseum
www.rijksmuseum.nl/en

Easy Ways of Saving Energy

(and Money too)

In the midst of the city, every second is moving forward, competing, struggling and consuming. Often without any realization, we forget that we 'pay' and 'consume' every minute, energy is also one of them.

Waking up in the morning, we had already consumed energy from charging the phone overnight, taking a shower in the bathroom while the air-conditioner is still running in full power. The kettle is plugged up ready for your coffee, the television is updating you with news and sliding through your smart phone just to check if there is any messages. Or just stepping out of the house, we are already consuming energy in many forms without any realization.

Try shutting your eyes and shut down your over-consuming energy behaviors. Shutting down everything, no 'over-using', use them 'efficiently' and you will discover that you are also a part to 'cool down' for the society.



Drip your own coffee at home

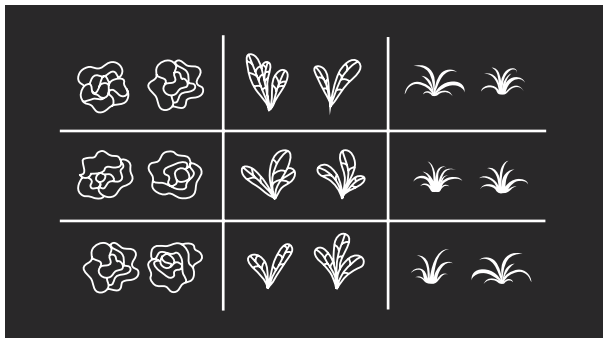
Did you know how much you can save by changing the way you make your coffee? You can save both time and energy by drip coffee. It is a method to return to the pleasure of taste of the analog drinks. First, you get a hand grinder then pour your hot water through the filtered cup, choose to boil your water on a gas stove. This is only what it takes for your favorite cup of coffee without any electricity to boil water or plugging in your coffee machine. Did you know that electric

kettle consumed 670 watts to boil water? Take drip coffee as a chance to be with yourself each morning, humming your favorite song while pouring through your filtered cup.



Your favourite bicycle for short distance journeys

No fuss in starting your car or motorbike engines, no wasting your fuels in the traffic, it is time for you to invest in a good bike for home use. You can share it as a family's property for everyone to ride for nearby affairs, grocery shopping or even ride to the gym. Riding makes you exercise and sweat, a very good solution to save time and petrol money.



Green space for homegrown vegetations

Thinking of cooking tomyum, just walk over to pick the kaffir lime leaves and some chilies from the next potted chilies tree or perhaps you feel like stir fried krapraw from the small

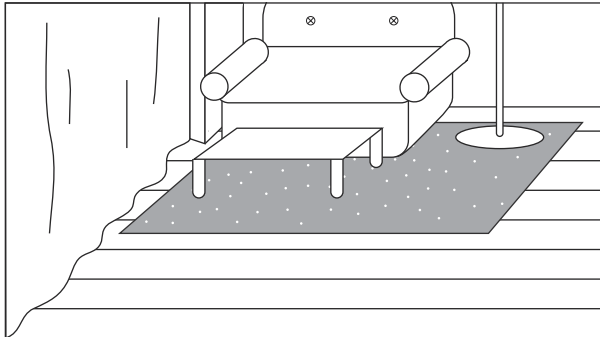
Easy Ways of Saving Energy (and Money too)

flowerpot out in your balcony. Even if there is only 1 by 1 meter in your small balcony, or an unused garage, you can magically transform them into your own green space by planting and eating your own 100% chemical free homegrown vegetables. If you have no idea how to start your homegrown vegetation in this city life, click www.facebook.com/undereee.farm, workshop classes are also available.



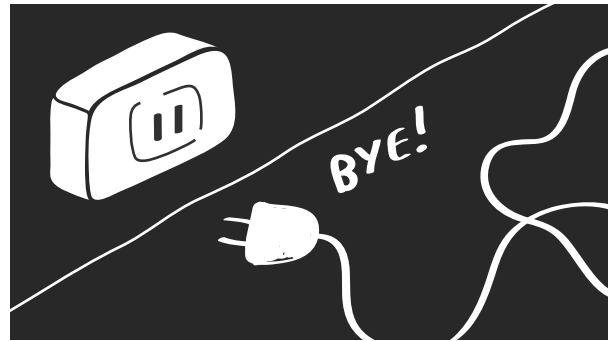
Put on that cotton fabrics

Fashion brands are using more cotton fabrics nowadays, with clean and cute design you can match to your jeans. How chic! Cotton clothes are now light and thin for summer, they absorb moisture well and very comfortable, and wrinkle-free. It is very easy to wash and clean so you will not need to waste much electricity on ironing them.



Lighten your home with white and light tone

Painting your home with white paint or light tone colors like beige or cream will brighten and lighten the ambience of your home, it will be so bright during the day without having any lights on. If your favorite color is white, why not try to light up your working space or reading corner by painting white, you will not need any fluorescent anymore.



24 hrs of Unplugged

Pick a day of the week, perhaps an easy day to remember like your birthday and set a little rule to yourself and named it an Unplugged Day. Go out, do something without utilizing technology, efficiently consuming energy as necessary. Be in a comfy mode with yourself, not too stressful but also not too loosen up, because things that make you happy both inside and outside will stay longer.

New Definition of Investment

“
***If you can master
the word ‘asset’,
you will be rich!***
”



During a period like this, that the annual savings interest rate has dropped even further, we can barely feel any different, we tend to look for a new solution for savings investments to generate more profits in which more people are now aware of and seem to pay more attention to. But the saying that has been repeated over and over, ‘Every investment involves risks’, make us question on which investment is right and suitable for us. At this very moment, we have this answered by an investment professional, writer of the Bestseller series of ‘Tracing your brain wave’ and an Investment Advisor of Bualuang Securities PCL, Pat – Pawawit Klinpratoom.

From creating debts to deleverage

When describing about the world’s economic, we are now in deleverage period, meaning people would like to clear their debts due to too much debt when the economy improved. And we are in an old age, the Industrial age when people borrow money to expand the factories, expanding business, it is an infinity of debt. Until today, it has gone beyond the needs, it gets to the point where the return is not worth the investment, when this does not work, it is now the time for debt deleveraging. The situation has turned and we must start to adjust.

This deleverage era will stay for a long time therefore it is quite impossible for the savings interest rate to increase. This era is a time where we invest in assets because without interest rates, the only thing that will preserve its value is asset only. But seems that the problem is the asset price is not stable. Therefore, the only theory we rely on is the long-term investment. The importance is whether we have a long-term investment portfolio and this particular portfolio should be able to generate cash back as well.

The new definition of ‘Good Investments’

We are living in a time where we start to re-define the word ‘Good Investments’, which used to

Text : Sasitorn

“
***Under this economic circumstance,
investment should generate Cash Flow
in which while you are investing you
should receive a dividend.***
”

mean benefit speculations, we bought this piece of land and the price will definitely go up, things have changed. Under this economic circumstance, investment should generate Cash Flow in which while you are investing you should receive a dividend. I think it is very important that we look for more returns from investments whatever you have invested in, it should generate some dividends. I believe that this is the trend that will stay with us for at least 10 years.

Take an example from the stock market, so much money has been placed on a stock without any care whether it will go up or down but every year you will receive a dividend. This is a good investment. Or in property aspect, it has to be a property that generates incomes, such as condominium next to BTS station or to a school that people will always be looking to rent the place.

Nevertheless, investments is categorized into 2 types, one is investing. There are 2 parts in the stock market, one is investment which is just like depositing your money just like savings in the stocks, the longer you hold it, the more you will gain. The other one, speculating is the one that 99% of people are into it. Speculating is not the same as investing, it is about the right time of finding the differences of the prices.

Investors are confused with the definitions between the two, speculating and asset investment are not the same. Some said that they are investors but do the stock selling everyday, this is not an investor but a speculator.

Advices from the Guru ... investing or speculating

This is depending on your aptitude, in which speculating is not suitable for white collar workers but rather investing because they have fixed incomes so it is wiser to let the money do the

work. When in the right place, the money should stay and it will grow. Just like when you are in the market, one is hard-working everyday as a professional, whereas you are an amateur, you will eventually lose.

Therefore, white-collar workers should rather head for long-term investments, which we now have so many assets to invest in. We did not have Property Fund before but now we do, or like what traders always said "It is less risky than stocks but better than buying bonds. You can rest your money for a long time, maybe 10 years. You gain 7-8% per year". But now the point is most of the retail investors do not know about this, people who have invested in these firms are Insurance firms because of the high returns with low risks. Most of the retail investors are likely to pay the insurance companies whereas if they put the money in the fund themselves, it would have grossed over, without having any deductions from being insured.

This year's Asset Ranking for investing trend

It is better not to focus on anything in particular but so far, the outstanding one is stocks, or anything associated with stocks like property fund which is on lead, or something similar. Talking about stocks, people tend to think of it as dividend stocks which is about 80%. Those are no good but if we are looking at something really stands out, like PTT. Look to invest in Funding Organizations with reasonable price, these should be good for long-term investments.

Observation Tips from Stock Trading Guru

The true principle is to know the nature of the game, I taught Money Game and you have to know how to make dividends from the stock market. You have to buy and sell at the same time as the holding companies. Talking about the news in the

“ You have to know how to make dividends from the stock market. You have to buy and sell at the same time as the holding companies.”

market, who starts the rumors? Good news means the company wanted to sell their trading stocks because why would you want to tell others if they are in good terms. Question is, when to buy? When the owner starts to buy means it is bad news and retail traders will sell. So you need to know when to buy during bad news, u need to have knowledge to understand the financial statements, analyst the graphs then you will be ready.

Take an example of the falling energy trading stock group but the companies made profits in Billions, the minors would sell all they have. Who would be stupid enough to buy them if not the trading owner (Laugh) or those biggies because they know that it wont collapse. Let just say the owner has a billion when I only have one million, but I understand the game so the good stock at this moment is those blue chip with bad news but their financial stability are still high. These are the ones to go for. Also those traditional energy, oil, coals or consumer commodity.

It is essential to study and research before investing

In the olden days, investments were treated as financial associated only, but the truth is it belongs to anybody. It is easy once we have the knowledge. In terms of stock trade, you will need to really work hard on studying and researching on the stock market for the first couple of years. So far, we can see that there are more seminar courses about investments, like Stock2morrow and many others.

In my course, I teach mainly under 3 aspects. One – Mindset, the reason why most people are unsuccessful and how to be successful, and we adjust your way of thinking in the stock market. Secondly, the Fundamentals, we teach you how to analyst financial statements in practical. And lastly, analysing graphs. Graphs are the rhythm of investments, they will tell you when they will continue to go down. Most of the time when the price is lower and in bad news, people will sell and so they will be cheap so do not rush in to buy just because they are cheap. You need to have the technique in reading if it has reach the lowest point, making sure that it wont go down any further. Has it start to move up? If it has, then it is time to buy, you need to know the right time to buy as well.

I even mentioned in one of my books ‘savings in stocks’, the principle is to place the money in the stocks and leave it as long as you can. I use the word ‘Enduring Wealth’, take an example if you bought Central stocks for the past 14 years, guess how much it grew - 150%! Not including the dividend just yet. So the question is why people are not gaining wealth from trading stocks, because they did not hang on long enough. You can ask if anyone has held on to one more than 3 months, only people like Khun Thanin, Khun Charoen, the Sophonpanich and the Lumsum families, because they own the companies. Retail traders cannot do that because their mindsets are not in the same direction.

***“
The poor will rest all of their money in the bank.
The rich works while gaining more richness from the asset dividend, not from the routine salary.
”***

Most of today's people still do not understand the word ‘asset’ which is the key success factor that defines the rich and the poor. The rich deeply understands and knows which chunk of money is for which asset, whereas the poor will rest all of their money in the bank. The rich works while gaining more richness from the asset dividend, not from the routine salary and this is how the rich teaches their children. While the poor teaches their kids not to trade stocks because it is risky.

Our previous generation trade stocks without any knowledge, they would always follow their brokers’ advices.

Once deficit, they almost kill the brokers. Today, people jumped in with little money in their hands and will not stop even if they lost money because they knew better not to repeat the history. It is just like you learn how to ride a bike, you trip, fall off and then you get up and keep on trying until you can ride. This is the new generation and they will change our country.

Your sharing...about investments

You need to crack the word 'asset' and master it. If you can, you will be rich! 'Boy Taprachan' the master of Buddha amulets (Pra Krueng), he is extremely wealthy in the market because Buddha amulets are his assets. Some rich people collect watches as their assets, there are so many assets. In another word, if you truly understand the meaning of 'asset' you are rich and must also be an expert in that particular asset.

Thailand's economy trend

The world has changed so much today, it is at its turning point from the Stone Age, Agricultural Age, Industrial Age, and now is the Information Age. But people never really try to understand what exactly the Information Age is, some are still living in Industrial Age which is out dated. Why aren't cars selling? Because it does not respond to the demand, you have to sit down and start to see what the new generation is consuming. In 10 years time, all of these will really depend on them, this moment is a truly turning point of the country.



Fullname : Pawawit Klinpratoom

Occupation : Investment Advisor, Bualuang Securities PCL / Investor / Writer

Past works :

- Books : Tracing your brain waves series, Freedom Trader, Stock Clinic for newbies, Best at where you stand and Tracing your path and Filter your thoughts
- Owner of 2011 & 2012 Thailand Blog Awards 'Business Blog'
- TV host 'Stock Trace' on Money Channel and Krungthepturakij TV Channel
- An idea investor from "Newbies" on Money Channel
- One of the leaders and the main lecturer of Stock2morrow
- Guest lecturer on 'Investments' from leading organizations and various medias
- Project lecturer of "Business Heir" and Bangkok Bank's SIP
- One of the founders of The Stock Master 'First Thailand Trading Reality' with Bualuang Securities – Real money on reality, on Money Channel to lift up Thai investors' knowledge.

Follow the Guru at www.pawawit.com or www.facebook.com/pawawitstockcomment

What Style is Yours?

Text : Sarita
Illustrator : Papa

We bring you 5 guys and one lady, six professions, full of Senses of Style, yet so different. But they have one thing in common, they believe that the things they bought and clothes they wear are reflecting their identities more or less.

Asadayut Lomthong



Account Director /
Interior Stylist
Instagram
@bewlomthong

Your Style of clothing

Generally, clothes with nice cutting pattern, under the tone of white, grey, black or blue, definitely no fancy patterns. Mostly, oversize outfits, baggy and comfy. My sport shoes must match with my tote bag. Accessories on my wrists and of course rings.

Favorite Fashion Brands

For local fashion brands I like WWA and GREYHOUND, international brands are COS, A.P.C., MMM Maison Martin Margiela, NIKE and ADIDAS Original.

Fashion Update Channels

I always check the fashion trend on Instagram for new Lookbooks and Follow my favorite brands for their updates. Also check out Pinterest for mix-n-match ideas and cool cutting patterns, sometimes I use them as references for my customized outfits.

Favorite Shopping Places

Siam Center, Siam Paragon and Central World.

Irresistible Fashion Item, I just have to buy it every time I see it

Tote bags, canvas bags, and accessories on wrists and rings.

Tips Before Buying

Before buying anything, I have to check whether they can be mix-n-match with what I already have.

Things I can't leave home without ...

Watches and wrist accessories.

Your Fashion Trend

Oversize look

To me, Fashion is ...

It's everything that you consume to reflect your identity.

What style is yours?

Apiradee Taveesap



Marketing
Communication
Instagram
@pattpattpattie

Your Style of Clothing

I don't have a fixed style, mostly it is up to where I have to be, activities I have to do on that day and really depends on my moods ... but mainly I like uniform type, nothing baggy.

Style Icon

Pharrell Williams

Favorite Fashion Brands

Celine and VICTOR LEROUX

Fashion Update Channels

Instagram and www.net-a-porter.com

Favorite Shopping Places

No fixed locations, I simply buy them because I like them.

Irresistible Fashion Item, I just have to buy it everytime I see it

Everything! Whatever I like I will buy it.

Things I can't leave home without ...

My watch

To me, Fashion is...

Every single thing, everything that surrounds us.

Ekameth Wipvasutti



Brave Roasters
Owner

Your Style of Clothing

I think it's mix and match.

Favorite Fashion Brands

Southern Field Industries, MUJI, Uniqlo, Béton Ciré, Homespun. I don't buy from every mentioned brands but I admired all of them.

Fashion Update Channels

Onion Store on Eakamai Road and images on social medias.

Favorite Shopping Places

Onion Store on Eakamai, JJ Green and Jatujak

Irresistible Fashion Item, I just have to buy it everytime I see it

I can't resist any of them, only the money in my hands has the power to stop me.

Tips Before Buying

Just those that are related to what I already have, it's personal style you know.

Things I can't leave home without ...

I will only leave home when I feel that I am in the right clothes and outfits for that particular day. Like when I go out for exercise in the evening, I will put on something simple so I can change easily. Sometimes I put on something nice, not out of tones. I switch them around.

My Recent Style

Mandarin Collar Shirts, my current favorite is this sanforized fabric in blue, which also can be used as a jacket.

What style is yours?

Tanatuch Kitiwanwanich

Your Style of Clothing

Simple, basic color shirts, jeans and sneakers

Favorite Fashion Brands

Steve Mcqueen, Daiki Suzuki and Engineered garments

Fashion Update Channels

Popeye magazine, Inventory magazine and <http://hypebeast.com>

Favorite Shopping Places

Jatujak, Jan jao Shop (Siam Gypsy market, Bangson) and www.rakuten.com

Irresistible Fashion Item, I just have to buy it everytime I see it

Sneakers

Tips Before Buying

Slowly make up your mind, do not rush.

Things I can't leave home without ...

My glasses

Your Fashion Trend

White shirts

To me, Fashion is...

Fun!



On-line
Business Owner



Design Director
Instagram @chitpol_w

Chitpol Wonno

Your Style of Clothing

Simple, yet neat with detail but not sloppy. My usual style is street wear because I can match them to one another and they really suit my profession.

Favorite Fashion Brands

Norse Project, Nike and Vans

Fashion Update Channels

Facebook and other websites.

Favorite Shopping Websites

<http://tres-bien.com>, www.present-london.com and www.norseprojects.com

Irresistible Fashion Item, I just have to buy it everytime I see it

Shoes and caps

Tips Before Buying

Most of my picks are to be matched with those I already have and that make it easy to choose. Color tone is also very important, my on-going trend includes 6 tones of black, white, navy blue, army green, light brown and cool grey.

Things I can't leave home without ...

Boxers

To me, Fashion is ...

Inspiration, Outstanding, Craftiness and Timeless

What style is yours?

Maethawat Pipatpornchat

Your Style of Clothing

No particular style, I have no definitions of likings and styles. Sometimes it's simple, really depends on that day.

Favorite Fashion Brands

WWA and Prada

Favorite Shopping Websites

www.luisaviaroma.com

Irresistible Fashion Item, I just have to buy it everytime I see it

Accessories like sun glasses and bags

Tips Before Buying

I buy what I like. I see it, love it and buy it! No special tips hahaha.

Things I can't leave home without...

Perfume and my favorite sun glasses

To me, Fashion is ...

My another part of happiness



Pharmacist
Instagram
@Maethawat

Slow Art In Bangkok

Text : L. Anutra



Among the chaotic metro city like Bangkok, there is subtlety of life hidden behind many forms of art. Those that can be seen by our eyes, touches and emotional senses, exhibit in the gallery museum or art space where thoughts and contemporary genre are perfectly blended through.

Why not drop by and sense the experiences, and who knows, your perspectives may never be the same.

Dialogue In The Dark

"A Blind Exhibition" is the exhibition designed and developed by a German named Andreas Heinecke who lost his sight and has to live in the dark. He shares his real experience through this exhibition by letting the visitors try to live in the dark just like he does. It was first exhibited in Frankfurt, Germany in 1989 before it was set as a temporary exhibition in 130 cities, 32 countries around the world. Everyone will be able to experience the life in pitch dark with both opened and closed eyes.

The exhibition simulates life in the dark by using other senses like touching, listening, smelling and talking. Limited to a group of 7 per visit, you will experience the world of pitch black in one hour through many rooms; Lobby, Garden, Community, Market, Traveling, Music Room and Cafe.

The instructor will teach and guide you to live like the blinds by using your senses, such as feeling the

heat through your skin indicating whether it is day or night, remembering the sounds around you, touching things will let you know where you are about. You will be able to know and tell what are surrounding you by using your senses.

Facebook: www.facebook.com/didthailand

Dialogue in the Dark :
opens for service in sessions
at NSM Science Square,
Chamchuri Square 4th Floor,
Samyan.

For more information,
please call : 02 160 5356-7 and
02 577 9999 ext. 1829 - 1830

Reference :
www.dialogue-in-the-dark.com/about/history-founder

Thonglor Art Space

From a deserted 4 storey-building on the entrance of Thonglor, Sukhumvit 55, it has been redesigned into an art space full of creativities, thinking and spirits that are ready to transmit through a wide range of contemporary techniques, exhibiting and presenting by both Thai and foreign artists.

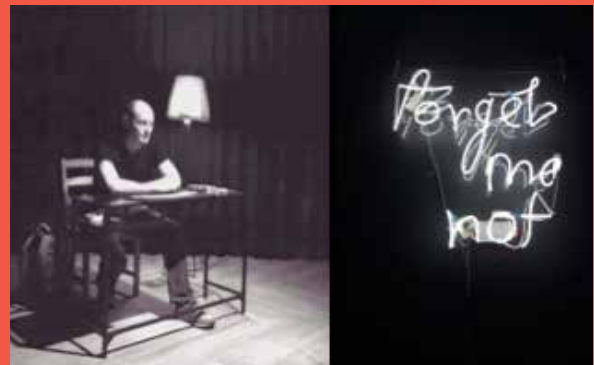
Welcoming you with a swirl metal staircase to the first area of an empty space in preparation for tonight's Cello performance. The sound of sad mourning, yet strong by Khun Yui, Saowakhon Muangkruan, a Thai musician who has been performing in New York. Practicing her Cello with a poem projecting on the brick wall by Khun Fair, Kamolporn Sittichai from Writer Thailand. The beautiful sound from her cello awakens your deepest feeling that has been long shut to live. The performance and questions stated from the poem has an opened interpretation to the imagination of the audiences. The upper space is opened for interesting new media arts but deeply meaningful.

Current exhibitions

- 2nd Floor** : Installation + Life Performance : 'Emotional Photography Station 2' by Khun Tul Apartment Khun Pa
3rd Floor : Painting + Installation / VDO Installation / VDO + Performance
4th Floor : Mixed media on wall, title "The Triangle"
5th Floor : Street Art + Installation

If you like the freshness in arts or performances through new medias, Thong Lor Art Space is just the right place for you.

Not only you will be full with arts, cocktails and drinks are also served here.



For further information about current exhibitions and time, please call 095 542 4555 or 095 924 4555

www.facebook.com/Thonglorartspace

Bangkok Art and Culture Centre (bacc)

From an inspiration of sharing various genres of arts in all sorts of forms for everyone to experience in their own preferences, this 9-storey building of bacc has categorized into genre sections. Starting with the 1st-4th floor, these floors are open spaces for fine arts and photography display. Paintings and Photographic images are hung along the walls leading you to cafes, bookstores and shops that are designed under one theme and created a lovely art space. A very fun place to visit. On the 2nd Floor, stands an opened floor of People's Gallery, a space for new artists who would like to express their fresh talents and creativities. The main gallery stands on the 7th-9th Floor with spacious areas of 3,500 sq m. designed for displaying main exhibitions.

This art centre locates right in the heart of the city to fulfill the purpose of art is easy to reach and understand. Starting from easier to reach, easier to see, easier to understand and easier to have fun, the building is connected right to the Exit 3 from National Stadium BTS station. Just a few steps, you will be able to appreciate arts, movies, concerts, and many other great creative performances.

Operating from Tuesday – Sunday,
from 10.00 am – 9.00 pm
(Closes every Monday, New Year
and Songkran Holidays)
Office operating hour : 9.30 am –
6.30 pm
www.bacc.co.th



Bangkok Folk Museum

Let's travel back in time with Bangkok Folk Museum, where you will discover an actual home displaying the real lives of middle class people of Bangkok in the pre and post periods of World War II (1937-1957). The exhibition then leads to Bangrak, the zone that combines many cultures including Thai, Chinese, European and Indian, which demonstrated the evolution and influential by the West after the reformation of the country. This home was previously owned by Khun Waraporn Surasawadee, who inherited the property from her mother, Khun Sa-ang Surasawadee (Tanbuntek), before transferring it into a museum for kids to learn and be amused. The ownership of the house was then transferred to Bangkok Metropolitan Administration on October 1st, 2004.

The atmosphere inside is filled with well groomed trees all around the museum and the venue has been divided into the following sections;

Building 1 is a house made up from wood with hip roof with a beauty of the architectural structure from the era with various rooms, such as living room, reading room, dining room, main hall, stair hall and Granny's bedroom.

Building 2 is a home relocated from Dr. Francis Christian's actual home in Tungmahamek.

Building 3 is a gallery space to exhibit photographs of Bangkok.

Building 4 is an elevated one-storey wooden house with an opened ground space, presently is operating as a library.

Operating from Wednesday – Sunday, from 10.00 am – 4.00 pm



<http://th.wikipedia.org/wiki/พิพิธภัณฑ์ชาวบางกอก>
<http://privilege.museumsiam.org/index.php?mode=musepass&page=museum&fdNum=7#.VPc-e8Z0C5E>



The National Gallery Bangkok

Discover a long path of development in visual art of Thailand at The National Gallery Bangkok on Chaofah Road, you will witness the most precious and valuable knowledge from all forms of art in this antique, yet elegant building. Located on Chaofah Road, Phranakhon, where back in time was the Front Palace from the era of King Rama I. This location is the finest spot to represent the exquisiteness and beauty of art.

Not only will the visitors experience the magnificent architecture of this perfectly

preserved antique building, visitors will also be gratified by the artifacts that reveal the tales of the development of Thai's visual art. The stunning artifact collection includes ancient books made from tree bark, hundred years old mural art replicas, as well as contemporary works from art masters like Professor Silpa Bhirasri, Master Khien Yimsiri, Master Thawan Duchanee, etc.

Operating from 9.00 – 16.00hrs
Opens everyday except Monday and Tuesday.

<https://ngbangkok.wordpress.com/category/นิทรรศการ/>
https://www.facebook.com/TheNationalGalleryBangkok/infohttp://www.artbangkok.com/detail_page.php?sub_id=2919

A movie line that reminds you how it shook the world

Short phrases on movie posters are bundles of main plots to gain viewers' attentions and engagements. Just only a few words may make their way up to becoming many people's most memorable quotes.

“

Remember who the real enemy is

”

In this live hunting game, former winners from every district are once again called for contribution to participate in this human hunting game to find the best of the best. The battle of life and death is intense and for their own survival, they must be full of schemes and dirty tricks. Katniss (Jennifer Lawrence) had demonstrated her bravery and courage to ignite the people of the Districts to realize of their own power, capabilities and decided to no longer be under the power of the tyrannical President. This game is only just the beginning of the perpetual revolution. The symbol of the rebellion was also metaphorically used for an actual event in our real society.

The Hunger Game - Catching Fire

The movie gained the highest gross in America's history on the first opening day, became one of the 5 historical box office and went straight to the top in more than 60 countries over the world. Katniss has become the most popular name to name babies in 2014.

“

Her survival was just the beginning

”

Base on a true tragedy in 1976, an earthquake in Tangshan, China, had caused more than 200,000 people's death. But the true tragedy awaited right after the event, the girl whom everyone thought was dead, was still alive. The pain and agony haunted her for 30 years from the voice of her mother, who decided to save her younger brother instead of her. Until one day, she reunited with her mother and her younger brother and found out that her mother had also been living with a broken heart of that day decision and never forgives herself. The movie signifies that after the natural disasters, broken things can be fixed and amended, unlike the guiltiness that never fades.

Aftershock

One of most emotional movies that based on a true story with many unexpected events and unpredictable feelings occurred during the earthquake aftermath.

Text : L. Anutra

“

You don't get to 500 million friends without making a few enemies

”

Mark Zuckerberg was a 20 years old Harvard student who founded and developed Facebook. After he developed Facebook by hacking student images from the electronic yearbook to be used for popular votes and became a big hit in just a few hours. Even though he was punished for creating the site, he found out that having a community website is utmost useful. Mark started Facebook with his roommate which was extremely successful and made him the youngest and richest person. But what he must learn after claiming the title is fighting back for his privacy and unexpected conflicts of interests on the Facebook.

The Social Network

A drama film based on Mark Zuckerberg's life, the person who created Facebook and now no one can live without it.

<http://www.nangdee.com/title/html/2402/The-Social-Network.html>

“

Can you fall in love with someone you've never met?

”

Lunchbox

Bollywood with an international storyline that reaches to audiences all around the world. The movie was screened at Cannes Film Festival, Toronto, and was reviewed as one of the best Indian films of all time.

http://en.wikipedia.org/wiki/The_Lunchbox
[http://www.nangdee.com/title/html/3464/The-Lunchbox---](http://www.nangdee.com/title/html/3464/The-Lunchbox---เมนูต้องมนต์รัก.html)
[เมนูต้องมนต์รัก.html](http://www.nangdee.com/title/html/3464/The-Lunchbox---เมนูต้องมนต์รัก.html)

phone call which tells the person that there is only 7 days to live. The Ring is a horror movie that will never spook you out with shocking scenes, but instead, the gruesome fear approaches from the piercing cold from the subconscious, and a struggle of survival with no way out.

The Ring

From a horror novel by Koji Suzuki, to a film in Japan, has become the first horror movie to be bought by Dreamworks and was produced in Hollywood. There are many movies produced after, such as The Grudge 1 & 2, Dark Water and One Missed Call.

<http://www.siamdvd.net/showthread.php?t=692>
[http://en.wikipedia.org/wiki/The_Ring_\(2002_film\)](http://en.wikipedia.org/wiki/The_Ring_(2002_film))

Ordinary lives living in Mumbai, a man is off to work in a firm and a housewife who delivers lunchboxes. A story of lunchboxes journeys that get delivered to the recipients, does not matter how systematic the flow is, there will always be mistakes. A lonely and solitude accountant, who had recently lost his wife, has received a delicious lunchbox from a beautiful housewife who eagerly seeks her husband's attention. The note attached with the lunchbox was the beginning of exchanging thoughts and point of views that are full of advices, complaints and a meet-up. The movie that makes you smile and so engaging, you cannot wait to see how it ends.

“

Before you die, you see

”

A story of a girl who was brutally murdered by falling into a well, the last image she saw was the opening of the well, a radius of light. The Ring became the title and has linked to the deadly curse that lies in the video tape. Anyone who watches this tape will receive a

What can



child bring us the future?

You may have heard the news about how people are having fewer children or even having just one child. Seems like a normal practice for the Thais especially for people who reside in Bangkok, and at the same time, the elderly are well taken care of and live longer than from the past. So a question popped into the minds of balancing the equation, Will the down-number of children be able to take care of the elderly? From a household question has grown into a nation doubt - a matter that establishes attentions and curiosity to what actually is happening to the world's population.

An article taken from [7 billionpeople.weebly.com](http://7billionpeople.weebly.com) has indicated that world's population is likely to have fewer youngsters whereas the number of the elderly tends to be higher. The world is shifting into the era of Ageing Society. Currently, Eu-

rope is the region with highest number of the elderly in the world, especially in Italy, Greece, Germany and Switzerland. The latest report from the US Census Bureau has stated that the current average age of the world's population increased at a fastest rate ever, and in around 10 years, for the very first time in human history, the world population over the age of 65 years will outnumber children younger than 5 years old.

The world's population at the age of 80 years or over is the fastest growing age in many countries and it is estimated that the population will increase over 200% by 2050. At the present, many governments are encouraging people to work longer and encourage them to retire at the age of 70 in order to allow the population of working age to pay more taxes and delay in pension benefits.

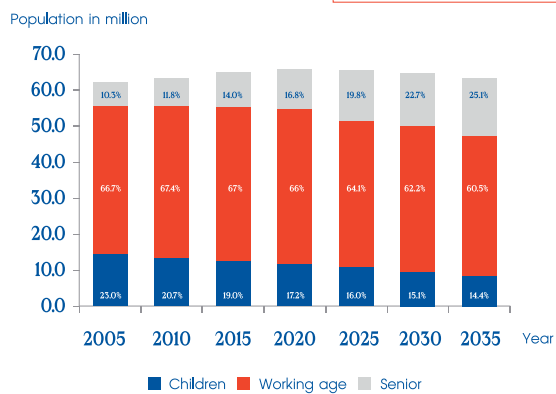
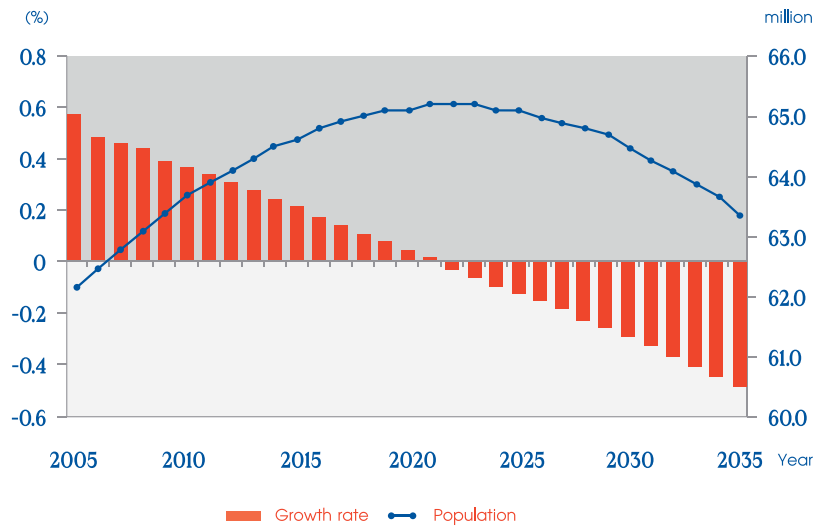
The Beginning Of Everything



Text : L. Anutra
Illustrator : Bloody Hell Big Head

What can 'One Child' bring us the future?

Thailand is also facing the same crisis, a census from the Institute of Population and Social Research, Mahidol University, has indicated that according to the base population of 2005, the average lifespan for males is at 68 years and females is at 75 years. In 50 years time, the average lifespan for males will increase to 75 and females to 80. While the rate of population growth in Thailand will gradually decrease each year and in 2022, the population will shift toward to saturation. The birth rate will be somewhere similar to the death rate and causes the population growth to reach as close as to zero.



Evidently, the age structure of the population is likely to change significantly by looking at the number of children under 15 years between the year 2005 and 2035, the population decreases from 14 million to 9 million. At the same time, the seniors (age 60 and above) will increase by 6 million people and by the year 2035, the remnants of the elderly will increase to 16 million, or almost 3 times higher within approximately 30 years time.

Associated Professor Pungpond Rukumnuaykit, a Demographic Researcher from Chulalongkorn University, has mentioned that the problem will arise once Thailand reaches the aging society, which is lacking of people to take care of the elderly. The working people aged 30 years and above are single, if married, they often do not want to have children or would only want one child, this is due to the economic problem or the degradation, or social issues and the social value of having one child so parents can raise the child the best they can. The demographic structure in the next 30 years indicates that the working age of today will take the inclined burden of elderly and children cares. This problem may lead to labor shortage, same issue that happened in China, the country that strictly controls its population by having one child per family but China eventually has faced labor shortage not long after. In 2014, the Chinese Government has announced the law stating that if one of the married couple was the only child, they can have more than one child, however, in 2015,

the Chinese Government has released a new law that all couples are eligible to have 2 children.

Even though having just one child may have an effect on the world's future population and speculated concerns among the families. Since we are aware of this, the preparation for the coping with the ageing society is the right thing to do from now on, in our household or even in nationwide in order to lighten the burden of responsibility for a child growing up, such as designing a house with a room for a senior on the ground floor or placing a direct landline close to the elder's bed in any emergency cases. In the National level, the benefits should be designed to enhance the quality of life and facilities in the community of having a ramp on the road for wheelchairs. Such facilities will help the elders to accommodate easier in everyday's life and living happily with their families.

The Travelers' Home

***Home is not a place,
it's a feeling.***

No matter how far, home is the destination

One of the good things about traveling is to learn that you are truly 'home', the starting point that we came from, is worthy and full of meanings, whether it's mom's cooking, your bed, barking from your dog that wakes you up every morning. The imperfections that make your comfort zone and a place you called 'home'.

We took this chance to talk to 3 men whose lives are bound to travel just because we would like to find out if there is any place like home.

Text : Miss Fuchsia

Illustrator : Papa



Thanachart Siripattarachai

Author of New York 1st Time, The Real Alaska, he also created "Uncle Nelson" fever on the social medias.

The very first thing you do when you arrived home from a long journey

I will take my Bangkaew, the bangkaew dog for a walk. I like the feeling of leaving home for a long time, when he (Bangkaew) sees me, he will jump over and make funny noises.

Do you agree to the saying "Sometimes, a good thing about travelling is to realize how much home means to us"?

In my opinion, sometimes it makes me feel like every place can be a home, I just need a tuning and it will click. That is why I don't miss my home as much but of course there are

times when I am homesick because the definition of a home is feeling of familiarity, pleasantness, there is no good or bad just getting used to it. When we are out on travelling, those places have so many aspects that are different from our homes, but at the same time the good things are way better than ours. So I bring home those interesting aspects home and continue from there.

There's no place like home

A home is not perfect, it is a place that makes you happy, it is a place where you do whatever you want because you belong here. It is our own space, a bonding from young to old, a place that filled with identity and memories.



Chanut Wutthiwikaiyakarn

Producer and TV host from Fiesta Diary on Modern Nine TV, airing every Saturday at 9.45pm

The very first thing you do when you arrived home from a long journey

1. After checking-in at Suvarnabhumi and posted cool statuses like #safelyhome #lifeistraveling, by just reading only it will be super cool walking out of the airport in slow motion. But in reality, exhausting while walking off sleepy with a headache and very bad hair because of that 10 hours on the plane.
2. Immediately have somtum.
3. Go for a massage.

When I am home, I want to share my stories of experiences from this journey to my family, I want to rest, I want to see my friends. And ultimately, home is a starting point and a finishing line for every trip.

There's no place like home

I used to live in a world's top city like New York, the city that many came to seek for better future because they think that it is better than their own hometowns. And I actually think that it is nicer to live in more than my home but the meaning of 'nice to live in' is not the same with 'can live' for everybody. It is nice if you can adjust, but for me, no matter how good the city is I just never felt like 'home'. On the contrary, no matter how bad my home is, facing boring situations, it will still be my home. The home that I can sit on the footpath eating tomyum noodles which tasted like from 3-Michelin stars restaurants just for one dollar, with a free all-you-can-eat big bowl of soup. I have this neighbor whom I still call his mom's name and called him out for some Larb on lonely days.



Warintraphong Rojkittikhun

Graphic Designer, writer of Hong Kong travel guide pocketbook, Hong Kong Easy Guide.

The very first thing you do when you arrived home from a long journey

I am a graphic design freelance so more than 70% of my time is at home. So after the long journey, the very first thing I always do is checking the neatness and cleanliness of my home. All those time that I am away, I would want to come back and look after it.

Do you agree to the saying "Sometimes, a good thing about travelling is to realize how much home means to us"?

It's a 50/50 thing, because at least it was fun for me, releasing all the stress from work. The fun started from planning out

each time and all the locations. But when I am actually leaving home, I started to miss home already since the very first few days. One of my habits is whenever I am bonded with somewhere, wherever makes me happy, many places that I have been made me wanted to stay longer. I pictured in my head of having many homes on different locations, those places that made me 'comfy' in them.

There's no place like home

Happiness and relaxation. It is the place where I can really be my real self.

Contents

P. 04 – P. 05

Message from the Chairman

P. 06 – P. 07

Audit Committee Report

P. 08 – P. 09

Organization Chart

P. 10 – P. 19

Board of Directors

P. 20 – P. 39

Company's Project

P. 40 – P. 42

Business Profile

P. 43

Industrial outlook

P. 44 – P. 47

Risk Factors & Risk Management

P. 48 – P. 56	
Shareholders Structure and Management	
P. 57	
Related Transactions	
P. 58 – P. 65	
Management Decision and Analysis	
P. 66 – P. 67	
Board of Directors' Responsibility for Financial Reporting	
P. 68 - P. 69	
General Information	
P. 70 - P. 71	
Monitoring the Usage of Insider Information	
P. 72 – P. 73	
Independent Auditor's Report	
P. 74 – P. 118	
Financial Statement	
P. 119 – P. 126	
The Corporate Governance Policy	

Message from the Chairman

Message from the Chairman

In the year 2014, the country's overall economic growth rate slowed down compared to last year, which could be seen from the annual GDP of 0.7% (decreased from 2.9% in 2013). The real estate sector continued to decelerate during Q1 to Q3. The consumers slowed down their decisions to purchase dwellings, as previously occurred in late 2013. There were several potential negative factors such as political uncertainty, interest rate, and the banks' policies resulting from political instability which caused a slowdown in the first 3 quarters. However, at the end of Q3 to Q4 those problematic factors started to be resolved. The political situation became more stable resulting in more positive factors that considerably affected the consumer decisions to purchase more dwellings than the first quarter.

In 2014, the company recorded total sales of 2,727 million baht, lower than those in 2013, which comprised 2,463 million baht from single detached houses and townhouse projects and 264 million baht from condominium projects. This made the company's total backlog reach 2,517 million baht at the end of 2014. Considering the corporate performance in the year 2014, the company posted record revenue from sales and other income of 2,559 million baht, a 41.54% increase compared to the prior year, and record net profit of 44 million baht, an increase of 214% over the prior year. In 2014, the company delayed marketing spending for condominium projects due to a slowdown in consumer purchasing decision but focused on townhouse market instead. As a result, the growth of income from townhouses increased to 30% during that period. The company continued to conduct the condominium construction in order to be able to deliver and transfer two condominium projects in 2015. Meanwhile, the six new single detached house and townhouse projects were launched in Q3 and Q4 of 2014 when the country had political stability and better overall situation in order to response to the purchasing demand in the near future.

It can be seen that even in the period of political and economic contraction, the company could grow and achieve approximately 30% increase in revenue. While the revenue from condominium projects was still unrecognized according to accounting standard that would recognized the revenue only after the transferring process was completed.

At present, the company has improved budget system for coordination to be more effective and continuously developed human resources in order to support future growth in 2015 onwards. In 2015, the company aims to launch new 12 townhouse projects worth about 6,000 million baht which will be transferred to the customers starting from 2015 onwards.

Lastly, the company's success can never be possible without generous support from every party involved. On behalf of Areeya Property Public Company Limited, we would like to thank all of our shareholders, customers, financial supporters, business partners, and staff members for their great support throughout the year. This helps encourage the company to succeed even in the uncertain situation and continue to grow stably and sustainably. The company commits to operate our business to ensure the maximum benefit of all stakeholders and continue to comply with the principles of good corporate governance while creating products that meet the diverse needs of our customers. We hope to always receive continued support from all of you in the years to come.



Mr. Wisit Laohapoonrungsee
Chairman and Chief Executive Officer

Audit Committee Report



To : Shareholders Areeya Property Public Company Limited

The Audit Committee of Areeya Property Public Company Limited consists of 3 independent members; Mr.Wanchai Tantikul as the Chairman and Mr.Preecha Bunyakida as a member of the Audit Committee and Mr.Sompol Thiensuvan as a member of the Audit Committee All members of the Audit Committee are selected from those specialized in finance, law and organization management. They have performed their duties and provided their opinion independently within the scope of duties and responsibilities assigned to them by the Board which are in compliance with the Notification of the Stock Exchange of Thailand regarding Qualifications and Scope of the Operation of the Audit Committee B.E.2008.

In the year 2014, the Audit Committee held 13 meetings which were also attended by the management, chief of internal audit office and representatives from accounting department according to the agenda. Including one meeting was held among the Audit Committee, the External Auditor and the Internal Auditor without management present. The Audit Committee's audits and recommendations given on different occasions can be summarized as follows:

Audit Committee Report

• **Audit quarterly and annual financial statements of the year 2014** with the cooperation from the management and the CPA, it is of the view that financial reports and transactions with related persons are correctly and adequately prepared with transparency and reliability and they are in accordance with generally accepted accounting standards. Accounting system and financial statements can be relied upon with adequate disclosure of information in such financial statements in a timely manner. They also give observations and acknowledge solutions for the optimal benefit of the company.

• **Audit and assess adequacy of internal control system** The Audit Committee has reviewed internal control system with the internal control office every quarter and is of the view that the company has adequately implemented internal control system. There is none of material concern or defect. Therefore, confidence is reasonably established that the company has achieved the objectives in respect of efficient and effective operation including assets management, reliability of financial reports and compliance with rules and regulations and policy of the company.

• **Supervision of internal control operation** The Audit Committee reviewed auditing report for the year 2014 according to the approved work plan in order to enhance efficiency and effectiveness of the operation with well-established internal control system, compliance with laws relating to securities and stock exchange market and other provisions of laws relating to the company's businesses as well as following up the issues needed to be addressed according to internal audit report. In addition, the Audit Committee has also considered auditing plan for 2015 which was prepared on the basis of the assessment of internal controls according to The Committee of Sponsoring Organizations of the Treadway Commission (COSO-2013.)

• **Appropriateness of the CPA** The Audit Committee is of the view that EY, the company's auditor in 2014, has no relationship to the company whether through shareholding nor providing other services for the company other than auditing works. They have performed their function appropriately in accordance with auditing professional standards and have good understanding toward the company's businesses.

• **Related transactions** The Audit Committee has audited related transactions which may cause conflict of interest and is of the view that they were all actual transactions in normal course of business. Their related transactions were disclosed in accordance with the principle of good corporate governance while conflict of interest was prudently avoided in a reasonable and independent manner and all shareholders were treated impartially.

In conclusion, the Audit Committee views that the company bases its operation on good corporate governance and as a result, it has adequately established internal control system without any material shortcoming. Appropriate risk management system is also implemented while statutory requirements are properly met. For the financial statements for the year ended 31 December 2014, there is no such event indicating problem or such item affecting financial status. Preparation of financial statement is properly done with adequate information disclosure and in accordance with accounting standards.

On behalf of the Audit Committee



Mr. Wanchai Tantikul
Chairman of the Audit Committee
27 February 2015

Organization Chart

Directors

Mr. Wisit Laohapoonrungsee
Mr. Viwat Lauhapoonrungru
Mrs. Niphapat Romerattanaphun
Mr. Thun Thiansuwan
Mr. Wanchai Tantikul
Mr. Preecha Boonyakida
Mr. Sompol Thiensuvan

Board of directors

Chairman and CEO
Mr. Wisit Laohapoonrungsee

Audit Committee

- Internal Audit
- Office Of The CEO And Company Secretary
- Office Of The CEO Secretary
- Brand Corporate
- Living Design

Marketing And Sales
Executive Vice President (EVP)
Mr. Wisit Laohapoonrungsee

- Marketing And Sales
- Sale Training And Development
- Research And Market Development
- Customer Service

Construction
Executive Vice President (EVP)
Mr. Achawan Eiampaiboonphan

- Construction
- Construction Management
- Construction Appraisal
- Interior Design
- Business Development

Organization Chart

Finance And Accounting
First Executive Vice President (FEVP)
Mr. Anat Pinrat

-
- Finance
 - Accounting
 - Investor Relations
 - Information Technology
 - Company Asset

General Affair
Executive Vice President (EVP)
Mr. Wisit Laohapoonrunsee

-
- Legal
 - Government Liaison
 - Community Management
 - Aftersale Service
 - Key Performance Indicator
 - Community Relations Management
 - Call Center
 - Human Resource

Board Of Directors

1

Mr. Wisit Laohapoonrungsee

Chairman And Chief Executive Officer

2

Mrs. Niphapat Romerattanaphun

Director

3

Mr. Thun Thiansuwan

Director

4

Mr. Viwat Lauhapoonrungsi

Director

5

Mr. Wanchai Tantikul

Independent Director And Chairman Of The Audit Committee

6

Mr. Preecha Boonyakida

Independent Director And Audit Committee

7

Mr. Sompol Thiensuvan

Independent Director And Audit Committee

1



2



3



4



5



6



7



Director Profile

MR. WISIT LAOHAPOONRUNGSEE

Chairman and Chief Executive Officer



Education

- Bachelor Degree in Accounting, Thammasart University
- Master of Business Administration (Accounting), Thammasart University
- Directors Accreditation Program (DAP) 2004, Thai Institute of Directors Association

Present

- Chairman, Chief Executive Officer of Areeya Property PCL.
 - Managing Director, Areeya Service Co., Ltd.
 - Managing Director, Areeya Management Co., Ltd.
 - Managing Director, Cool Space Co., Ltd.
 - Managing Director, One up Co., Ltd.
 - Managing Director, White Living Co., Ltd.
 - Managing Director, Chill Space Co., Ltd.
- Managing Director, Areeya Convenience Store Co., Ltd.
 - Advisor, Thai Real Estate Association

Experience

- Senior Vice President, Accounting and Financial Department, Noble Development Public Co., Ltd.
- Accounting Manager, NKG Co., Ltd.

Percentage of Shareholding as of December 31, 2014

- 32.74%

Meeting Attendance

- 11 attendances of 11 Board of Directors meetings

MRS. NIPHAPAT ROMERATTANAPHUN

Director



Education

- Bachelor Degree in Political Science, Ramkhamhaeng University
- Master Degree in Political Science, Ramkhamhaeng University
- Directors Accreditation Program (DAP) 2005, Thai Institute of Directors Association

Present

- Executive Director, Areeya Property PCL.
 - Director, Areeya Service Co., Ltd.
- Director, Areeya Management Co., Ltd.
 - Director, Cool Space Co., Ltd.
 - Director, White Living Co., Ltd.
 - Director, Chill Space Co., Ltd.
 - Director, One Up Co., Ltd.
- Director, Areeya Convenience Store Co., Ltd.

Experience

- Executive Director, Riverside Garden Co., Ltd.
- Human Resources Manager, Mitraprap Karnkaa Co., Ltd.

Percentage of Shareholding as of December 31, 2014

- 2.04%

Meeting Attendance

- 11 attendances of 11 Board of Directors meetings

MR. THUN THIANSUWAN

Director



Education

LL.B (Bachelor of Laws) Ramkhamhaeng University

Thai Barrister at Law Bar Association

Directors Accreditation Program (DAP) 2004, Thai Institute of Directors Association

Present

- **Executive Director, Areeya Property PCL.**
 - **Director, Areeya Service Co., Ltd.**
- **Director, Areeya Management Co., Ltd.**
 - **Director, Cool Space Co., Ltd.**
 - **Director, White Living Co., Ltd.**
 - **Director, Chill Space Co., Ltd.**
 - **Advisor, Lake Garden Co., Ltd.**

Experience

- **Director, STC Corporation Co., Ltd.**
- **Specialist, Dhana Siam Finance and Securities PCL.**
- **Chief, Juristic Act Credit, Siam Commercial Bank PCL.**
- **Chief Land Officer, Department of Land, Ministry of Interior**

Percentage of Shareholding as of December 31, 2014

- **None**

Meeting Attendance

- **11 attendances of 11 Board of Directors meetings**

MR. VIWAT LAUHAPOONRUNGSI

Director



Education

- BA. Economics major econometrics and treasury, Thammasat University
 - National Defence College Certificate, 2005
 - Capital Market Academy Certificate no.11
- Executives Certificate “Thammasat for society” no.1, Thammasat University

Present

- Executive Director, Areeya Property PCL.
 - Director, Areeya Service Co., Ltd.
- Director, Areeya Management Co., Ltd.
 - Director, Cool Space Co., Ltd.
 - Director, White Living Co., Ltd.
 - Director, Chill Space Co., Ltd.
 - Director, One Up Co., Ltd.
- Director, Areeya Convenience Store Co., Ltd.
 - Director, W Solar & Power Co., Ltd.
 - Director, W Power Co., Ltd.
 - Director, Tavalamai Co., Ltd.

Experience

- Chief Executive Officer, Lake Garden Development Co., Ltd.
- Credit officer, Bank of Asia

Percentage of Shareholding as of December 31, 2014

- 11.21%

Meeting Attendance

- 10 attendances of 11 Board of Directors meetings

MR. WANCHAI TANTIKUL

Independent Director And Chairman Of The Audit Committee



Education

- LL.B (Bachelor of Laws), Thammasat University
- Directors Accreditation Program (DAP) 2004, Thai Institute of Directors Association

Present

- Independent Director and Chairman of the Audit Committee, Areeya Property PCL.
 - Director, Daisho (Thailand) Co., Ltd.
 - Director, Kanit Anchan Co., Ltd.
- Director, Siam Bicent Commercial Co., Ltd.

Experience

- Director, Thep Co., Ltd.

Percentage of Shareholding as of December 31, 2014

- None

Meeting Attendance

- 11 attendances of 11 Board of Directors meetings
- 12 attendances of 13 Audit Committee meetings

MR. PREECHA BOONYAKIDA

Independent Director And Audit Committee



Education

- BA. Accounting, Thammasat University
- BA. Law, Thammasat University
- BA. Economics, Thammasat University
- MS. Accounting, Thammasat University
- Certificate of Public Law, Thammasat University
- Directors Accreditation Program (DAP) 2004, Thai Institute of Directors Association

Present

- Independent Director and Audit Committee, Areeya Property PCL.
- Advisor of the Foreign Committee, Thai parliament
- Certified Public Accountant Issued by Ministry of Commerce, Thailand
 - Director, Yingthaworn Apartment Co., Ltd.
 - Director, Yingthaworn Petroleum Co., Ltd.

Experience

- Financial Manager, Dig It Up Export Co., Ltd.
- Director, Condotown Co., Ltd.

Percentage of Shareholding as of December 31, 2014

- None

Meeting Attendance

- 11 attendances of 11 Board of Directors meetings
- 13 attendances of 13 Audit Committee meetings

MR. SOMPOL THIENSUVAN

Independent Director And Audit Committee



Education

- LL.B (Bachelor of Laws), Ramkhamhaeng University
- LL.M (Master of Laws), Ramkhamhaeng University
- Thai Bar Association

Present

- Independent Director and Audit Committee, Areeya Property PCL.
- Advisor, The Relation Youth Foundation, Police Department
 - Legal Advisor, Chase Enterprise Co., Ltd. (Siam)
 - Legal Advisor, Supsin Na Nakorn Co., Ltd.
- Legal Advisor, Amarin Printing & Publishing PCL.
 - Vice President, Khunnathum Law Office

Experience

- Advisory Board of Secondary Education Commissioner for Industrial and Coal Power, The House of Representatives
- Advisory Board of Secondary Education Commissioner for Electricity and Ports, The House of Representatives
 - Director, One Up Co., Ltd.

Percentage of Shareholding as of December 31, 2014

- None

Meeting Attendance

- 11 attendances of 11 Board of Directors meetings
- 13 attendances of 13 Executive Committee meetings

Company's Project

Company's Project

Areeya Bussaba

Ladprao 130

A Home
Healthy For
Living



Company's Project

Areeya Sawana

Kaset - Nawamintr

365 Days
in resort style
living



Company's Project

Areeya Metro

Live Positively,
Live Modern

Kaset - Nawamintr



Areeya Como

Blissfully
Design

Bangna



Company's Project

Areeya Mandarin

Kaset-Nawamintr
Sukhumvit 77

Living Through
An Oriental Inspired
Way Of Life



Company's Project

Areeya Daily

Kaset - Nawamintr

365 Days Of
Happiness And
Greenness



Company's Project

Areeya TOBE

The Way Of Loft,
The Way Of Life

Kaset-Nawamintr



Company's Project

Areeya Mova

A Modern Way Of Living
In Modern Townhome

Kaset - Nawamintr



TheColors Premium / Leisure

The Colors
Of Life

Chaengwattana - Tiwanon
Bangna KM. 10
Donmuang - Songprapa
Donmuang - Songprapa Phase 2
Khananapisek - Ratchapruet

(Premium)
Bangna
Rangsit - Lumlukka
Khananapisek - Ratchapruet

(Leisure)
Bangna KM. 8
Bangna KM. 10



The Village / The Village Cottage

Happy
Colonial
Living

Chaengwattana - Tiwanon
Bangna
Bangna Km. 8
Kanjanaipisek - Ratchapruek

(Cottage)
Chaengwattana - Tiwanon



α space

Sukhumvit77

A Complete
Living Space



a space

Asoke - Ratchada

A Complete
Living Space



α space

Kaset

A Complete
Living Space



Company's Project

a space Play

Ratchada - Sutthisan

Play!
With Complete
Living Space



α space I.D.

Asoke - Ratchada

What Is Your Identity?



Company's Project

a space ME

Sukhumvit 77

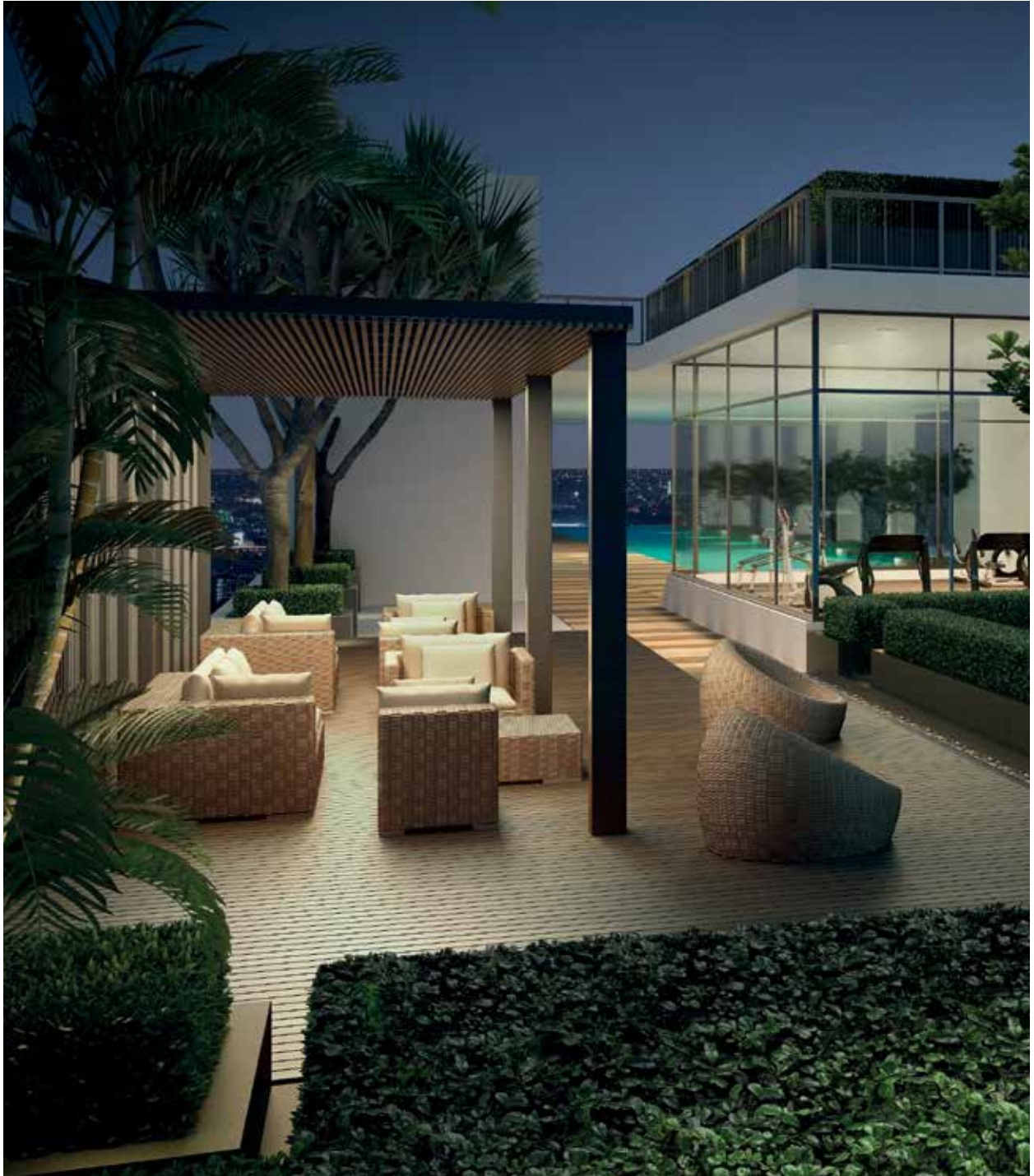
The Complete Living Space
With Lifestyle Neighborhood



α space ME

Bangna

The Complete Living Space
With Lifestyle Neighborhood



a space ME

Ratthanathibet

The Complete Living Space
With Lifestyle Neighborhood



Pickadaily Bangkok

Sukhumvit 77

The English Style
Daily Arcade



Business Profile

Overall Business

Areeya Property Public Company Limited (the "Company" or "Areeya"), registration number 0107546000431, with the security symbol "A" on the Stock Exchange of Thailand. The principal business of the Company is the development of real estate projects by all projects operate in the named of "Areeya". In year 2003, the Company registered as a public company. And then its security was listed in the Stock Exchange of Thailand in year 2004. In the current the company has developed a full range of residential projects for supporting the growth of its business, to serve the need of customers and increasing competitiveness of the company. The Company has initiated to develop the community mall, wholesale building and retail building. In order to build component of residential as well for responding to the need of customers who want comprehensive project.

Type of Business

Areeya Property Public Company Limited operates its business with three product lines, namely:

1. Single Detached House Project:

The Company sells company-owned vacant plots of land and undertakes to contract for the construction of houses on plots of land in the said Project or sells plots of land on which a complete house is built. At the present, the Company owns four projects (Areeya Metro Kaset-Nawamintr, Areeya Como Bangna, The Village Cottage Tiwanon and The Village Cottage Ratchaprak).



2. Town House Project:

At present, the Company has developed the townhouse project with three distinctive designs as follows:

Type	Project	Description
Two-Storey Design	<ul style="list-style-type: none">• TheColors Bangna KM.10/KM.8• TheColors Premium Bangna• TheColors Leisure Bangna KM.8• TheColors Leisure Bangna KM.10• The Village Bangna KM.8• The Village Bangna KM.10• TheColors Premium Rangsit• TheColors Songprapa Phase 1• TheColors Songprapa Phase 2• TheColors Tiwanon• TheColors Ratchapruk• TheColors Premium Ratchapruk• The Village Ratchapruk• At Home	2-storey townhouse with 5.7 meters wide compartment to accommodate groups of customers who need residence for small-sized family and those would be new families. Currently, the Company has 6 project locations in Kaset-Nawamintr, Tiwanon, Bangna, Rangsit, Songprapa and Ratchapruk respectively. Moreover, the Company is planning to increase project locations to meet similar demand to cover areas around Bangkok Metropolis and its peripheral areas. In addition, the Company has new two-storey townhouse product name as "The Village" which has key feature is a distinctive atmosphere that is similar to the single detached house because there is garden around house and front of house is wide for parking 2 cars.
Three-storey Design	<ul style="list-style-type: none">• Areeya Mova• Areeya TOBE• Areeya Daily	Townhouse project with 5 meters wide compartment and 5.5 meters wide compartment, 3-storey high, to meet the demand of small and medium family customers to provide them with alternative options. Currently, this project is located in one location in Kaset-Nawamintr.
Four-storey Design	<ul style="list-style-type: none">• Areeya Mandarina Sukhumvit 77• Areeya Mandarina Kaset-Nawamintr	Townhouse project with 5 meters wide compartment and 5.5 meters wide compartment, 4-storey high, to meet the demand of premium-grade townhouse customers who require larger utility areas with distinctive design to response to a variety of needs of this group of customers. At present, this project has two locations in Sukhumvit 77 and Kaset-Nawamintr.

3. Condominium Project. The Company's salient product line is that it is centrally located in vicinity of urban area, of communication facilities and various public amenities to fully meet the needs of customers. The condominium projects focus on 3 distinctive designs as follows:

Type	Project	Description
The 8 storey condominium	<ul style="list-style-type: none"> • a space Asoke-Ratchada • a space Kaset-Nawamintr • a space Sukhumvit 77 • a space Play Sutthisan-Ratchada 	The 7-8 storey condominium and each building had area of 10,000 sq.m. and is small and medium condominium projects. At the present, the Company's condominium project is located in 4 locations in Kaset-Nawamintr, Asoke-Ratchada, Sutthisan, Sukhumvit 77. Moreover, the Company is planning to increase its project locations to meet similar needs to cover all areas around Bangkok Metropolis.
The 8 storey condominium but less than 30,000 sq.m.	<ul style="list-style-type: none"> • a space I.D. Asoke-Ratchada • a space ME Bangna • a space ME Rattanathibet • a space ME Kaset-Nawamintr • a space ME Sukhumvit 77 	A medium condominium which had the privacy and increased other infrastructure projects. At present, the Company has five condominium project areas located in Asoke-Ratchada, Bangna, Kaset-Nawamintr, Sukhumvit 77 and Rattanathibet.
Over the 8 storey condominium and over 30,000 sq.m.	<ul style="list-style-type: none"> • Areeya Residence 	The large-sized condominium project emphasizing meeting the needs of premium customers group on central business district. Its sales point is private club to meet the needs of customers who require premium-grade services. At present, the Company has one project area located in Rajdamri road. Moreover, the Company is planning to increase its project locations to meet similar needs to cover all areas around Bangkok Metropolis.

The Revenue Structure

Our major income is sales of real estate such as condominium, townhouse and single detached house which is shown below:

Source of revenue	2014 Consolidated		2013 Consolidated		2012 Consolidated	
	MB	%	MB	%	MB	%
1) Sales of real estate						
1.1 Low-rise project	2,237	87	1,654	92	1,441	79
1.2 High-rise project	46	2	33	2	319	17
1.3 Land	154	6	65	3	-	-
Total sales of real estate	2,437	95	1,752	97	1,760	96
2) Service income from house construction and sales of construction material ¹	-	-	10	1	19	1
3) Other income ²	122	5	46	2	61	3
Total revenues	2,559	100	1,808	100	1,840	100

Notice: 1. Sales of construction material are less proportion when compared to the total revenues.

2. The other income consists of the real estate management service income, interest income and unrealized gain in fair value on investment properties.

Industrial outlook and property trend in 2015.

The conclusion of year 2014

On the occasion of the year 2015 is believed to be the year of change and step forward significantly. From a variety of policies and what is happening will be an intense dynamic pose against Thai real estate business in the year 2015. Whether it is through the draft Land Tax Act and the taxation Act, buildings, as well as the draft project of 10 Bangkok Metro line, which will cut through the home, launched a project of double track railway together with China and Japan through to open the door to the ASEAN Economic Community (AEC), which will come into effect at the end of year 2015.

Real estate direction of the year 2015 tend to perform better as economic growth forecasts as the year 2015 will grow well over the year 2014 which arrived as a positive factor to encourage property sector to rise again. It probably comes from the intensive mass transit rail system projects and cutting new roads in Bangkok metropolitan region.

The property sector both residential and commercial real estate, such as office buildings, shopping malls and hotels will be beneficial from Bangkok metro which the construction is almost completed, such as the purple line, the blue line and the extension of BTS to Samut prakan province. However, routes in the project's initial stages and no construction will not affect much.

According to the extension of metro and BTS routes, land prices are likely increased in every path of mass transit because of the demand for housing along the subway and skytrain go out to these suburbs also exists because people with low or moderate income could not afford residence in the inner Bangkok.

For the private sector, the expansion of the department store will lead to housing markets in the province getting benefits from the huge increase of land price around the shopping mall. This also provides the opportunities for emerging enterprise condominium or housing for high-level market in the area near the department store.

Another important thing that will affect the Thai property sector this year is that Thailand is stepping into the ASEAN Economic Community (AEC) at the end of the year 2015 which commercial real estate is expected to benefit from the AEC over the residential sector. For example, there will be a demand for office space, the need of areas for industrial estates and factories, an increase of shopping malls and hotels to accommodate more tourists. In terms of residential sector, the residential condominium project will only benefit because foreigners can buy a completely proprietary.

In relation to the trend in housing patterns of the year 2015, entrepreneurs still focused on open condominium projects in Bangkok-Metropolitan area. In the past 4-5 years. New condominium units for sale launched overtake front housing each year in the Bangkok Metropolitan area. However, in the provinces area, the mostly new residential project is front housing more than condominium project.

For the purchasing behavior of consumers, the price is expected to be focus and the quality is according to the price. The mainly consumer purchasing power is estimated not more than 2.5 million per unit, which represents the majority of the market as a condominium or townhouse. In the year 2015, construction material costs may not be rising but the cost of land is still more expensive, so the price of housing continues to adjust the overall rise, but will not too much increase because the new supplies for construction have been launched which make more choices for consumers.

However, most entrepreneurs have a good expectations despite the delay of opening a new project in the first half of the year 2014 but during the second half of such year, new projects were opened especially in Bangkok metropolitan area, condominium units for sale are in the vicinity of launched more than 70,000 units and new housing for approximately 44,000 units through the year 2014. For the year 2015, the entrepreneurs in Bangkok metropolitan area and provinces also plans to launch more projects of course.

Source : <http://www.thairath.co.th/content/474046>

Risk Factors & Risk Management

The Company understands and realizes how important it is to manage the business risks. Therefore, the risks are identified appropriately and managed efficiently suitable for nature of business. Followings are the potential risks and factors, which possibly occur and affect to the business operations in the future.

1. Property Construction Risks.

1.1 Fluctuations in the prices of construction materials

Fluctuations in the prices of materials used in construction. The demand for the company. The Company has no control over the management of this risk, such as fluctuations of crude oil price in the world market affecting to the main construction materials. The construction material price volatility risk may affect to cost management and profitability of the company. The Company is aware of construction material price volatility risk and planned to mitigate such risk by studying and analyzing construction cost trend resulting from the changing price of fuel and also following closely the news and situation of crude oil price in the world market. In this regards, it stands for the main construction material is subject to all the major commercial construction projects. The contractor can buy materials from material suppliers that the Company has already negotiated prices. Reduce the volatility of prices of construction materials in a while. It can be used to control the cost of construction and to prevent the prices of existing materials trading. The Company has established a working group to track prices of building materials and renewable supply of new products to be able to set up a construction contract and at competitive prices in the market. Because the Company has established R & D team to learn more about technology and innovations for the purpose of reduction in the cost of construction and more efficient construction work, such as Aluminum Formwork System, Precast Element, Bathroom Pods, Solar cell System, Design Improvement and soon this could affect the period of construction of 2-3 storey townhome project to be completed within 6-7 months to control the risk of fluctuations in material prices as well.





Regarding condominium projects which must be at least 1-2 years of construction, the Company has already included fluctuations in prices and inflation rate in cost of construction according to the economic situation.

1.2 Sub-contractor qualification and profile

The Company has used the services of medium to high level subcontractors for several years which provide a good quality of work and also have good finance. The Company then has reduced these risks by building their own construction company with an experienced management team creating more confidence and trust for construction projects. In each project, the Company controls the sub-contractors and identifies specifically the project costs for wages and construction materials including of standard work quality and construction period to meet the project requirements and budgets.

1.3 Quality and standard of construction work

The Company monitors extremely on the quality and standard of its construction work as it is another key success of the Company. In order to minimize work redundancy and use of resources as well as increasing the competitive ability and potentiality of business, the Company uses ISO program as a tool to develop their business operations. Additionally, the Company set up a QC team to have a main duty of examination for quality and quantity of construction works to meet the project requirements and the standard of work. This team helps to create and deliver the efficient and effective work operations. However, there are still many external factors having an impact on the construction and project developments such as labor shortage, increase of rate of minimum wages and construction material costs, etc. The Company has to adjust its business strategies all the times to solve the problems for example sales of prebuilt housing for sustained sales.

1.4 Human resources and people management

The Company Management and Committee encourage the concept of self-esteem and self-worth recognition by giving opportunities to all employees to show their work capabilities and potentials as well as sharing knowledge for growth and sustainability of the organization. The concept also helps to leverage the corporate responsibility for stakeholders and entrepreneur spirit.

The Company has a recruitment plan as approach strategy to find qualitative candidates from reputable universities. The roadshow is part of a campaign to seek and attract high-performing graduates to work at the Company. In this regard, the educational program, on the job training, food and accommodation welfares are also provided to all staff of the Company.

Moreover, the Company currently uses the Microsoft Dynamics AX (ERP) which is the tools to connect and manage the entire business, with the insight to make smart decisions, to search data quickly, to reduce paper use and reduce the risk of lost or stolen documents.

1.5 Labor shortage in the construction industry

As a result of rapid economic growth, high demand of residential units and increase of public infrastructure investment of Thai government, the construction industry in Thailand currently faces a problem of labor and sub-contractor shortage, especially skilled workers. The consequences of this problem are project delays with low quality of construction standard and unsatisfied customers leading to decreased sales revenue. This is certainly a threat for the Company growth in both short and long term.

The Company then finds the solution ways by making a contract price adjustment to an appropriate market rate for the Company sub-contractors. The Company classifies and selects the sub-contractors from their work quality and reliability after working for a while and gives them a special contract price. Importantly, the Company reduces the risk of labor shortage by replacing manpower with some automation of half-finished construction system for infrastructure and construction works such as structuring, flooring, roof framing and bricklaying & plastering. This way helps to relieve labor shortage in the projects.

1.6 Protect lives and property

The Company settle provide nursery station for labor's child and get suitable non formal education for the group.

The Company set all the good property live and environment and create awareness to employee get to hygienic condition to provide acknowledge safety system in the work site to employee, encourage contractor prepare all entire of equipment.

To avoid the risk factor of health, disease, sickness, the Company give special health care management to worker by intermittently at least 1 time a year of medical check under medical doctor with license standard follow labor law.

2. The risk of purchasing land for development projects in the downtown area.

The majority project of the Company are located near the city center. To make it easier for customers to access housing in the project can get out easily, land is a community center for the Company. The developer wants to build the project, but such lands in the areas are limited. To protect the risk, the Company has long-term planning by purchasing land in the city center to be enough for new projects in the future. The Company also has a team of market research and analysis that are likely to increase as the growth of business and community facilities such as agriculture – Chaengwatana, Kaset-Nawamintr, Bangna, Songprapa and Rangsit etc.

3. To a specialized market for condominiums.

Selling condominiums before commencing construction not only reduces market risk, while giving the Company more flexibility in developing products to cope with changing market conditions. It also provides the Company with working capital. Nevertheless, pre-selling of condominiums bears the risk of unexpected construction costs that can not be passed on to buyers, as sales prices have already been finalized. Therefore, lower gross profit is an inevitable consequence of higher construction costs. The Company has mitigated the risks by negotiating turnkey construction contracts, enabling the Company to control construction cost more effectively and to protect profits from the uncertainties of rising construction material costs

4. The risk of a shareholder of the company.

The Company's major shareholders were the Laohapoonrungsee family and Porncharoenchaisilp family will hold shares 43.95 percent and 19.58 percent, respectively, if the group's major shareholder. Both groups have banded together to control the tone of the meeting was half over. Whether the appointment of directors or to seek a resolution in which the majority of the shareholders, unless a special resolution requiring the voice of the shareholders' meeting for more than three in four, so the other shareholders may not be able to collect votes for and the balance of the shares offered to the Company's Audit Committee to examine and consider the list to avoid potential conflicts and to bring transparency in the operations of the Company.

5. Financial risk.

The end of 2014, the Company had short-term loans of 2,159.07 Million Baht, including bank overdrafts of 52.25 Million Baht, Promissory notes of 510 Million Baht and bills of exchange of 1,596.81 Million Baht. Also, the Company had long-term loans of 2,441.01 Million Baht from financial institutions to invest in condominium, townhouse and single detached house and debentures of 3,511 Million Baht. The company has bank debt to equity ratio equal to 1.64 times in 2014, increasing from 1.42 times in the year 2013. For debt to equity, it equals to 3.16 times in the year 2014, rising from 2.15 times in the year 2013. The Company had financial risk increased when compared to the previous year. So the Company provides alternative sources of funding and to reduce the dependence on floating interest rate project-financing loans, the Company issued the fixed rate

unsecured debentures worth of 3,000 Million Baht with a cost of funds under other unsecured financing loans in 2014. Good response from customers and successful placement of the debentures provided the Company with alternative source of funding for future project development.

6. The risk of political instability.

Problem of political instability still be vulnerable to the chaos that will occur. Every time there is a political problem. It will allow buyers to postpone their decision. Although this is a risk factor. However, the real estate business. It also tends to grow. The demand for housing in Bangkok area are continuing.

Shareholders structure and management



Shareholders Structure

Ordinary Shares

The Company's registered capital, as of December 31, 2014, is Baht 980 million, with issued and paid-up capital of Baht 980 million, consisting of 980,000,000 ordinary shares at the par value of Baht 1 per share.

Shareholders

The ten largest shareholders as of December 31, 2014 are as follows:

No.	Name	No. of shares	%
1	Laohapoonrungsee Family*	430,748,096	43.95%
2	Mrs. Patcharee Pornjaroenchaisilp	191,859,100	19.58%
3	PROGRESSIVE OPULENT HOLDING (SINGAPORE) PTE. LTD.	60,000,000	6.12%
4	Mrs. Patcharanan Pinyochaianan	44,138,000	4.50%
5	Ms. Kalaya Srisamer	43,350,900	4.42%
6	Mr. Dhakorn Nitipanyawut	36,729,700	3.75%
7	Mr. Tongchart Thammapramote	34,050,700	3.47%
8	Mr. Thumnoon Butdee	25,530,000	2.61%
9	Mr. Thawat Tantivorasit	21,867,400	2.23%
10	Ms. Thitiporn Assawarakasawong	21,179,000	2.16%
Total		909,452,896	92.79%

* Laohapoonrungsee Family consists of (1) Mr. Wisit Laohapoonrungsee hold 320,897,000 shares, 32.74% of the paid-up capital and (2) Mr. Viwat Lauhapoonrungsi hold 109,851,096 shares, 11.21% of the paid-up capital

Management

Management Structure

The Company's management structure consists of the Board of Directors, the Audit Committee and the Executive Committee, which are described below:

1. Board of Directors

As of December 31, 2014, there are seven directors as the names were shown below:

No.	Name	Position	Number of attended meetings/ all meetings of year 2014
1	Mr. Wisit Laohapoonrungsee	Chairman of the Board of Director	13/13
2	Mrs. Niphapat Romerattanaphun	Director	13/13
3	Mr. Thun Thiansuwan	Director	13/13
4	Mr. Viwat Lauhapoonrungsi	Director	11/13
5	Mr. Wanchai Tantikul	Independent Director	13/13
6	Mr. Preecha Boonyakida	Independent Director	13/13
7	Mr. Sompol Thiensuvan	Independent Director	13/13
Total number of meetings			13

Authorized signatories are Mr. Wisit Laohapoonrungsee or Mrs. Niphapat Romerattanaphun or Mr. Thun Thiansuwan or Mr. Viwat Lauhapoonrungsi, two directors in four directors signing together with affixing the Company's seal.

Shareholders structure and management

Scope of duty and responsibility of the Board

1. To perform their job legally and follow the Company objectives and rules as well as the resolution in the shareholders' meeting with the following exception that need approval from shareholders' meeting before execution such as the activities that the law assign to have the resolution from the shareholders' meeting, relating transactions and purchasing and selling any securities according to the regulation of the Stock Exchange of Thailand or as assigned by other Government section.
2. To appoint or change the Company's authorized signatories.
3. To set policy, strategy and direction of company management as well as to supervise the executive to carry on the work effectively in accordance with the business policy, strategy and direction, in order to supremely increase economic value for the shareholders and for sustainable growth.
4. To consider and decide in important activities such as business plan, budget, mass investment projects, or any legal regulation.
5. To assess the results of the performance and determine the payment for the executives.
6. To be responsible for the results of execution and duty performance of executives with intention and carefulness.
7. To conduct accounting system, financial report and accounting report, to set the process in assessing the proper internal control, as well as to have an efficient and effective of internal audit; risk management; financial reporting and monitoring.
8. To prevent conflict of interest among the company's stakeholders.
9. To supervise duty performance to be in ethical behavior.
10. To set internal regulation and company code.
11. To report their job responsibility, in conducting financial report, together with the audited financial report revealed in the annual report; and include important activities in accordance with the Stock Exchange of Thailand policy of desirable performance for the company's board.
12. To appoint someone to administer the company business activities under their supervision or give the person authority and/or within the agreed time period; and the board can cancel, discharge or change this authority at any time.

2. Audit committee

As of December 31, 2014, there are three Audit Committee directors which are appointed from the Board meeting were shown below:

No.	Name		Position	Number of attended meetings/ all meetings of year 2014
1	Mr. Wanchai	Tantikul	Chairman of Audit Committee	12/13
2	Mr. Preecha	Boonyakida	Audit Committee	13/13
3	Mr. Sompol	Thiensuvan	Audit Committee	13/13
Total number of meetings				13

Audit Committee is an independent organization to support, review the financial information, and report to the shareholders and other related persons.

Shareholders structure and management

Scope of duty and responsibility of the audit committee

1. To review the Company's financial report is accuracy and adequacy.
2. To ensure that the Company has a suitable and efficient internal control system and internal audit, the audit committee shall consider the following issue:
 - To strengthen the independence of the internal audit department, the audit committee shall approve any selection, promotion, rotation or termination of the department head.
 - To ensure the independence of the internal audit department, the audit committee shall consider other factors that might impact its independent performance, including reporting and supervision processes.
3. To ensure that Company compliance with the securities and stock exchange laws, the Stock Exchange of Thailand's regulations and other business laws.
4. To consider, select, nominate and recommend remuneration of the Company's external auditor. The audit committee shall consider the following issues:
 - To ensure the independence of the external auditor. The audit committee shall consider any factors that may conflict with the auditor's efficient and professional operations.
- To freely discuss significant matters, the audit committee shall meet privately with the external auditor once a year, without the management team being present.
5. To ensure that the firm complies all related rules when is a connected transaction or transaction that may lead to conflict of interests
6. To make Audit's Committee's performance report which is signed by the chairman of Audit Committee and disclosed in the Company's annual report, its report should include the following information:
 - (a) accurateness, completeness and credibility of the company's financial report
 - (b) adequacy of the firm's internal control system
 - (c) compliance with SEC's and SET's laws and regulation and other laws relevant to the company's business
 - (d) suitability of the external auditor
 - (e) transactions that may cause conflicts of interest
 - (f) the number of committee meetings and attendance of each member
 - (g) other concerns that have arisen as the audit committee performed its duties as defined in the committee's charter.
 - (h) anything else which should be made available to shareholders and general investors within the scope of duties and responsibilities assigned by the Board.
7. To perform any other activities assigned by the Board of Directors and agreed by Audit Committee.

3. Executive Committees

As of December 31, 2014, Executive Committees of the Company consist of four executive committees as follow:

				Number of attended meetings/ all meetings of year 2013
No.	Name		Position	
1	Mr. Wisit	Laohapoonrungsee	Chief of Executive Committee	13/13
2	Mrs. Niphapat	Romerattanaphun	Executive Director	13/13
3	Mr. Thun	Thiansuwan	Executive Director	13/13
4	Mr. Viwat	Lauhapoonrungsi	Executive Director	11/13
Total number of meetings				13

The member shall be appointed by the Board to have duty and responsibility. Their power are unable to authorize items or persons that can gain and loss, or may have a conflict of interest (according to the designation of The Securities and Exchange Commission, Thailand) except in approve some activities that agree with policies, methods or regulations that Board approved.

Shareholders structure and management

Scope of duty and responsibility of Executive Committee

1. To determine policies, directions strategies and structures of the Company's business to support an economic conditions and competition that has announced to the shareholders to ask for and agreement of the Board.
2. To determine business plan, budget and managing authority of the Company to ask for an agreement of the Board.
3. To examine and monitor the determined policy and managing method to be efficiently and benefit to the company.
4. To monitor the company's progress to follow the approved business plan.
5. To consider an investment project of the company in order to offer to the Board.
6. To make the legal act with the financial institution of opening an account, borrowing, mortgaging, pawning, guaranteeing, bargaining and register a proprietary right in order to run company's business.
7. To supervise and approve company's normal business activities, and may hand over power to the Directors or other people to run the work.
8. To run other business activities as the Board assigned.

4. Management Team

As of December 31, 2014, the management team of the Company consists of eleven top executives:

No	Name		Position
1	Mr. Wisit	Laohapoonrunsee	Chairman and Chief Executive Officer
2	Mr. Anat	Pinrat	FEVP – Finance & Accounting Department
3	Mr. Archawan	Eiampaiboonphan	EVP - Construction Department
4	Ms. Usarapon	Jaroensawamipak	VP – Marketing Department
5	Mr. Kunlapan	Saenpipat	VP – Construction Department
6	Mr. Wuthdi	Wongthai	VP – Construction Department
7	Mr. Jiraroj	Wonglerttanakij	VP – Legal Department
8	Mr. Akerut	Sakhakorn	VP – Finance Department
9	Mr. Veerayooth	Bodharamik	VP – Government Liaison & Community Management Department
10	Dr. Thaweerak	Kinsukont	VP-Business Efficiency Improvement and Community Service

5. Board of Directors in subsidiary companies

Areeya Service Co., Ltd.

No	Name		Position
1	Mr. Wisit	Laohapoonrunsee	Managing Director
2	Mr. Viwat	Lauhapiunrunsi	Director
3	Mrs. Niphapat	Romerattanaphun	Director
4	Mr. Thun	Thiansuwan	Director

One Up Co., Ltd.

No	Name		Position
1	Mr. Wisit	Laohapoonrungsee	Chairman
2	Mr. Viwat	Lauhapoonrungsi	Director
3	Mr. Archawan	Eiampaiboonphan	Director
4	Mrs. Niphapat	Romerattanaphun	Director

Areeya Management Co., Ltd.

No	Name		Position
1	Mr. Wisit	Laohapoonrungsee	Managing Director
2	Mr. Viwat	Lauhapoonrungsi	Director
3	Mrs. Niphapat	Romerattanaphun	Director
4	Mr. Thun	Thiansuwan	Director

Cool Space Co., Ltd.

No	Name		Position
1	Mr. Wisit	Laohapoonrungsee	Managing Director
2	Mr. Viwat	Lauhapoonrungsi	Director
3	Mrs. Niphapat	Romerattanaphun	Director
4	Mr. Thun	Thiansuwan	Director

White Living Co., Ltd.

No	Name		Position
1	Mr. Wisit	Laohapoonrungsee	Managing Director
2	Mr. Viwat	Lauhapoonrungsi	Director
3	Mrs. Niphapat	Romerattanaphun	Director
4	Mr. Thun	Thiansuwan	Director

Chill Space Co., Ltd.

No	Name		Position
1	Mr. Wisit	Laohapoonrungsee	Managing Director
2	Mr. Viwat	Lauhapoonrungsi	Director
3	Mrs. Niphapat	Romerattanaphun	Director
4	Mr. Thun	Thiansuwan	Director

Areeya Convenience Store Co., Ltd.

No	Name		Position
1	Mr. Viwat	Lauhapoonrungsi	Managing Director
2	Mr. Wisit	Laohapoonrungsee	Director
3	Mrs. Niphapat	Romerattanaphun	Director

6. Chief Executive Officer

Chief Executive Officer of the company is Mr. Wisit Laohapoonrungrsee.

The Board of Directors has assigned Chief Executive Officer (CEO) to have duties and responsibilities in operation. The detail of assigned authority conforms to the scope of duty and responsibility of Chief Executive Officer which the authority assignment of CEO and other persons as the approval by CEO have not included the power and/or authority to approve any transactions that CEO or the authorized person may have any conflict of interests or any advantage from the company or subsidiary company (compliance with the Regulation of the Securities and Exchange Commission). Such transactions have to be proposed in the Board of Directors' meeting and/or Shareholders' meeting for consideration and approval as indicated in the company's Articles of Association or related law except the approval of transactions following the company's Policies, Methods, Rules approved by the Board of Directors or Executive Committee.

Scope of duty and responsibility of Chief Executive Officer

1. To operate and manage the company's business complying with plan and budget approved by the Board of Directors
2. To operate and manage the company's business entirely complying with the company's Objectives, Policies, Rules, Articles of Association, Orders, Resolutions of Board of Directors' Meetings or Executive Committee's Meetings
3. To have an authority to operate and act as the company's representative for the related business beneficial to the company
4. To have an authority to issue the Announcement, Orders or Memorandum in order to control the operation complying with the company's Policies and benefit and to maintain the disciplines in the organization work
5. To approve the appointment of Staffs and Consultants in any fields necessary for the company's operation
6. To operate as assigned by the Board of Directors or Executive Committee under the company's Rules and Articles of Association

The approval of transactions under the scope of duty and responsibility has to comply with the payment approval authority approved by the Board of Directors.

Payment Approval Authority

The Board of Directors has determined the payment approval authority for the company's normal course of business, financing, credit facility requesting, including mortgaging with the details as follows:

Payment Approval Authority		
	Normal course of business transactions	Financial transactions
Chief Executive Officer	Not over Baht 100 Million	Not over Baht 100 Million
Executive Committee	Not over Baht 600 Million	Not over Baht 600 Million
Board of Directors	No Limit	No Limit

7. Secretary of the Company

The Secretary of the Company is Mr. Anat Pinrat. By scope of duty and responsibility are as follows:

Scope of duty and responsibility of the Secretary of the Company

1. Monitor the activities of the Board to perform their job legally and follow the rule and regulation.
2. Establish the Board of Directors' Meeting and the Shareholders' Meeting, including Invitation of Shareholders' Meeting.
3. Maintain information and document of the Company.
4. Prepare Annual Report.
5. Follow the Regulation of The Security and Exchange Commission, Thailand.

Nomination of the Board of Director

At present, the company has no the nominating committee for selecting directors and independent directors. However, the Board has to consider the person who has good qualifications, knowledge, capabilities and related experiences. In addition, he (or she) shall not have prohibited characteristics according to the law. The independent directors are not the company's employee, advisor or stakeholder, not have any family related with major shareholder and not a management of subsidiary. The company's director selection is as follow regulation:

1. Committee election by the shareholders shall follow the majority of votes by the following the rules and method below:
 - a) Each shareholder will have a number of votes equal to one share per one vote.
 - b) In case that the number of nominees is less than the number of the member required, the shareholders shall vote according to their belonging shares as the subject (1). The votes can not be divided to any other person.
 - c) Casting a vote one by one shall be used, in case that the number of nominees is more than the number of member required. Each nominee shall get the vote from the shareholders according to their belonging shares as the subject (1). The votes can not be divided to any other person. Nominee who gets the highest votes shall carry an election. The number of nominees who carry an election depends on the member required. The chairman of the meeting shall decide if voted are tie.
2. In case that member of the Board vacates until unable to be a quorum, remaining directors have to work on behalf of the Board only to run an election for replacing directors.
3. Subject 2 above, in case that a vacant position comes from other factors except retiring by rotation, the Board will, at the next scheduled meeting, to select a replacing director who has proper qualification and shall not have prohibited characteristics according to the law. The said director shall be on duty as long as the term of office of the retiring director remains. Unless the term of office is less than 2 months, there will be no replacing director.

The Board's resolution according to the first clause comprises more than 3/4 of votes.

Furthermore, The Company specifies the qualifications of its independent director in accordance with the requirements of the Office of the Securities and Exchange Commission and the Stock Exchange of Thailand, as follows:

1. Holds shares not exceeding 1% of the total voting shares of the Company, its parent company, subsidiaries, associates, major shareholders, and controlling parties of the Company, provided that the shares held by the related parties of such independent director shall be included.
2. Is not or has never been an executive director, employee, staff, advisor who receives salary, nor controlling parties of the Company, its parent company, subsidiaries, associates, same-level subsidiaries, major shareholders, or controlling parties of the Company.
3. Is not the person who has relationship by means of descent or legal registration under the status of father, mother, spouse, brothers and sisters, and children. The prohibitive persons also include spouses of daughters and sons of management, major shareholders, controlling party or the person who is in the process of nomination to be the management or controlling party of the Company or its subsidiary.
4. Have no or never had business relationship with the Company, its parent company, subsidiaries, associates, major shareholders, or controlling parties of the Company in respect of controlling which may harm the independent decision-making, including not being or never been the significant shareholder, or controlling parties of any person having business relationship with the Company, its parent company, subsidiaries, associates, major shareholders, or controlling parties of the Company
5. Is not or has never been the auditor of the Company, its parent company, subsidiaries, associates, major shareholders, or controlling parties of Company, and is not the significant shareholder, controlling parties, or partner of the auditing firm which employs such auditor of the Company, its parent company, subsidiaries, associates, major shareholders, or controlling parties of the Company.
6. Is not or has never been the professional service provider, including but not limited to legal service or financial advisor with received the service fee more than 2 Million Baht per year from the Company, its parent company, subsidiaries, associates, major shareholders, or controlling parties, and is not the significant shareholder, controlling parties, or partner of the above mentioned service firms.
7. Is not the director who is nominated to be the representative of directors of the Company, major shareholders, or any other shareholders related to the major shareholders.

Shareholders structure and management

8. Do not operate the same and competitive business with the business of the Company, or its subsidiaries, or is not a significant partner of the partnership, or is not an executive director, employee, staff, advisor who receives salary, nor holds share of more than 1% of the total voting shares of any other company which operates same and competitive business with the business of the Company, or its subsidiaries.
9. Is not any otherwise which is unable to have the independent opinion regarding the business operation of the Company.

After being appointed as the independent director in accordance with the conditions under the article (1) - (9), such independent director may be assigned by the board of directors to make decision in respect of collective decision on business operation of the Company, its parent company, subsidiaries, associates, same-level subsidiaries, major shareholders, or controlling parties of Company.

The definition of independent director of the Company is equal to the minimum requirement of the Securities and Exchange Commission and the Stock Exchange of Thailand.

Remuneration of Directors

1. Monetary Remuneration.

1.1 Director Remuneration

In 2014, the Company paid remuneration in the following:

(Unit : Baht)				
No.	Name		Position	Amount
1	Mr. Wisit	Laohapoonrunsee	Chairman and Chief Executive Officer (CEO)	-
2	Mrs. Niphapat	Romerattanaphun	Director and Executive Director	-
3	Mr. Thun	Thiansuwan	Director and Executive Director	-
4	Mr. Viwat	Lauhapoonrunsi	Director and Executive Director	-
5	Mr. Wanchai	Tantikul	Independent Director and Chairman of Audit Committee	675,000
6	Mr. Preecha	Boonyakida	Independent Director and Audit Committee	690,000
7	Mr. Sompol	Thiensuvan	Independent Director and Audit Committee	690,000

The remuneration was given in term of a meeting allowance and annual premium. The directors who act as The Executive Committee will not be paid.

1.2 Remuneration of the Executive committee and Management

In 2014, the Company spent Baht 47.98 Million including salary, bonus and provident fund on fourteen members for the Executive Committee and Management Team.

2. Other Remuneration

– None –

Related Transactions

Related transactions in the year 2014 classified by categories are as follows:

1. An ordinary and usual course of business transaction

The Company has transactions with related parties are those linked to the Group and the Company as shareholders or by common shareholders or directors as disclosed in Note to Financial Statement No. 6.

Comments of independent directors on these related transactions are the ordinary and usual course of business transaction with normal commercial terms. The related transactions created the benefits to the Company.

2. An asset or service transaction

The Company has transactions with related parties are those linked to the Group and the Company as shareholders or by common shareholders or directors as disclosed in Note to Financial Statement No. 6.

Comments of independent directors on these related transactions are the ordinary and usual course of business transaction with normal commercial terms. The related transactions created the benefits to the Company.

3. A financial support transaction

The Company has transactions with related parties are those linked to the Group and the Company as shareholders or by common shareholders or directors as disclosed in Note to Financial Statement No. 6 and 13.

Comments of independent directors on these related transactions are the ordinary and usual course of business transaction with normal commercial terms. The related transactions created the benefits to the Company.

Reason(s) for making related transaction(s)

Transactions with the subsidiaries were created for the company's benefit so that the company can successfully achieve its business strategies and objectives. In case of lending/borrowing between parent company and subsidiary, the interest rate is an agreed rate based on market rate at the time of lending/borrowing.

The transactions with the other related parties were the ordinary and usual course of business transaction with normal commercial terms.

Policy and Trend of Related Transaction(s)

The related transaction with our subsidiary, at least own 51% by the company, are made as part of normal business operations. Therefore, it is likely that such transactions will occur in the future on the continual basis. However, the company will obey the security law, rules & regulations of the Stock Exchange of Thailand and the Federation of Accounting Professions ("FAP") and with generally accepted accounting principles in Thailand. Moreover, the company will consider the reasonable reason of the transactions.

If the company makes related transaction with any person with possibility of creating any conflict of interest, the company will consult with the Audit Committee who will review and comment the necessity and suitability of that related transaction(s). In case that the Audit Committee does not have expertise in any specific area, the company will arrange to hire an expert or company's auditor to provide comments to the Audit Committee or shareholders for approving the transaction(s). The company also discloses the related transaction(s) in the Notes to Financial Statement as part of the Audited Financial Statements.

Management Decision and Analysis

As of December 31	Consolidated		
	2014	2013	2012
<i>Statement of Income (Million Baht)</i>			
Revenue from Sales of Real Estate	2,438	1,752	1,760
Service Income from House Construction and Sales of Construction Materials	0	10	19
Cost of Sales of Real Estate	1,632	1,090	1,104
Cost of Service from House Construction and Cost of Construction Materials	12	9	19
Profit before Finance Costs, Income Tax expenses and Marketing Expenses	521	421	435
Net Profit	41	14	94
<i>Balance Sheet (Million Baht)</i>			
Total Assets	11,957	8,988	6,875
Total Liabilities	9,083	6,129	4,366
Total Shareholders' Equity	2,874	2,859	2,509
<i>Financial Ratio</i>			
Bank-Debt-to-Equity Ratio (Time)	1.64	1.42	1.61
Debt-to-Equity Ratio (Time)	3.16	2.15	1.75
Gross Profit Margin on Revenue from sales of real estate	32.58%	37.82%	37.26%
Net Profit Margin	1.61%	0.76%	5.14%
Return on Asset	0.39%	1.47%	2.89%
Return on Equity	1.44%	0.51%	3.84%
Book Value per Share (Baht)	2.93	2.92	3.31
Basic Earning per Share (Baht)	0.04	0.02	0.12
Issued and Paid-Up Share Capital (Million shares)	980.00	980.00	758.00

1) General Information

The company was founded in 2000. Later in 2003, the Company has transformed into a public limited company and registered its stocks in the stock market in 2004. In addition, the subsidiary (Areeya Service Co., Ltd.) has been formed to provide after-sale services for property with 99.99% ownership interest. In 2007, the Company has established a subsidiary company (One Up Co., Ltd.) with 64.99% ownership interest to provide construction services to Areeya's projects and outside customers. Subsequently 2008 the Company purchased 35% of the share capital of One Up from other shareholder. As a result, the Company's ownership interest increased to 99.99%. In addition, in the year 2008 the Company had formed 2 companies with 99.99% ownership interest which consisted of Areeya Management Co., Ltd. for development of real estate projects and to provide a management service for juristic person and Cool Space Co., Ltd. for development of real estate projects. And in the year 2009 the company had formed a company with 99.99% ownership interest which consisted of White Living Co., Ltd. for development of real estate projects. Moreover, in the year 2010 the company had formed a company with 99.99% ownership interest which consisted of Chill Space Co., Ltd. for development of real estate projects. Currently, in the year 2014, the company has established Areeya Convenience Store Co., Ltd with 99.99% ownership for retail business.

The company business is real estate development business: land for sale and house construction, which all are single house projects. Since 2005, the company has started to sell the pre-built house and 3, 4-storey townhouse and additionally in 2006-2011 the company has introduced two new products to the market. They are fully-furnished modern condominium and fully-furnished 2-storey townhouse.

In the year 2013, the company started business on Community Mall in Sukhumvit 77 was named "Pickadaily Bangkok".

2) Overview Summary and Significant Change

On 26 March 2013, shareholders approve the issuance and offering for sale of all types of debentures, with and/or without a name registered, secured and/or unsecured debentures, with and/or without debentureholders representative, subordinated debentures and/or unsubordinated debentures, and perpetual and/or tenured depending on market conditions at the time of offering. The combined total amount not exceeding Baht 1.5 Billion by issuing either single or multiple offerings.

On 26 April 2013, the 2013 Annual General Meeting has approved the decrease in the Company's authorised share capital by Baht 191.6 million; from 949.6 Million Baht to 758 Million Baht by cancelling shares which are reserved for the exercising of warrants. The Company registered with the Ministry of Commerce on 10 May 2013.

On 14 June 2013, the Extraordinary General Meeting of the Company no.2/2013 has approved the increase in the Company's authorized share capital from 758 Million Baht to 980 Million Baht by issuing 222 million ordinary shares new ordinary shares with a par value of Baht 1 each. The Company registered with the Ministry of Commerce on 27 June 2013 and registered the additional issued and paid-up share capital of 222 Million Baht (222 million ordinary shares at Baht 1 par value) with the Ministry of Commerce on 26 September 2013. Share premium amounted to 144.3 Million Baht.

On 20 August 2013, issuance and allotment of new ordinary shares to offer for sale to current shareholders in proportion to the number of shares already held by each shareholder

On 27 February 2014, the Extraordinary General Meeting of the Company no.1/2014 has approved the issuance and offering for sale of all types of debentures, with and/or without a name registered, secured and/or unsecured debentures, with and/or without debentureholders representative, subordinated debentures and/or unsubordinated debentures, and perpetual and/or tenured depending on market conditions at the time of offering. The combined total amount not exceeding 3 Billion Baht by issuing either single or multiple offerings.

Management Decision and Analysis

As at 31 December 2014, the Company has 34 current projects and one community mall called “Pickadaily Bangkok”, totally 35 projects as follows:

No.	Project	Location	Type of Product
1	Areeya Bussaba	Laoprao 130	Single Detached House
2	Areeya Sawana 3	Kaset-nawamintr	Single Detached House
3	Areeya Metro	Kaset-nawamintr	Single Detached House
4	Areeya Como Bangna	Bangna	Single Detached House
5	The Village Chaengwattana-Tiwanon	Chaengwattana-Tiwanon	Single Detached House/Twinhome
6	The Village Cottage Ratchapruk	Sai Noi	Single Detached House
7	TheColors Chaengwattana-Tiwanon	Chaengwattana-Tiwanon	Townhouse
8	At Home	Kaset-nawamintr	Townhouse
9	Areeya Mova	Kaset-nawamintr	Townhouse
10	Areeya TOBE	Kaset-nawamintr	Townhouse
11	Areeya Daily	Kaset-nawamintr	Townhouse
12	TheColors Premium Bangna	Bangna	Townhouse
13	TheColors Bangna KM. 10	Bangna	Townhouse
14	The Village Bangna	Bangna	Townhouse
15	TheColors Leisure Bangna KM. 10	Bangna	Townhouse
16	TheColors Leisure Bangna KM. 8	Bangna	Townhouse
17	The Village Bangna KM. 8	Bangna	Townhouse
18	TheColors Premium Rangsit-Lumlukka	Rangsit-Lumlukka	Townhouse
19	Areeya Mandarin Sukhumvit 77	Sukhumvit 77	Townhouse
20	TheColors Donmuang-Songprapa	Donmuang-Songprapa	Townhouse
21	TheColors Donmuang-Songprapa P.2	Donmuang-Songprapa	Townhouse
22	Areeya Mandarin Kaset-Nawamintr	Kaset-Nawamintr	Townhouse
23	The Village Ratchapruk	Sai Noi	Townhouse
24	TheColors Premium Ratchapruk	Sai Noi	Townhouse
25	TheColors Ratchapruk	Sai Noi	Townhouse
26	a space Asoke-Ratchada	Asoke-Ratchada	Condominium
27	a space Kaset	Kaset-Nawamintr	Condominium
28	a space Me Kaset	Kaset-Nawamintr	Condominium
29	a space Play Ratchada-Suttisan	Ratchada-Suttisan	Condominium
30	a space Sukhumvit 77	Sukhumvit 77	Condominium
31	a space ME Sukhumvit 77	Sukhumvit 77	Condominium
32	a space ME Bangna	Bangna	Condominium
33	a space I.D. Asoke-Ratchada	Asoke-Ratchada	Condominium
34	a space ME Rattanathibet	Rattanathibet	Condominium
35	Pickadaily Bangkok	Sukhumvit 77	Community Mall

3) Previous Performance Results

Revenue and Cost

The company's revenues consist of revenue from sales of land and houses which are recognized upon full payment and the land title deeds and constructions had been transferred to the buyers, and service income on house constructions which are recognized in proportion to the stage of completion of the contract.

Project	Sales						Transfer					
	2014		2013		2012		2014		2013		2012	
	Unit	MB	Unit	MB	Unit	MB	Unit	MB	Unit	MB	Unit	MB
Condominium	152	264	711	1,303	722	806	37	46	13	33	170	319
Single Detached House	89	443	-	-	-	-	67	324	-	-	-	-
Townhouse	749	2,020	608	2,175	522	1,540	690	1,913	569	1,654	568	1,441
Land	-	-	-	-	-	-	1	154	1	65	-	-
Total	990	2,727	1,319	3,478	1,244	2,346	795	2,437	583	1,752	738	1,760
% Increase from the previous year	(25%)	(22%)	6%	48%			36%	39%	(21%)	0%		

Condominium In 2014, revenue from condominium projects decreased from 2013 mainly due to political instability during the first quarter to the third quarter of the year 2014. Hence, the Company delayed marketing spending for Condominium projects during such period as the Company was not confident about to customers' feedback to condominium market. However, when the political situation started to be resolved in the fourth quarter of the year 2014, the Company was much confident and launched the marketing campaign for a significant growth in Q1 of the year 2015. In the regards, transfer of the ownership in 2014 decreased from the year 2013 according to the main projects under construction. However, the Company speed up the construction in order to recognize the revenue in the year 2015. During the year 2014, there were 2 condominium projects under construction which is expected to transfer in the second quarter of the year 2015. The total projects value of such 2 condominium were 2,763 Million Baht and the amount of backlog was 830 Million Baht as at 31 December 2014 or 70% of the total project value.

Townhouse Townhouse is the main product of the Company and the main target of townhouse project is people with low to medium income level. As at 31 December 2014, there were 19 townhouse projects with total project value of 12,875 Million Baht or 4,860 units, which included 4 new projects opened in the year 2014, altogether contributed the total project value of 2,033 Million Baht and revenue recognition of such new projects amounting to 51 Million Baht during the year 2014.

Single Detached House The Company has launched new single detached house and recognized revenue in 2014 amounting to Baht 87 Million or 25% of total project value. The main target of single detached house project is middle to high income families.

Cost of Project Sales

For the year 2014, cost of project sales increased from that of the year 2013 approximately 5 percent (67 percent in the year 2014 and 62 percent in the year 2013) due to the rise of construction cost around 1 percent of total project value. In this regards, the quality of construction materials is higher in accordance with the material prices in order to deliver high quality products to customers and to be competitive. The Company spend much money for construction cost but still maintain the same selling price.

Gross Profit Margin

The Company had gross profit margin of 805.5 Million Baht in 2014, 662.7 Million Baht in 2013 and 655.5 Million Baht in 2012, which were 33, 37.8 and 37.3 percent of property sales respectively. Decrease of gross profit margin by the percentage of 4.8 compared to 2013 due to the increase of construction cost together with the slightly increase of selling price, resulting to decreased gross profit margin rate was less than increased construction cost rate. The Company expected to maintain gross profit margin in the next year not less than gross profit margin in the year 2014.

Unrealized Gain in Fair Value on Investment Properties

In 2014, the Company had unrealized gain in fair value on investment properties of 62.6 Million Baht. Such investment properties are shopping mall having space for rent in Sukhumvit area. The Company presented investment properties in fair value which were appraised by the independent valuers in the basis of income approach. The Assumption for appraisal consists of space rental rate, rate of rent increase, discount rate, and the rate of return. The rest is revenue from rental and service in relation to investment properties and other income of the company.

Selling Expenses

Selling expenses were in amount of 320.3 Million Baht in the year 2014, 304.4 Million Baht in the year 2013 and 252.3 Million Baht in the year 2012 which were 13.1, 17.4 and 14.3 percent of property sales respectively. The percentage of selling expenses to sales revenue decreased due to the fact that the Company focused only marketing expenses for low-rise projects and the Company could control and manage selling and marketing expense as specialist in property market and products. Note that selling expenses include transfer fee and specific business at the percentage of 4.3. However, in the year 2015, marketing expense for high-rise project is anticipated to increase from the transfer of 2 condominium projects which will be relating to sales and revenue recognition.

Administrative Expenses

Administrative expenses were in amount of 393.6 Million Baht in the year 2014, 287.8 Million Baht in the year 2013 and 277.6 Million Baht in the year 2012 which were 15.4, 15.9 and 15.1 percent of total revenue respectively. This presents the rate of administrative expenses were stable as the Company had a plan for the increasing sales since the year 2013.

Financial Cost

Financial cost was in amount of 145.1 Million Baht in the year 2014, 91.4 Million Baht in the year 2013 and 62.3 Million Baht in the year 2012 which were 5.7, 5.1 and 3.4 percent of total revenue respectively. Due to the fact that the Company had provided external financial sources from debentures and bill of exchange and so financial cost of the Company increased. Regarding to such sources of fund, the Company could realize the part of financial cost for the cost of real estate projects approximately the percentage of 0.6 to debentures while the amount of debentures were 3,511 Million Baht in the year 2014, 1,511 Million Baht in the year 2013 and no debentures in the year 2012.

Net Profit

For the year 2014, the Company and its subsidiaries reported net profit of 44.2 Million Baht, increased from 13.8 Million Baht in the year 2013 with the net profit margin of 1.7 percent of total revenue. The main factor was the revenue from real estate projects, other income and unrealized gain in fair value on investment properties together with increase of selling and administrative expenses and financial cost at 20.6 percent whereas in the year 2014, gross profit margin was at 33 percent, net profit margin at 1.7 percent. An effective corporate income tax expense was at 27.3 percent of earning before corporate income tax.

Further, the Company and its subsidiaries reported net profit of 94.3 Million Baht in the year 2012 and 13.8 Million Baht in the year 2013, presenting the decrease of net profit by 80.5 Million Baht (85.4 percent). The main factor was the increase in selling and administrative expenses and financial cost by 91.3 Million Baht (15.4 percent).

According to the Company's operation as mentioned above, considering profitability ratio in 2014, 2013 and 2012, the Company had gross profit margin at 33, 37.8 and 37.3 percent respectively, net profit at 1.6, 0.8 and 5.1 percent respectively and return on equity at 1.4, 0.5 and 3.8 percent respectively.

Important Factors Which May Result to the Operation in the Future

The real estate market has started aggressive since year 2012 onwards. In the year 2013, because there are many positive factors such as flat interest rate, the Government accelerated push big projects (such as rapid transit system, flood protection, high-speed railway project.).

But the fourth quarter of 2013 the country has political instability. So the consumers delay their decision making on buying property which from that factor makes the slowdown in property market of year 2014 seems unavoidable. But when the political unravel, the economy situations are improving with a return of consumer confidence, the real estate market finally will be back to normal.

Low-rise real estate direction tend to grow well due to the change of new families' behavior, the expansion of public transportation and more stability of public situation. However, foreign financial crisis may result to the price of construction materials as well. Demand of single detached house and townhome still perform better in line with an increase of the low-rise projects transferred.

Regarding condominium projects, there was the slightly growth mostly around sky train and subway areas, presenting the higher price in BTS and metro lines than that of condominium around Bangkok metropolitan region. Nevertheless, demand of condominium around shopping malls and community is quite due to the expansion of department store to Bangkok metropolitan area and so the selling price of condominium projects in such area is not quite high, which also attract customers.

The Company focus on the location near community and shopping mall with reasonable price and customer can afford.

Financial Status

4.1 Assets

	2014	2013	2012
Total assets (Million Baht)	11,956.5	8,988.1	6,785.20
Increase from the previous year (Million Baht)	2,968.4	2,202.9	
Percentage	33.0	32.5	
Real estate projects under development (Million Baht)	9,841.7	6,931.8	5,773.7
Increase from the previous year (Million Baht)	2,909.9	1,158.1	
Percentage	42.0	20.1	

An increased assets in 2014 was mainly from an increase of real estate projects under development. Land was acquired amounting to 1,600 Million Baht for development and transfer in 2015 at Sukhumvit 77, Bangbuatong Sai Noi, Bangna and Rattana Thibet area while in 2013, Land acquisition was for development at Sukhumvit 77. Donmuang-Songprapa and Bangna area.

The rest was the construction cost for low-rise projects ready to presale in 2015 amount to 3 projects which mostly completed in the year 2014 and will be transferred in the year 2015 as well as the construction cost of 3 condominium which 2 projects consumed the construction cost approximately 637 Million Baht and ready to transfer and recognize revenue in the year 2015 while the other project was under construction around 77.5 percent, costly 2,141.1 Million Baht.

Cash and Cash Equivalent

Cash flow as during 2012 to 2014 as follows.

	2014	2013	2012
Cash flow from operating activity before changing of operating assets and liabilities	1,818.6	1,225.6	204.0
Changing of operating assets and liabilities	(3,545.0)	(2,754.5)	(646.2)
Corporate income tax	(23.9)	(15.6)	(29.8)
Net cash provided by (used in) operating activities	(1,750.3)	(1,544.6)	(472.0)
Net cash provided by (used in) investing activities	(286.3)	(230.8)	(249.0)
Net cash provided by (used in) financing activities	2,149.3	1,659.0	858.4
Cash and cash equivalent increase/-decrease	112.7	(116.4)	137.4
Cash and cash equivalent at the beginning of the year	108.2	224.6	87.2
Cash and cash equivalent at the end of the year	220.9	108.2	224.6

As at 31 December 2014, cash and cash equivalent increased from that of the year 2013 by 112.7 Million Baht mainly from an increase of Cash flow from operating activity before changing of operating assets and liabilities by 593 Million Baht while the Company invested in real estate projects under development amounting to 800 Million Baht, partly from an increase of cash flow from financing activities.

Deposits for Land

	2014	2013	2012
Deposits for Land (Million Baht)	347.0	742.0	41.9
Increase/-decrease from the previous year	(395.0)	700.1	

Deposits for land as at 31 December 2014 was 347 Million Baht, decreased by 395 Million Baht as there was land acquisition in the year 2014 from the deposit in the year 2013 and new deposits for new projects in the future. For deposits for land as at 31 December 2013 was 742 Million Baht, increased from 2012 due to the Company paid deposit for new land 4 location in the year 2013, which mostly transferred in the year 2014 and the rest will be transferred in the year 2015.

Real Estate Projects Under Development

	2014	2013	2012
Real estate projects under development	510.2	422.3	281.5
Increase/-decrease from the previous year	87.9	140.8	

Real estate projects under development as at 31 December 2014, accounted for 510.2 Million Baht, increased by 87.9 Million Baht (20.8 percent) compared with 422.3 Million Baht in the year 2013 the mainly due to unrealized gain in investment in fair value on investment property of 62.6 Million Baht and increase in 2 community malls under construction approximately 25.3 Million Baht.

Efficiency Ratio

Return on assets of the Company was 0.4 percent in 2014, 1.5 percent in 2013 and 2.9 percent in 2012 as a result from reservation from the end of year 2013 recognized the revenue in the first half of the year 2014. Although situation of real estate market slowed down in the first half of the year 2014 but this situation was still better than the second half of the year 2013. Besides, return on assets decreased from 2.9 percent to 1.5 percent from drop of profit together with uncertainty political and economic situation affecting to consumer decision.

4.2 Liabilities

	2014	2013	2012
Total liabilities	9,082.9	6,129.4	4,366.2
Increase/-decrease from the previous year	2,953.5	1,763.2	
Bank overdrafts and short-term loans from financial institutions	2,159.1	1,222.7	962.9
Current portion of long-term loans from financial institutions	1,648.7	753.9	557.8
Long-term loans from financial institutions, net current portion	792.3	2,024.5	2,450.0
Debentures	3,511.0	1,500.0	0

Total liabilities as at 31 December 2014 increased mainly from an increase of the debentures of 2,011 Million Baht, bill of exchange and trades payable amounting to 1,034.7 Million Baht and decrease of loans from financial institution of 337.4 Million Baht.

Debentures

As at 31 December 2014, the Company issued debentures of 3,511 Million Baht which increased from the issuance of 2,011 Million Baht debentures in the year 2013 which increased 134

percent. According to the Shareholders' Extraordinary General Meeting No.1/2014. The resolution is to approve the issuance and offering of all types of debentures, with and/or without a name registered, secured and/or unsecured debentures, with and/or without debenture holders representative, subordinated debentures and/or unsubordinated debentures, and perpetual and/or tenured depending on market conditions at the time of offering. The combined total amount not exceeding Baht 3.0 Billion by issuing either single or multiple offerings. The Company issued debentures two times during the year 2014.

Liquidity

	2014	2013	2012
Cash flow from operating activities before changing of operating assets and liabilities	1,818.6	1,225.6	204.0
Changing of operating assets and liabilities	(3,545.0)	(2,754.5)	(646.2)
Corporate income tax	(23.9)	(15.6)	(29.8)
Net cash provided by (used in) operating activities	(1,750.3)	(1,544.6)	(472.0)

Cash flow from operation activities in 2014 was mainly used for real estate project under development especially during political situation is becoming stable, resulting to over 2,500 low-rise projects and over 2,600 high-rise projects ready to recognize revenue.

	2014	2013	2012
Net cash provided by (used in) investing activities	(286.3)	(230.8)	(249.0)

Cash flow from investing activities in 2014 was mainly used for property, building and equipment i.e. head office building and paid for aluminum forms for both low-rise and high-rise projects which can be used more than 3 years.

	2014	2013	2012
Net cash provided by (used in) financing activities	2,149.3	1,659.0	858.4

Cash flow from financing activities in 2014 was mainly provided from issuance of debentures and mainly used for payment of debentures amounting to 2,011 Million Baht. Regarding long-term loan from financial institution, loan repayment was approximately -337.4 Million Baht while cash outflow for loan repayment is from bill of exchange to save interest.

Liquidity Ratio

Liquidity ratio of the Company decreased from 3.30 times as of 31 December 2013 to 2.31 times as of 31 December 2014 (3.35 times as of 31 December 2012). In regards to quick ratio, it equals to 0.13 times as of 31 December 2014, 0.37 times as of 31 December 2013 and 0.12 times as of 31 December 2012.

Accounts payable turnover ratio as of 31 December 2014 equals to 9.27 times, decreased from 11.92 times as of 31 December 2013 and 10.41 times as of 31 December 2012 and average collection period is about to 38.33 days, 30.62 days and 35.07 days respectively.

Financial Policy Ratio

The Company's Debt-to-Equity ratio as of 31 December 2014 increased from the year 2013 by 2.15 times and from the year 2012 by 1.75 times. An increase of debt-to-equity ratio was in line with the value of real estate projects under development approximately 10,000 Million Baht which such projects will be realized revenue in the year 2015 and 2016 further for the amount of 15,000 Million Baht, affecting to decrease of debt-to-equity ratio in the next year.

Board of Directors' Responsibility for Financial Reporting

Board of Directors' Responsibility for Financial Reporting

The Board of Directors of Areeya Property Public Co., Ltd. is responsible for financial statements and consolidated financial statements presented in this annual report. The aforementioned financial statements are prepared in accordance with generally accepted accounting principles, using careful judgment and the best estimations. Important information is adequately and transparently disclosed in the notes to financial statements for the company's shareholders and investors.

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

The financial statements of the company and the consolidated financial statements of the company have been examined by external auditor named Mr. Chayapol Suppasdtanon, registration no.3972, EY Office Limited. To conduct the audits and express an opinion in accordance with generally accepted auditing standards, the auditor was provided with all of the company's records and related data as requested. The auditors' opinion is presented in the auditors' report as part of this annual report.

The Board of Directors is satisfied that an efficient internal audit control is rendered credibility and reliability to financial statements of Areeya Property Public Co., Ltd. And its consolidated financial statements for the year ended December 31, 2014. The Board of Directors also believed that all these financial statements have been prepared in accordance with generally accepted accounting principles and related regulations.



Mr. Wisit Laohapoonrungsee
Chairman and Chief Executive Officer

General Information

Company Name	Areeya Property Public Company Limited
Type of Business	Development of real estate
Head Office Address	999 Praditmanutham Road, Saphansong, Wangthonglang, Bangkok 10310
Company Registration No.	0107546000431
Authorized Share Capital	980,000,000 common shares, Baht 1 per share, Total authorized share capital Baht 980,000,000, Paid-up share capital Baht 980,000,000
Home Page	www.areeya.co.th For more details about a space condominium project, please visit www.aspace.co.th For more details about TheColors townhome project, please visit www.thecolors.co.th For more details about the community mall project, please visit www.pickadailybkk.com
Telephone	02 798 9999, 1797
Facsimile	02 798 9990
Auditor	EY Office Limited 33 rd Floor, Lake Rajada Office Complex 193/136-137 Rajadapisek Road Klongtoey, Bangkok 10110 Tel 66(02) 264 0777 Fax 66(02) 264 0789-90
Security Registrar	Thailand Securities Depository Co., Ltd. 62 The Stock Exchange of Thailand Building, Ratchadapisek Road, Klongtoey, Klongtoey, Bangkok 10110 Tel 66(02) 229 2000
Legal Advisor	Kunnatham Law Office 72/2-3 Sutthisanwinitchai Road, Samsen-Nok, Huay-Kwang, Bangkok 10310 Tel 66(02) 274 7529-30 Fax 66(02) 274 7638

Subsidiaries

Company Name	Type of Business	Authorized Share Capital	Shareholding Percentage (%)
Areeya Service Co., Ltd. 999 Praditmanutham Rd., Saphansong, Wangthonglang, Bangkok 10310 Telephone 02 798 9999 Facsimile 02 798 9990	After sale service for property	1,000,000 common shares, Baht 10 per share Total share capital Baht 10,000,000	99.99
One Up Co., Ltd. 999 Praditmanutham Rd., Saphansong, Wangthonglang, Bangkok 10310 Telephone 02 798 9999 Facsimile 02 798 9990	Construction Service	10,000,000 common shares, Baht 10 per share Total share capital Baht 100,000,000	99.99
Areeya Management Co., Ltd. 999 Praditmanutham Rd., Saphansong, Wangthonglang, Bangkok 10310 Telephone 02 798 9999 Facsimile 02 798 9990	Development of real estate projects and property management	6,500,000 common shares, Baht 10 per share Total share capital Baht 65,000,000	99.99
Cool Space Co., Ltd. 999 Praditmanutham Rd., Saphansong, Wangthonglang, Bangkok 10310 Telephone 02 798 9999 Facsimile 02 798 9990	Development of real estate projects	6,000,000 common shares, Baht 10 per share Total share capital Baht 60,000,000	99.99
White Living Co., Ltd. 999 Praditmanutham Rd., Saphansong, Wangthonglang, Bangkok 10310 Telephone 02 798 9999 Facsimile 02 798 9990	Development of real estate projects	6,500,000 common shares, Baht 10 per share Total share capital Baht 65,000,000	99.99
Chill Space Co., Ltd. 999 Praditmanutham Rd., Saphansong, Wangthonglang, Bangkok 10310 Telephone 02 798 9999 Facsimile 02 798 9990	Development of real estate projects	100,000 common shares, Baht 10 per share Total share capital Baht 1,000,000	99.99
Areeya Convenience Store Co., Ltd. 999 Praditmanutham Rd., Saphansong, Wangthonglang, Bangkok 10310 Telephone 02 798 9999 Facsimile 02 798 9990	Retail Business	10,000 common shares, Baht 100 per share Total share capital Baht 1,000,000	99.99

Monitoring the Usage of Insider Information

Board of Directors has realized about defense to be misused by someone with self-exploitation. They are stipulated information confidentiality policy to limit access to information within company for authorized staffs solely.

The company informs executives, including executive's spouses and minor children to report their holding or changing the company's securities to the Securities and Exchange Commission (the office) under the rule and procedures of the Securities and Exchange Act B.E. 2535 section 59 and its punishment of section 275.

Also, such mentioned persons as directors, management and employees including their spouse and minor children, are prohibited to make any security transaction; either purchasing, or selling, or transferred by taken advantage of the internal confidential information, which has not yet been disclose to the public. However, in case of the transactions occur in normal business, directors and management including their spouse and minor children, he/she had to report to the office within three working days since the event takes place, and copy to documents will be handled to company as evidence.

In addition, the company provides ethical policy that director, management and employees are always expected to observe honestly and virtuously, and should not participate to any immoral behaviors deteriorating company recognition. If any evidence has shown that company information confidentiality are disclosed by self exploitation insiders, it's doomed that such a person is accused of severe disciplinary violation and may be deserved condemnation according to employee regulation.

Internal Control

In the Audit Committee Meeting No. 2/2015 held on February 27, 2015, Audit Committee had evaluated the sufficient and appropriated internal control system. This annual evaluation based on summary data of 5 main categories as follows:

1. Organization and Environment
2. Risk Management
4. Management Control

5. Information Technology System
6. Monitoring System

The Audit Committee give an opinion that the company's Internal Control System is sufficient and all of functions work effectively. The 2014 Annual Evaluation Questionnaire of Sufficient of an Internal Control System is submitted to Board of Directors for consideration in the Board of Directors' Meeting No. 2/2015 held on February 27, 2015.

The Company provides effective management and internal control system where executives have contributed to be aware of the importance on internal control by providing effective organizational supervision, definitely assign roles and responsibilities, including regulations, rules, policies, management level, and authorization level in written form.

The Company also provides Internal Control Department, whose independently follow-up and evaluate internal control system and report directly to Audit Committee, to review operating systems to meet overall corporate objectives and goals. In previous audit, there are no mistake found that affect internal control substantially.

Furthermore, the Audit Committee has frequently organized meetings with our external auditors for the year 2014 (EY Office Limited) to review the efficiency of company's internal control, and found no significantly deficiencies in the company's internal control system.

Dividend Policy

The Company has the policy to pay dividend in the amount of approximately 40% of the Company's net profit after corporate income tax and all kinds of reserve fund, provided that such dividend payment must not materially affect the Company's normal operation and shall depend on the Company's results of operations and financial condition, liquidity, business growth, the necessity and other appropriate matters in the future, as well as other factors related to the management of the Company as the Board of Directors considers appropriate or advisable for the maximize benefits of the shareholders.



Independent Auditor's Report

To the Shareholders of Areeya Property Public Company Limited

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

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

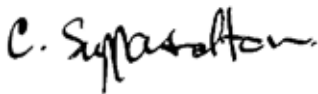
I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

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

Other matter

The consolidated financial statements of Areeya Property Public Company Limited and its subsidiaries and the separate financial statements of Areeya Property Public Company Limited for the year ended 31 December 2013 and 2012 (for preparation the consolidated and separate statements of financial position as at 1 January 2013) were audited by another auditor who expressed an unqualified opinion on those statements, under her report dated 27 February 2014 and 27 February 2013, respectively.



Mr. Chayapol Suppasatton
Certified Public Accountant (Thailand) No. 3972

EY Office Limited
Bangkok: 27 February 2015

Statement of financial position

Areeya Property Public Company Limited and its subsidiaries

As at 31 December 2014

(Unit: Baht)

		Consolidated financial statements			Separate financial statements		
		As at 31 December 2014	As at 31 December 2013	As at 1 January 2013	As at 31 December 2014	As at 31 December 2013	As at 1 January 2013
	Note						
Assets							
Current assets							
Cash and cash equivalents	7	220,894,659	108,209,483	224,595,130	119,402,047	75,109,636	121,273,951
Current investment	8	80,662	-	-	80,662	-	-
Trade and other receivables	6,9	28,352,433	28,454,851	16,745,702	88,827,995	50,414,227	35,889,509
Real estate development costs	10	9,841,676,168	6,931,778,944	5,773,713,408	8,570,951,368	5,949,336,608	4,791,633,220
Deposits for purchase of land	33	347,000,000	742,000,000	41,946,200	347,000,000	742,000,000	41,946,200
Short-term loans to related parties	6	-	-	-	803,321,871	353,200,000	131,700,000
Other current assets	11	27,967,450	62,737,648	19,061,556	25,231,740	54,416,605	13,072,557
Total current assets		10,465,971,372	7,873,180,926	6,076,061,996	9,954,815,683	7,224,477,076	5,135,515,437
Non-current assets							
Restricted bank deposits	12	292,097,980	211,667,227	270,900,662	287,260,445	203,499,361	263,991,080
Investments in subsidiaries	13	-	-	-	301,999,239	300,999,539	300,999,539
Investment properties	14	510,202,461	422,264,063	281,548,474	491,688,605	411,424,530	277,131,118
Property, building and equipment	15	561,969,619	377,242,874	214,128,398	523,890,872	347,541,991	168,948,563
Intangible assets	16	19,821,438	9,057,498	5,923,066	19,740,331	8,922,649	5,757,231
Deferred tax assets	29	7,977,888	17,730,040	13,470,895	4,561,687	16,844,451	12,743,194
Rental deposit	6	60,000,000	60,000,000	-	60,000,000	60,000,000	-
Other non-current assets		38,480,668	17,008,833	13,172,704	32,931,440	13,773,623	12,172,840
Total non-current assets		1,490,550,054	1,114,970,535	799,144,199	1,722,072,619	1,363,006,144	1,041,743,565
Total assets		11,956,521,426	8,988,151,461	6,875,206,195	11,676,888,302	8,587,483,220	6,177,259,002

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

Statement of financial position (continued)

Areeya Property Public Company Limited and its subsidiaries

As at 31 December 2014

(Unit: Baht)

		Consolidated financial statements			Separate financial statements		
		As at 31 December 2014	As at 31 December 2013	As at 1 January 2013	As at 31 December 2014	As at 31 December 2013	As at 1 January 2013
	Note						
Liabilities and shareholders' equity							
Current liabilities							
Bank overdrafts and short-term loans from financial institutions	17	2,159,067,013	1,222,678,598	962,859,594	2,141,318,284	1,081,881,147	699,669,920
Trade and other payables	6, 18	226,470,127	128,104,007	111,449,631	559,403,691	405,503,670	344,052,837
Current portion of long-term loans from financial institutions	19	1,648,673,188	753,941,131	557,777,403	1,443,673,188	592,299,361	531,360,903
Short-term loans from related parties	6	-	-	-	72,295,747	234,932,117	259,439,043
Current portion of finance lease liabilities	22	45,751,415	24,138,839	17,260,066	38,487,386	17,857,122	9,353,739
Current portion of construction retentions	6	127,593,911	85,019,638	77,647,799	94,650,537	42,782,805	26,879,303
Unrecognised income on installments due		198,733,163	127,701,357	40,650,088	197,917,563	126,479,760	39,914,688
Income tax payable		1,261,381	685,574	716,247	-	-	51,224
Other current liabilities		120,598,811	43,233,869	43,323,874	85,977,634	8,717,117	8,199,358
Total current liabilities		4,528,149,009	2,385,503,013	1,811,684,702	4,633,724,030	2,510,453,099	1,918,921,015

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

Statement of financial position (continued)

Areeya Property Public Company Limited and its subsidiaries

As at 31 December 2014

(Unit: Baht)

Note	Consolidated financial statements			Separate financial statements		
	As at 31 December 2014	As at 31 December 2013	As at 1 January 2013	As at 31 December 2014	As at 31 December 2013	As at 1 January 2013
Non-current liabilities						
Long-term loans from financial institutions, net of current portion	19	792,337,347	2,024,494,038	2,450,048,944	741,847,965	1,819,494,038
Long-term loans from other parties	20	111,493,133	111,493,133	-	111,493,133	111,493,133
Long-term loans from related party	6	-	-	-	9,700,000	9,700,000
Debentures	21	3,511,000,000	1,500,000,000	-	3,511,000,000	1,500,000,000
Finance lease liabilities, net of current portion	22	63,157,152	40,154,527	30,485,738	54,102,743	29,368,011
Construction retentions, net of current portion	6	-	-	-	-	4,564,734
Utilities guarantees		6,877,074	7,561,060	8,312,150	6,877,074	7,561,060
Provision for long-term employee benefits	23	15,909,256	10,820,174	9,651,983	5,447,307	8,372,885
Provision for litigations	24	16,600,000	17,278,200	19,900,000	16,600,000	17,278,200
Other non-current liabilities		37,362,959	32,063,566	36,100,409	26,854,309	25,970,226
Total non-current liabilities		4,554,736,921	3,743,864,698	2,554,499,224	4,483,922,531	3,533,802,287
Total liabilities		9,082,885,930	6,129,367,711	4,366,183,926	9,117,646,561	6,044,255,386
Shareholders' equity						
Share capital	26					
Registered						
980,000,000 ordinary shares of Baht 1 each						
(1 January 2013: 949,600,000 ordinary shares of Baht 1 each)		980,000,000	980,000,000	949,600,000	980,000,000	980,000,000
Issued and fully paid						
980,000,000 ordinary shares of Baht 1 each						
(1 January 2013: 758,000,000 ordinary shares of Baht 1 each)		980,000,000	980,000,000	758,000,000	980,000,000	980,000,000
Share premium		669,209,894	669,209,894	524,909,894	669,209,894	669,209,894
Retained earnings						
Appropriated - statutory reserve	27	57,253,600	54,953,600	53,732,600	57,253,600	54,953,600
Unappropriated		1,167,172,002	1,154,620,256	1,172,379,775	852,778,247	839,064,340
Total shareholders' equity		2,873,635,496	2,858,783,750	2,509,022,269	2,559,241,741	2,543,227,834
Total liabilities and shareholders' equity		11,956,521,426	8,988,151,461	6,875,206,195	11,676,888,302	8,587,483,220

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

Statement of comprehensive income

Areeya Property Public Company Limited and its subsidiaries

For the year ended 31 December 2014

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2014	2013	2014	2013
Profit or loss:					
Revenues					
Revenue from sales of real estate		2,437,564,050	1,752,480,683	1,810,376,350	1,347,067,965
Service income from house construction and sales of construction materials	6	458,058	10,183,373	303,083	7,388,285
Other income					
Unrealised gain in fair value on investment properties	14	62,616,135	-	62,616,135	-
Others	6	58,714,222	45,101,111	45,966,679	22,227,535
Total revenues		2,559,352,465	1,807,765,167	1,919,262,247	1,376,683,785
Expenses					
Cost of sales of real estate		1,632,075,854	1,089,726,866	1,245,759,082	848,765,673
Cost of service from house construction and sales of construction materials		11,606,318	9,389,371	291,015	6,715,661
Selling expenses		320,277,814	304,372,925	220,024,957	203,273,204
Administrative expenses	6	393,578,686	287,757,290	259,119,785	207,066,777
Total expenses		2,357,538,672	1,691,246,452	1,725,194,839	1,265,821,315
Profit before finance cost and income tax expense		201,813,793	116,518,715	194,067,408	110,862,470
Finance cost	6	(145,049,155)	(91,395,040)	(140,672,065)	(79,966,852)
Profit before income tax expense		56,764,638	25,123,675	53,395,343	30,895,618
Income tax expense	29	(15,498,262)	(11,346,394)	(11,639,828)	(6,489,411)
Profit for the year		41,266,376	13,777,281	41,755,515	24,406,207
Other comprehensive income:					
Actuarial gains, net of income tax	29	2,983,570	-	3,656,592	-
Other comprehensive income for the year		2,983,570	-	3,656,592	-
Total comprehensive income for the year		44,249,946	13,777,281	45,412,107	24,406,207
Earnings per share	25				
Basic earnings per share					
Profit attributable to equity holders of the Company		0.04	0.02	0.04	0.03

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

Cash flow statement

Areeya Property Public Company Limited and its subsidiaries

As at 31 December 2014

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Cash flows from operating activities				
Profit before tax	56,764,638	25,123,675	53,395,343	30,895,618
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities				
Depreciation and amortisation	40,217,050	31,108,465	31,392,189	17,778,848
Cost of sale of real estate	1,632,029,995	1,089,726,866	1,245,759,082	848,765,673
Doubtful accounts (reversal)	346,074	(10,000)	346,074	(10,000)
Unrealised gain in fair value on investment properties	(62,616,135)	-	(62,616,135)	-
Unrealised gain on current investment	(662)	-	(662)	-
Unrealised loss on exchange	166,423	-	166,423	-
Loss (gain) on sales of equipment	7,920,913	(3,432,672)	4,219,149	291,910
Long-term employee benefits expenses	8,818,545	1,731,337	1,645,162	877,241
Decrease in provision for litigations	-	(2,621,800)	-	(2,621,800)
Other income from investment units received	(80,000)	-	(80,000)	-
Interest income	(9,988,077)	(7,470,021)	(9,210,036)	(7,036,141)
Interest expenses	145,049,155	91,395,040	140,672,065	79,966,852
Profit from operating activities before changes in operating assets and liabilities	1,818,627,919	1,225,550,890	1,405,688,654	968,908,201
Operating assets (increase) decrease				
Trade and other receivables	(329,766)	(12,078,259)	(38,696,434)	(15,278,718)
Real estate development costs	(3,485,325,822)	(1,978,136,568)	(2,837,848,239)	(1,772,486,651)
Deposits for purchase of land	(347,000,000)	(742,000,000)	(347,000,000)	(742,000,000)
Other current assets	35,491,833	(45,025,292)	29,184,864	(42,276,910)
Other non-current assets	(4,161,683)	(58,464,791)	(3,667,628)	(58,480,900)
Operating liabilities increase (decrease)				
Trade and other payables	61,456,724	(7,770,089)	116,270,607	38,831,320
Construction retentions	42,574,273	7,371,839	47,302,998	16,693,694
Unrecognised income on installments due	71,031,806	87,051,269	71,437,803	86,565,072
Other current liabilities	77,364,942	(90,005)	77,260,517	517,759
Utilities guarantee	(683,986)	(751,090)	(683,986)	(751,090)
Cash paid for employee benefit	-	(563,146)	-	(473,290)
Litigation settlement	(678,200)	-	(678,200)	-
Other non-current liabilities	5,299,393	(4,036,843)	884,083	4,006,582
Cash flows used in operating activities	(1,726,332,567)	(1,528,942,085)	(1,480,544,961)	(1,516,224,931)
Cash paid for income tax expense	(23,947,983)	(15,636,212)	(15,761,401)	(10,642,892)
Net cash flows used in operating activities	(1,750,280,550)	(1,544,578,297)	(1,496,306,362)	(1,526,867,823)

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

Cash flow statement

(continued)

Areeya Property Public Company Limited and its subsidiaries

As at 31 December 2014

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Cash flows from investing activities				
Decrease (increase) in restricted bank deposits	(80,430,753)	59,233,435	(83,761,084)	60,491,719
Increase in short-term loans to related parties	-	-	(450,121,871)	(221,500,000)
Cash paid for acquisitions of investment properties	(25,322,263)	(140,715,589)	(17,647,940)	(134,293,412)
Cash paid for acquisitions of equipment	(192,667,847)	(158,483,184)	(165,695,398)	(160,139,413)
Proceeds from sales of equipment	7,638,679	3,731,674	3,936,915	-
Cash paid for acquisitions of intangible assets	(5,579,309)	(1,675,749)	(5,579,309)	(1,607,250)
Cash received from interest income	10,074,187	7,085,131	9,146,628	7,036,141
Net cash flows used in investing activities	(286,287,306)	(230,824,282)	(709,722,059)	(450,012,215)
Cash flows from financing activities				
Increase in bank overdrafts and short-term loans from financial institutions	936,388,415	259,819,004	1,059,437,137	382,211,227
Cash received from debentures	3,000,000,000	1,500,000,000	3,000,000,000	1,500,000,000
Cash received from increase share capital	-	366,300,000	-	366,300,000
Cash received from long-term loans from financial institutions	1,355,137,018	1,198,845,218	1,333,265,009	1,052,177,293
Increase in long-term loans from other parties	-	111,493,133	-	111,493,133
Decrease in short-term loans from related parties	-	-	(162,636,370)	(24,506,926)
Repayments of debentures	(989,000,000)	-	(989,000,000)	-
Repayments of long-term loans from financial institutions	(1,692,561,652)	(1,428,236,396)	(1,559,537,255)	(1,162,240,879)
Repayment of finance lease liabilities	(23,811,869)	(23,568,690)	(19,782,074)	(15,630,065)
Dividends paid	(29,398,200)	(30,315,800)	(29,398,200)	(30,315,800)
Cash paid for interest expenses	(407,500,680)	(295,319,537)	(382,027,415)	(248,772,260)
Net cash flows from financing activities	2,149,253,032	1,659,016,932	2,250,320,832	1,930,715,723
Net increase (decrease) in cash and cash equivalents	112,685,176	(116,385,647)	44,292,411	(46,164,315)
Cash and cash equivalents at beginning of year	108,209,483	224,595,130	75,109,636	121,273,951
Cash and cash equivalents at end of year	220,894,659	108,209,483	119,402,047	75,109,636
Supplemental cash flows information				
Non-cash transactions				
Transfer deposits for purchase of land to real estate development costs	742,000,000	41,946,200	742,000,000	41,946,200
Purchase of equipment under finance lease agreements	60,360,302	36,984,248	57,080,302	36,984,248
Purchase of intangible assets under finance lease agreements	8,066,768	-	8,066,768	-
Payable from purchase of equipments	9,289,946	-	9,289,946	-
Payable for investment in a subsidiary	-	-	999,700	-
Capitalisation of finance cost as cost of project	289,893,920	215,565,340	268,528,696	181,104,665
Actuarial gains, net of income tax	2,983,570	-	3,656,592	-

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

Statement of changes in shareholders' equity

Areeya Property Public Company Limited and its subsidiaries

For the year ended 31 December 2014

(Unit: Baht)

	Consolidated financial statements				
	Issued and fully paid share capital	Share premium	Retained earnings		Total shareholders' equity
			Appropriated - statutory reserve	Unappropriated	
Balance as at 1 January 2013	758,000,000	524,909,894	53,732,600	1,172,379,775	2,509,022,269
Profit for the year	-	-	-	13,777,281	13,777,281
Total comprehensive income for the year	-	-	-	13,777,281	13,777,281
Increase share capital (Note 26)	222,000,000	144,300,000	-	-	366,300,000
Dividends paid (Note 32)	-	-	-	(30,315,800)	(30,315,800)
Unappropriated retained earnings transferred to statutory reserve	-	-	1,221,000	(1,221,000)	-
Balance as at 31 December 2013	980,000,000	669,209,894	54,953,600	1,154,620,256	2,858,783,750
Balance as at 1 January 2014	980,000,000	669,209,894	54,953,600	1,154,620,256	2,858,783,750
Profit for the year	-	-	-	41,266,376	41,266,376
Other comprehensive income for the year	-	-	-	2,983,570	2,983,570
Total comprehensive income for the year	-	-	-	44,249,946	44,249,946
Dividends paid (Note 32)	-	-	-	(29,398,200)	(29,398,200)
Unappropriated retained earnings transferred to statutory reserve	-	-	2,300,000	(2,300,000)	-
Balance as at 31 December 2014	980,000,000	669,209,894	57,253,600	1,167,172,002	2,873,635,496

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

Statement of changes in shareholders' equity (continued)

Areeya Property Public Company Limited and its subsidiaries

For the year ended 31 December 2014

(Unit: Baht)

	Consolidated financial statements				
	Issued and fully paid share capital	Share premium	Retained earnings		Total shareholders' equity
			Appropriated - statutory reserve	Unappropriated	
Balance as at 1 January 2013	758,000,000	524,909,894	53,732,600	846,194,933	2,182,837,427
Profit for the year	-	-	-	24,406,207	24,406,207
Total comprehensive income for the year	-	-	-	24,406,207	24,406,207
Increase share capital (Note 26)	222,000,000	144,300,000	-	-	366,300,000
Dividends paid (Note 32)	-	-	-	(30,315,800)	(30,315,800)
Unappropriated retained earnings transferred to statutory reserve	-	-	1,221,000	(1,221,000)	-
Balance as at 31 December 2013	980,000,000	669,209,894	54,953,600	839,064,340	2,543,227,834
Balance as at 1 January 2014	980,000,000	669,209,894	54,953,600	839,064,340	2,543,227,834
Profit for the year	-	-	-	41,755,515	41,755,515
Other comprehensive income for the year	-	-	-	3,656,592	3,656,592
Total comprehensive income for the year	-	-	-	45,412,107	45,412,107
Dividends paid (Note 32)	-	-	-	(29,398,200)	(29,398,200)
Unappropriated retained earnings transferred to statutory reserve	-	-	2,300,000	(2,300,000)	-
Balance as at 31 December 2014	980,000,000	669,209,894	57,253,600	852,778,247	2,559,241,741

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

Notes to consolidated financial statements

Areeya Property Public Company Limited and its subsidiaries

For the year ended 31 December 2014

1 Corporation information

Areeya Property Public Company Limited ("the Company"), is a public company incorporated and domiciled in Thailand. The Company is principally engaged in property development. The registered office of the Company is at 999 Praditmanutham Road, Saphansong, Wangthonglang, Bangkok.

2. Basis of preparation

2.1 The financial statements have been prepared in accordance with Thai Financial Reporting Standards enunciated under the Accounting Professions Act B.E. 2547 and their presentation has been made in compliance with the stipulations of the Notification of the Department of Business Development dated 28 September 2011, issued under the Accounting Act B.E. 2543.

The financial statements in Thai language are the official statutory financial statements of the Company. The financial statements in English language have been translated from the Thai language financial statements.

The financial statements have been prepared on a historical cost basis except where otherwise disclosed in the accounting policies.

2.2 Basis of consolidation

a) The consolidated financial statements include the financial statements of Areeya Property Public Company Limited ("the Company") and the following subsidiary companies ("the subsidiaries"):

Company's name	Nature of business	Country of incorporation	Percentage of shareholding	
			2014	2013
			%	%
Areeya Service Co., Ltd.	After sales services for property	Thailand	99.99	99.99
One Up Co., Ltd.	Construction service	Thailand	99.99	99.99
Areeya Management Co., Ltd.	Development of real estate projects and property management	Thailand	99.99	99.99
Cool Space Co., Ltd.	Development of real estate project	Thailand	99.99	99.99
White Living Co., Ltd.	Development of real estate project	Thailand	99.99	99.99
Chill Space Co., Ltd.	Development of real estate project	Thailand	99.99	99.99
Areeya Convenience Store Co., Ltd.	Retail business	Thailand	99.97	-

b) Subsidiaries are fully consolidated, being the date on which the Company obtains control, and continue to be consolidated until the date when such control ceases.

c) The financial statements of the subsidiaries are prepared using the same significant accounting policies as the Company.

Notes to consolidated financial statements

- d) Material balances and transactions between the Company and its subsidiary companies have been eliminated from the consolidated financial statements.
- 2.3 The separate financial statements, which present investments in subsidiaries under the cost method, have been prepared solely for the benefit of the public.

3. New financial reporting standards

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

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

Conceptual Framework for Financial Reporting (revised 2014)

Accounting Standards:

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

Financial Reporting Standards:

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

Accounting Standard Interpretations:

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

Financial Reporting Standard Interpretations:

TFRIC 1	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4	Determining whether an Arrangement contains a Lease
TFRIC 5	Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds

Notes to consolidated financial statements

TFRIC 7	Applying the Restatement Approach under TAS 29 Financial Reporting in Hyperinflationary Economies
TFRIC 10	Interim Financial Reporting and Impairment
TFRIC 12	Service Concession Arrangements
TFRIC 13	Customer Loyalty Programmes
TFRIC 17	Distributions of Non-cash Assets to Owners
TFRIC 18	Transfers of Assets from Customers
Accounting Treatment Guidance for Stock Dividend	

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

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

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

TAS 19 (revised 2014) Employee Benefits

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

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

TFRS 10 Consolidated Financial Statements

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

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

TFRS 12 Disclosure of Interests in Other Entities

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

Notes to consolidated financial statements

TFRS 13 Fair Value Measurement

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

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

4. Significant accounting policies

4.1 Revenue recognition

Sales of land and houses and sales of residential condominium units

Sales of land and houses and sales of residential condominium units are recognised as revenue when the construction works are completed and the ownerships have been transferred to buyers after all payments are received from the buyers.

Revenue from sales of goods

Sales of goods are recognised when the significant risks and rewards of ownership of the goods have passed to the buyer. Sales are the invoiced value, excluding value added tax, of goods supplied after deducting discounts and allowances.

Service income from house construction

Service income from house construction is recognised on the basis of percentage of completion, and the consideration of the percentage of completion is arrived at based on the proportion of actual construction costs incurred up to the end of the year to the total anticipated service costs. Allowance for the total anticipated loss on construction will be made in the accounts as soon as the possibility of loss is ascertained.

Rendering of rental and services

Rental of area in buildings and related services income are recognised on a straight-line basis under an accrual basis over the period of contract.

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

Interest income

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

4.2 Cost recognition

Cost of land and houses sold and cost of residential condominium unit sold consist of cost of land, land improvement, design fees, public utilities, construction and direct related interest and other related cost.

In determining the cost of land and houses sold and cost of residential condominium units sold, the anticipated total development costs (taking into account actual costs incurred to date) are attributed to land and houses sold and residential condominium units sold on the basis of the salable area, and then recognised as costs in profit or loss concurrently with revenue from sales.

Selling expenses directly associated with projects, such as specific business tax and transfer fee are recognised when sale incurred.

Notes to consolidated financial statements

4.3 Cash and cash equivalents

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

4.4 Trade accounts receivable

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

4.5 Inventory

Construction materials are valued at the lower of average cost and net realisable value and are charged to production costs or cost of sales whenever consumed or sale.

4.6 Real estate development costs

Land and construction in progress are stated at cost less provision for loss on diminution in value of projects. The details of cost calculation are as follows:

Land	- Cost of land is recorded using the average method, and calculating it separately for each project.
Construction in progress	- Construction in progress consists of the cost of construction, public utility costs and interest capitalised to cost of projects by recording cost of construction and public utilities based on the actual cost incurred.

4.7 Investments

- a) Investments in securities held for trading are stated at fair value. Changes in the fair value of these securities are recorded in profit or loss.
- b) Investments in subsidiaries are accounted for in the separate financial statements using the cost method, net of allowance for loss on diminution in value (if any).

The fair value of unit trusts is determined from their net asset value.

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

4.8 Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value. Any gains or losses arising from changes in the value of investment properties are recognised in profit or loss when incurred.

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

4.9 Property, buildings and equipment/Depreciation

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

Notes to consolidated financial statements

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

Buildings	20 years
Electricity, sanitation, fire and plumbing system	15 years
Elevator and air conditioning system	10 years
Leasehold improvements	3 and 5 years
Club house	20 years
Temporary building	5 years
Furniture, fixtures and office equipment	3 and 5 years
Machinery and construction equipment	3 and 5 years
Vehicles	5 years

Depreciation is included in determining income.

No depreciation is provided for land and assets under installation and under construction.

4.10 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction of the projects that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the costs of the respective assets. Capitalisation ceases when the projects are ready for their intended use or sale, when the physical construction of the projects is complete, or when construction is suspended and until active development resumes. All other borrowing costs are expensed in the period they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

To the extent that funds are borrowed specifically for the development of projects, interest costs are presented as the actual borrowing costs less any investment income from the temporary investment of those borrowings. To the extent that funds are borrowed and used for the general purposes, the interest costs are determined by applying a capitalisation rate to the expenditures on that project. The capitalisation rate is the weighted average of the borrowing costs applicable to the borrowings of the entity that are outstanding during the year, other than borrowings made for specific purposes.

4.11 Intangible assets

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

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

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

	<u>Useful lives</u>
Computer software	5 and 10 years

4.12 Related party transactions

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

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

Notes to consolidated financial statements

4.13 Long-term leases

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

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

4.14 Foreign currencies

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

Transactions in foreign currencies are translated into Baht at the exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Baht at the exchange rate ruling at the end of reporting period, with the exception of those covered by forward exchange contracts, which are translated at the contracted rates.

Gains and losses on exchange are included in determining income.

4.15 Impairment of assets

At the end of each reporting period, the Company and its subsidiaries perform impairment reviews in respect of the property, buildings and equipment and other intangible assets whenever events or changes in circumstances indicate that an asset may be impaired. An impairment loss is recognised when the recoverable amount of an asset, which is the higher of the asset's fair value less costs to sell and its value in use, is less than the carrying amount.

An impairment loss is recognised in profit or loss.

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

4.16 Employee benefits

Short-term employee benefits

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

Post-employment benefits

Defined contribution plans

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

Notes to consolidated financial statements

Defined benefit plans

The Company and its subsidiaries have obligations in respect of the severance payments they must make to employees upon retirement under labour law. The Company and its subsidiaries treat these severance payment obligations as a defined benefit plan.

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

Actuarial gains and losses arising from post-employment benefits are recognised immediately in other comprehensive income.

The defined benefits liability comprises the present value of the defined benefit obligation less unrecognised past service cost and unrecognised actuarial gains or losses.

4.17 Provisions

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

4.18 Income tax

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

Current tax

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

Deferred tax

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

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

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

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

5. Significant accounting judgements and estimates

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

Notes to consolidated financial statements

Leases

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

Allowance for doubtful accounts

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

Land development costs estimation

In recognising revenue and cost from sales of land, the Company and its subsidiaries needs to estimate all land development costs, including land costs, land improvement costs, design and construction costs, other related costs and borrowing costs for construction, to be used in calculation of revenue and cost. The management estimates these costs based on their business experience and revisit the estimation on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.

Project development costs estimation

In calculating cost of condominium and cost of land and buildings sold, the Company and its subsidiaries have to estimate all project development costs, comprising land and land improvement costs, design and construction costs, public utility costs, borrowing costs and other related costs. The management estimates these costs based on their business experience and revisits the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.

Allowance for diminution in value of land, construction in progress and public utilities

The Company and its subsidiaries treat land, construction in progress and public utilities as diminution when the management judges that there have been a significant or prolonged decline in the fair value below their cost. The management determines the devaluation of such land, construction in progress and public utilities based on net realisable value. The determination of what is "significant" and such devaluation requires the management to exercise judgement.

Impairment of investments in subsidiaries

The Company treats investments in subsidiaries as impaired if the business operations of such companies are severely impacted by the economic crisis and the investments will take time to recover their value. The management determines devaluation of such investments based on management's judgement. The use of different estimates and assumptions could affect the amounts of allowances for impairment of investments in subsidiaries and adjustments to the allowances may therefore be required in the future.

Investment property

The Company and its subsidiaries present investment property at the fair value estimated by an independent appraiser, and recognise changes in the fair value in profit or loss. The independent appraiser valued the investment property using the income approach.

Land, building and equipment and intangible asset/Depreciation and amortisation

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

In determining amortisation of intangible assets with finite lives, the management is required to make estimates of the useful lives of the intangible assets and to review estimate useful lives when there are any changes.

Notes to consolidated financial statements

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

Deferred tax assets

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

Post-employment benefits under defined benefit plans

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

Provision for litigations

The Company and its subsidiaries have contingent liabilities as a result of litigation. The management has used judgement to assess the results of the litigation and believes that such provision for contingent liabilities (if any) as at the end of reporting period is appropriated.

6. Related party transaction

The relationships between the Company and its related parties are summarised below.

Name of related parties	Relationship
Cool Space Co., Ltd.	Subsidiary
Chill Space Co., Ltd.	Subsidiary
Areeya Management Co., Ltd.	Subsidiary
One Up Co., Ltd.	Subsidiary
White Living Co., Ltd.	Subsidiary
Areeya Service Co., Ltd.	Subsidiary
Areeya Convenience Store Co., Ltd.	Subsidiary
Daily By Areeya Co., Ltd.	Related company
A Attitude Co., Ltd.	Related company
At Home Development Co., Ltd.	Related company
The Colors Co., Ltd.	Related company
W Solar & Power Co., Ltd.	Related director
W Power Co., Ltd.	Related director
Tavalamai Co., Ltd.	Related director
Laohapoonrungsee and Porncharoenchaisilp Groups	The group of major shareholders
Mr. Wisit Laohapoomrungsee	A Director of the Company/Group

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

Notes to consolidated financial statements

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	2014	2013	2014	2013	Pricing policy
<u>Transactions with subsidiaries</u>					
(Eliminated from the consolidated financial statements)					
Service income from house construction and sales of construction materials	-	-	-	498	Market prices / Agreed rates
Other income	-	-	-	1,440	Market prices / Agreed rates
Finance cost	-	-	461	461	Agreed rates, reference to market rates
<u>Transactions with associates</u>					
Office rental	-	3,672	-	3,672	Baht 0.3 million per month
Land rental	1,000	-	1,000	-	Baht 1.0 million per annum

The balances of the accounts as at 31 December 2014 and 2013 and 1 January 2013 between the Company and those related companies are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements			Separate financial statements		
	31 December 2014	31 December 2013	1 January 2013	31 December 2014	31 December 2013	1 January 2013
Trade and other receivable - related parties (Note 9)						
Subsidiaries	-	-	-	71,154	40,890	28,254
Rental deposit to related person						
Rental deposit to management	60,000	60,000	-	60,000	60,000	-
Advance to related person						
Advance to management	102	3,623	3,856	12	3,365	3,223
Trade and other payable - related parties (Note 18)						
Subsidiaries	-	-	-	375,648	304,810	269,955
Investment payable - related party (Note 18)						
Subsidiary	-	-	-	1,000	-	-
Construction retentions						
Subsidiaries						
Current portion of construction retention	-	-	-	4,926	-	-
Construction retention, net of current portion	-	-	-	-	4,565	3,775
	-	-	-	4,926	4,565	3,775

Notes to consolidated financial statements

Short-term loans to related parties / Short-term loans from related parties

As at 31 December 2014, movements of short-term loans to/from related companies were as follows:

(Unit: Thousand Baht)

	Separate financial statements			Balance as at 31 December 2014
	Balance as at 1 January 2014	During the year		
		Increase	Decrease	
Short-term loans to related parties				
Subsidiaries				
Chill Space Co., Ltd.	165,200	85,500	(8,500)	242,200
One Up Co., Ltd.	178,000	24,500	-	202,500
White Living Co., Ltd.	10,000	171,507	-	181,507
Areeya Management Co., Ltd.	-	184,115	(7,000)	177,115
Total	353,200	465,622	(15,500)	803,322

(Unit: Thousand Baht)

	Separate financial statements			Balance as at 31 December 2014
	Balance as at 1 January 2014	During the year		
		Increase	Decrease	
Short-term loans to related parties				
Subsidiaries				
Chill Space Co., Ltd.	95	-	-	95
One Up Co., Ltd.	155,422	77,566	(232,988)	-
White Living Co., Ltd.	62,058	17,071	(68,952)	10,177
Areeya Management Co., Ltd.	17,357	161,867	(117,200)	62,024
Total	234,932	256,504	(419,140)	72,296

Short-term loans to/from related parties are due at call, and carrying no interest.

Notes to consolidated financial statements

Long-term loans from related party

As at 31 December 2014, movements of long-term loans between the Company and related company were as follows:

(Unit: Thousand Baht)

	Separate financial statements							
	Balance as at 1 January 2014		Increase		Decrease		Balance as at 31 December 2014	
	Principle	Interest	Principle	Interest	Principle	Interest	Principle	Interest
Long-term loans from and interest payable to related party								
<u>Subsidiary</u>								
Areeya Service Co., Ltd.	9,700	1,382	-	460	-	(460)	9,700	1,382

Long-term loans from subsidiary are due at call. Interest is charged at a rate of 4.75% per annum. However, the subsidiary agreed not to call the loan within twelve months from 31 December 2014.

Due to the requirements of the Land Development Act B.E. 2543, during 2003 to 2012 the Company transferred the title on certain parcels of land used for entrance ways, road and utilities with a cumulative value at 31 December 2014 of Baht 57.4 million (2013: Baht 57.4 million) to a director and Baht 125.8 million (2013: Baht 125.8 million) to its subsidiaries for compensation so that the director and its subsidiaries could hold the title of the land on behalf of the Company as a representative for the purposes of entering into any contract in relation to the land. As specified in the agreement, the director and its subsidiaries may not perform any activities on the land. In addition, the director and its subsidiaries have registered the land subject to servitudes and restrictions to the projects of the Company for construction of utilities for the projects without any compensation and with no time limit.

In 2009, a subsidiary (transferor) also transferred the title of certain parcels of land used as site entrance roads of development projects with a cumulative value as at 31 December 2014 of Baht 0.4 million (2013: Baht 0.4 million) to another subsidiary (transferee), without any compensation for the transferee to hold title to such land on behalf of the transferor as a representative. In addition, the transferee has registered the land subject to servitudes and restrictions to the projects of the transferor for construction of the utilities of the projects without any compensation and with no time limit.

Directors and management's benefit

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

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Short-term employee benefits	45,043	48,641	24,343	31,841
Post-employment benefits	2,940	2,563	1,582	1,915
Total	47,983	51,204	25,925	33,756

Notes to consolidated financial statements

Contracts with related person

The Board of Directors' Meeting of the Company held on 28 March 2013, passed resolution approving the Company (the "Lessee") to enter into a lease agreement to lease land ("Leased asset") with two directors (the "Lessor") to build head office building, for a period of 10 years from the date of land lease registration. As at 31 December 2014, the Company has commitment up to the end of lease agreement amounting to Baht 10.3 million (2013: Baht 11.3 million). The Company paid for rental deposit to the lessor amounting to Baht 60.0 million to guarantee that the Leased asset would not be foreclosed by the financial institution since the Lessor agreed to mortgage the Leased asset under the credit facility agreement with the financial institution to finance the construction of the office building. The deposit will be repaid to the Lessee at the end of the lease (31 December 2023).

Guarantee obligations with related parties

The Company has guaranteed liabilities of subsidiaries with local banks and the subsidiaries have guaranteed liabilities of the Company and subsidiaries with local banks.

7. Cash and cash equivalents

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Cash	494	1,611	493	1,604
Bank deposits	143,103	77,852	71,419	48,120
Cashier cheques to bank for loan repayment and deposit in transit	70,623	28,746	44,135	25,386
Cheque in transit	6,675	-	3,355	-
Total	220,895	108,209	119,209	75,110

As at 31 December 2014, bank deposits in saving accounts and fixed deposits carried interests between 0.125% and 1.25% per annum (2013: between 0.125% and 1.25% per annum) (the Company only: between 0.125% and 1.25% per annum, 2013: between 0.125% and 1.25% per annum).

8. Current investment

(Unit: Thousand Baht)

	Consolidated/Separate financial statements			
	2014		2013	
	Cost	Fair value	Cost	Fair value
Unit trusts	80	81	-	-

Current investment represented investment in unit trusts in opened fund held for trading.

Notes to consolidated financial statements

9. Trade and other receivables

(Unit: Thousand Baht)

	Consolidated financial statements			Separate financial statements		
	31 December 2014	31 December 2013	1 January 2013	31 December 2014	31 December 2013	1 January 2013
<u>Trade receivables - related parties</u>						
Aged on the basis of due dates						
Less than 3 months	-	-	-	-	51	944
3 - 6 months	-	-	-	-	142	73
Total trade receivables - related parties	-	-	-	-	193	1,017
<u>Trade receivables - unrelated parties</u>						
Aged on the basis of due dates						
Less than 3 months	714	338	1,136	697	329	850
3 - 6 months	606	220	481	606	216	328
6 - 12 months	1,512	196	40	1,476	115	40
Over 12 months	5,233	3,851	3,489	3,130	1,961	1,760
Total trade receivables - unrelated parties	8,065	4,605	5,146	5,909	2,621	2,978
Less : Allowance for doubtful debts	(3,423)	(3,423)	(3,423)	(1,694)	(1,694)	(1,694)
Total trade receivables - unrelated parties, net	4,642	1,182	1,723	4,215	927	1,284
Trade receivables - net	4,642	1,182	1,723	4,215	1,120	2,301
Other receivables						
Other receivables - related parties	-	-	-	71,154	40,697	27,237
Other receivables						
- unrelated parties	27,664	30,882	17,877	17,413	12,206	9,206
Total other receivables	27,664	30,882	17,877	88,567	52,903	36,443
Less: Allowance for doubtful debts	(3,954)	(3,609)	(2,854)	(3,954)	(3,609)	(2,854)
Total other receivables - net	23,710	27,273	15,023	84,613	49,294	33,589
Total trade and other receivables - net	28,352	28,455	16,746	88,828	50,414	35,890

Notes to consolidated financial statements

10. Real estate development costs

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Land and development costs				
of projects for sale	15,691,916	13,017,201	13,330,761	11,046,098
Show houses	142,388	127,426	130,121	115,396
Construction in progress	9,178,917	7,314,907	7,659,603	6,087,496
Construction materials	3,363	6,901	3,363	6,308
Total	25,016,584	20,466,435	21,123,848	17,255,298
Less: Portion transferred to cost of sales	(15,174,908)	(13,534,656)	(12,552,897)	(11,305,961)
Net	9,841,676	6,931,779	8,570,951	5,949,337
Finance costs capitalised to real estate development costs during the year	289,894	215,565	268,529	181,105
Rates of interest capitalised (% per annum)	5.75 - 8.50	6.00 - 8.50	5.75 - 8.50	6.00 - 8.50

Land and construction thereon have been mortgaged to secure loans facilities of the Company and its subsidiaries.

11. Other current assets

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Advances	4,619	12,443	4,061	12,185
Prepaid expenses	5,741	20,149	4,821	15,879
Deposits	15,507	27,368	15,287	25,062
Others	2,100	2,778	1,063	1,291
Total other current assets	27,967	62,738	25,232	54,417

12. Restricted bank deposits

The balances represented saving and fixed deposits of the Company and a subsidiary which were pledged with the financial institutions to secure letters of guarantee.

Notes to consolidated financial statements

13. Investments in subsidiaries

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

(Unit: Thousand Baht)

Subsidiaries	Separate financial statements									
	Paid-up capital		Shareholding		Cost		Allowance for diminution		Carrying amounts based on cost method - net	
	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013
			(Percent)	(Percent)						
Areeya Service Co., Ltd.	10,000	10,000	99.99	99.99	10,000	10,000	-	-	10,000	10,000
One Up Co., Ltd.	100,000	100,000	99.99	99.99	100,000	100,000	-	-	100,000	100,000
Areeya Management Co., Ltd.	65,000	65,000	99.99	99.99	65,000	65,000	-	-	65,000	65,000
Cool Space Co., Ltd.	60,000	60,000	99.99	99.99	60,000	60,000	-	-	60,000	60,000
White Living Co., Ltd.	65,000	65,000	99.99	99.99	65,000	65,000	-	-	65,000	65,000
Chill Space Co., Ltd.	1,000	1,000	99.99	99.99	1,000	1,000	-	-	1,000	1,000
Areeya Convenience Store Co., Ltd.	1,000	-	99.97	-	999	-	-	-	999	-
Total					301,999	301,000	-	-	301,999	301,000

On 10 September 2014, the Company's board of directors' meeting No.9/2014 approved to incorporate Areeya Convenience Store Co., Ltd. which is a subsidiary in Thailand. The subsidiary has a registered share capital of Baht 1 million and registered with the Ministry of Commerce on 24 September 2014.

All subsidiaries are incorporated in Thailand. There was no dividend declared by subsidiaries during the years 2014 and 2013.

14. Investment properties

(Unit: Thousand Baht)

	Consolidated financial statements	Separate financial statements
Net book value (under construction stage)		
as at 1 January 2014 (at cost)	281,548	277,131
Additions during the year	140,716	134,294
Net book value (under construction stage)		
as at 31 December 2013 (at cost)	422,264	411,425
Additions during the year	25,322	17,648
Unrealised gain from a fair value adjustment	62,616	62,616
Net book value as at 31 December 2014	510,202	491,689

During the year, most of investment properties have been completely constructed. Investment properties are representing shopping malls with space for rent.

The investment properties have been presented under fair value method. The fair value has been determined based on valuation performed by an accredited independent valuer, using the income approach as addressed in the report dated 30 December 2014. The main assumptions used in the valuation are occupancy rate, long-term growth in rental rates, discount rate and yield rate.

Notes to consolidated financial statements

During the years 2014 and 2013, the rental and related service income arising from investment properties and related expense are as below.

	(Unit: Thousand Baht)	
	Consolidated / Separate financial statements	
	2014	2013
Rental and service income	21,019	1,259
Related expenses	11,513	957

The investment properties have been mortgaged as collateral to secure credit facilities granted by financial institutions.

15. Property, building and equipment

	(Unit: Thousand Baht)								
	Consolidated financial statements								
	Land	Building and system	Leasehold improvements	Club house and temporary building	Furniture, fixtures and office equipment	Machinery and construction equipment	Vehicles	Assets under construction	Total
Cost									
1 January 2013	32,112	-	6,938	43,961	48,550	99,749	72,607	90,838	394,755
Additions	-	-	-	-	15,715	34,701	5,748	141,185	197,349
Disposals	-	-	(6,938)	-	(3,560)	(38,554)	-	-	(49,052)
Transfers in (out)	-	199,224	-	-	4,239	-	-	(203,463)	-
31 December 2013	32,112	199,224	-	43,961	64,944	95,896	78,355	28,560	543,052
Additions	14,007	37	-	10,159	20,008	120,562	17,479	64,793	247,045
Disposals	-	-	-	-	-	(3,143)	-	-	(3,143)
Transfers in (out)	-	16,685	-	-	32,768	-	-	(49,453)	-
31 December 2014	46,119	215,946	-	54,120	117,720	213,315	95,834	43,900	786,954

Notes to consolidated financial statements

(Unit: Thousand Baht)

Consolidated financial statements									
	Land	Building and system improvements	Leasehold improvements	Club house and temporary building	Furniture, fixtures and office equipment	Machinery and construction equipment	Vehicles	Assets under construction	Total
Accumulated depreciation:									
1 January 2013	-	-	6,922	25,635	34,295	69,332	44,443	-	180,627
Depreciation for the year	-	2,385	9	1,426	6,561	12,749	11,097	-	34,227
Depreciation on disposals/writes-off	-	-	(6,931)	-	(3,560)	(38,554)	-	-	(49,045)
31 December 2013	-	2,385	-	27,061	37,296	43,527	55,540	-	165,809
Depreciation for the year	-	9,833	-	1,610	10,468	28,888	11,237	-	62,036
Depreciation on disposals/writes-off	-	-	-	-	-	(2,861)	-	-	(2,861)
31 December 2014	-	12,218	-	28,671	47,764	69,554	66,777	-	224,984
Net book value:									
31 December 2013	32,112	196,839	-	16,900	27,648	52,369	22,815	28,560	377,243
31 December 2014	46,119	203,728	-	25,449	69,956	143,761	29,057	43,900	561,970
Depreciation charged for the year:									
2013 (Baht 4.8 million included in cost of sales of real estate and cost of service from house construction and cost of construction materials, and the balance in administrative expenses)									34,227
2014 (Baht 19.7 million included in cost of sales of real estate and cost of service from house construction and cost of construction materials, and the balance in administrative expenses)									62,036

(Unit: Thousand Baht)

Separate financial statements									
	Land	Building and system improvements	Leasehold improvements	Club house and temporary building	Furniture, fixtures and office equipment	Machinery and construction equipment	Vehicles	Assets under construction	Total
Cost									
1 January 2013	32,112	-	6,817	43,961	40,730	3,585	48,650	90,838	266,693
Additions	-	-	-	-	15,545	34,645	5,748	141,185	197,123
Disposals/write-off	-	-	(6,817)	-	(3,560)	-	-	-	(10,377)
Transfers in (out)	-	199,224	-	-	4,239	-	-	(203,463)	-
31 December 2013	32,112	199,224	-	43,961	56,954	38,230	54,398	28,560	453,439
Additions	14,007	37	-	10,159	19,303	105,630	14,199	64,793	228,128
Disposals/write-off	-	-	-	-	-	(4,690)	-	-	(4,690)
Transfers in (out)	-	16,685	-	-	32,768	-	-	(49,453)	-
31 December 2014	46,119	215,946	-	54,120	109,025	139,170	68,597	43,900	676,877

Notes to consolidated financial statements

(Unit: Thousand Baht)

	Separate financial statements								Total
	Land	Building and system	Leasehold improvements	Club house and temporary building	Furniture, fixtures and office equipment	Machinery and construction equipment	Vehicles	Assets under construction	
Accumulated depreciation:									
1 January 2013	-	-	6,816	25,635	30,686	2,094	32,513	-	97,744
Depreciation for the year	-	2,385	-	1,426	5,164	3,155	6,400	-	18,530
Depreciation on disposals/ writes-off	-	-	(6,816)	-	(3,561)	-	-	-	(10,377)
31 December 2013	-	2,385	-	27,061	32,289	5,249	38,913	-	105,897
Depreciation for the year	-	9,833	-	1,610	9,242	20,155	6,720	-	47,560
Depreciation on disposals/ writes-off	-	-	-	-	-	(471)	-	-	(471)
31 December 2014	-	12,218	-	28,671	41,531	24,933	45,633	-	152,986
Net book value:									
31 December 2013	32,112	196,839	-	16,900	24,665	32,981	15,485	28,560	347,542
31 December 2014	46,119	203,728	-	25,449	67,494	114,237	22,964	43,900	523,891

Depreciation charged for the year:

2013 (Baht 2.3 million included in cost of sales of real estate and cost of service from house construction and cost of construction materials, and the balance in administrative expenses)	18,530
2014 (Baht 17.1 million included in cost of sales of real estate and cost of service from house construction and cost of construction materials, and the balance in administrative expenses)	47,560

During the year, the Company capitalised borrowing costs as part of building amounting to Baht 1.7 million (2013: Baht 8.0 million) (accumulated capitalised borrowing cost as at 31 December 2014 amounting to Baht 9.7 million). The rate used to determine the amount of borrowing costs eligible for capitalisation was 5.87% per annum (2013: 4.94% per annum).

As at 31 December 2014, the Company and its subsidiaries had vehicle and equipment under finance lease agreements with net book values amounting to Baht 104.4 million (2013: Baht 52.1 million) (the Company only: Baht 95.3 million, 2013: Baht 38.7 million).

The Company and subsidiaries entered into finance lease contracts for acquiring vehicles, equipment and machineries. These contracts will expire in various years until 2019. Under the terms of the lease contracts, the Company and its subsidiaries must comply with certain conditions stipulated in the agreements. Finance lease contracts covering machinery of a subsidiary are guaranteed by the Company.

As at 31 December 2014, certain buildings and equipment items of the Company and its subsidiaries have been fully depreciated but are still in use. The gross carrying amount (before deducting accumulated depreciation) of those assets amounted to approximately Baht 99.3 million (2013: Baht 76.3 million) (the Company only: Baht 72.4 million, 2013: Baht 63.8 million).

The Company has mortgaged office building as collateral to secure credit facilities granted by financial institutions.

Notes to consolidated financial statements

16. Intangible assets

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

(Unit: Thousand Baht)

	Consolidated financial statements	Separate financial statements
	Computer software	Computer software
As at 31 December 2014:		
Cost	32,217	31,329
Less: Accumulated amortisation	(12,396)	(11,589)
Net book value	19,821	19,740
As at 31 December 2013:		
Cost	18,570	17,683
Less: Accumulated amortisation	(9,513)	(8,760)
Net book value	9,057	8,923

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

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Net book value at beginning of year	9,057	5,923	8,923	5,757
Acquisition of computer software	13,646	5,100	13,646	5,032
Disposal during the year-net book value as at disposal date	-	(293)	-	(293)
Amortisation	(2,882)	(1,673)	(2,829)	(1,573)
Net book value at end of year	19,821	9,057	19,740	8,923

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

(Unit: Thousand Baht)

	Interest rate (% per annum)		Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013	2014	2013
Bank overdrafts and short-term loans from financial institutions						
Bank overdrafts	MOR, saving bank account + fixed number	MOR, saving bank account + fixed number	52,253	28,521	44,488	17,459
Promissory notes	MLR - fixed number	MLR - fixed number	510,000	240,000	510,000	240,000
Bills of exchange	Government bond yield + credit spread	Government bond yield + credit spread	1,616,500	961,700	1,606,500	830,000
Less: Prepaid interest			(19,686)	(7,542)	(19,670)	(5,578)
Total bills of exchange - net			1,596,814	954,158	1,586,830	824,422
Total			2,159,067	1,222,679	2,141,318	1,081,881

Notes to consolidated financial statements

Bank overdrafts and short-term loans have been secured by the place of saving and fixed deposits and the mortgaged of land of projects of the Company and its subsidiaries.

As at 31 December 2014, the Company and its subsidiaries had credit facilities for letter of credit to certain local banks totaling Baht 45.7 million (2013: Baht 30 million) (the Company only: Baht 10.6 million).

18. Trade and other payables

(Unit: Thousand Baht)

	Consolidated financial statements			Separate financial statements		
	31 December 2014	31 December 2013	1 January 2013	31 December 2014	31 December 2013	1 January 2013
Trade payables - related parties	-	-	-	265,342	280,193	259,487
Trade payables - unrelated parties	111,045	54,925	49,177	87,857	37,232	26,335
Other payables - related parties	-	-	-	108,924	23,235	9,546
Other payables - unrelated parties	17,510	2,992	3,122	15,520	2,821	2,569
Investment payable - related party	-	-	-	1,000	-	-
Interest payable - related party	-	-	-	1,382	1,382	922
Interest payable - unrelated parties	47,816	21,168	5,013	47,547	20,374	4,186
Accrued expenses	46,419	45,055	52,181	29,103	36,814	39,658
Others	3,680	3,964	1,957	2,729	3,453	1,350
Total	226,470	128,104	111,450	559,404	405,504	344,053

19. Long-term loans from financial institutions

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Long-term loans from financial institutions	2,441,010	2,778,43	2,185,521	2,411,793
Less: Current portion	(1,100,673)	(753,941)	(1,100,673)	(592,299)
Classified as current liabilities	(548,000)	-	(343,000)	-
Total	(1,648,673)	(753,941)	(1,443,673)	(592,299)
Long-term loans from financial institutions	792,337	2,024,494	741,848	1,819,494

Summary of long-term loans are presented below.

Company

Group 1 Loans amounting to Baht 682 million (2013: Baht 471 million), carrying interest at a rate of MLR less fixed number per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and full payment is to be made within 2016.

Group 2 Loans amounting to Baht 138 million (2013: Baht 175 million), carrying interest at a rate of MLR less fixed number per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and are to be made at installment. The full payment is to be made within 2017.

Notes to consolidated financial statements

- Group 3 Loans amounting to Baht 405 million (2013: Baht 444 million), carrying interest at carrying interest at a rate of SPRL less fixed number per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and full payment is to be made within 2017
- Group 4 Loans amounting to Baht 75 million (2013: Baht 275 million), carrying interest at a rate of MLR plus fixed number per annum. The full payment is to be made within 2019.
- Group 5 Loans amounting to Baht 497 million (2013: Baht 431 million), carrying interest at a rate of MLR less fixed number per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and full payment is to be made within 2017.
- Group 6 Loans amounting to Baht 389 million (2013: Baht 537 million), carrying interest at a rate of MLR less fixed number per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and full payment is to be made within 2017.
- Group 7 In 2013, loans amounting to Baht 79 million, carrying interest at a rate of MLR less fixed number per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and full payment is to be made within 2014.

Subsidiaries

- Group 1 Loan amounting to Baht 205 million (2013: Baht 205 million), carrying interest at a rate of MLR less fixed number per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and full payment is to be made within 2017.
- Group 2 Loans amounting to Baht 50 million (2013: Baht 161 million), carrying interest at carrying interest at a rate of SPRL less fixed number per annum. Payments of principal are to be made at a percentage of the value of property transferred to customers and full payment is to be made within 2017.

Long-term loans from financial institutions are secured by the mortgage of property projects and investment properties. Some loans from financial institutions are also guaranteed by the subsidiaries, certain directors and the mortgage of land of certain directors.

The loan agreements also stipulated that loan repayments are to be made proportionately when properties are sold and transferred the right to customers.

The loan agreements contain covenants pertaining to matters including the maintenance of certain financial ratios, such as debt-to-equity.

As at 31 December 2014, the long-term credit facilities of the Company and its subsidiaries which have not yet been drawn down amounted to Baht 7,111.3 million (2013: Baht 5,926.7 million) (the Company only: Baht 6,551.9 million, 2013: Baht 5,170.6 million).

As at 31 December 2014, in order to comply with term and conditions stipulated in some loan agreements, certain amounts of loans have been presented as current liabilities in the statement of financial position.

20. Long-term loans from others

The Company had obtained long-term loans from other persons totalling Baht 111 million. These loans carried interest at a rate close to fixed interest rate, and are due for repayment within January 2016.

21. Debentures

On 26 March 2013, the Extraordinary Shareholders' Meeting approved the issue and offers all of debentures in a total amount not exceeding Baht 1,500 million.

Notes to consolidated financial statements

On 12 April 2013, the Company issued Baht 511 million of debentures (511,000 units of Baht 1,000 each). The debentures were registered, unsubordinated, unsecured and without a debenture holders' representative. The debentures bear interest at rates of, year 2014 and 2013 are 5.90% and 5.75%, respectively per annum, and mature in 3 years.

On 31 July 2013, the Company issued Baht 989 million of debentures (989,000 units of Baht 1,000 each). The debentures were registered, unsubordinated, unsecured and without a debenture holders' representative. The debentures bear interest at a rate of 6.10% per annum, and mature in 2 years. The Company had fully redeemed this debenture.

On 27 February 2014, the Extraordinary Shareholders' Meeting approved the issue and offers all of debentures. The debentures are registered or unregistered, secured or unsecured, with or without a debenture holders' representative, subordinated or unsubordinated in a total amount not exceeding Baht 3,000 million by issuing in Baht and/or the equivalent in other currencies. The interest rate depends on market conditions at the time of offering by issuing either single or multiple offerings.

On 11 April 2014, the Company issued Baht 1,500 million of debentures (1,500,000 units of Baht 1,000 each). The debentures were registered, unsubordinated, unsecured and without a debenture holders' representative. The debentures bear interest at a rate of 5.95% per annum, and mature in 3 years.

On 31 October 2014, the Company issued Baht 1,500 million of debentures (1,500,000 units of Baht 1,000 each). The debentures were registered, unsubordinated, unsecured and without a debenture holders' representative. The debentures bear interest at a rate of 5.85% per annum, and mature in 3 years. The Company had fully redeemed this debenture.

22. Liabilities under finance lease agreements

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Liabilities under finance lease agreements	119,550	70,666	101,977	52,228
Less: Deferred interest expense	(10,642)	(6,372)	(9,387)	(5,003)
Total	108,908	64,294	92,590	47,225
Less: Portion due within one year	(45,751)	(24,139)	(38,487)	(17,857)
Liabilities under finance lease agreements - net of current portion	63,157	40,155	54,103	29,368

The Company and its subsidiaries have entered into the finance lease agreements with leasing company for rental of vehicle, equipment and machine for use in their operations, whereby they are committed to pay rental on a monthly basis. The term of the agreements is generally 3 - 5 years. Finance lease agreements cannot be cancelled.

Future minimum lease payments of the Company and its subsidiaries required under the finance lease agreements are as follows:

(Unit: Thousand Baht)

	31 December 2014		
	Consolidated financial statements		
	Less than 1 year	1-5 years	Total
Future minimum lease payments	51,993	67,557	119,550
Deferred interest expense	(6,242)	(4,400)	(10,642)
Present value of future minimum lease payments	45,751	63,157	108,908

Notes to consolidated financial statements

(Unit: Thousand Baht)

31 December 2014			
Separate financial statements			
	Less than 1 year	1-5 years	Total
Future minimum lease payments	43,927	58,050	101,977
Deferred interest expense	(5,440)	(3,947)	(9,387)
Present value of future minimum lease payments	38,487	54,103	92,590

(Unit: Thousand Baht)

31 December 2013			
Consolidated financial statements			
	Less than 1 year	1-5 years	Total
Future minimum lease payments	27,697	42,969	70,666
Deferred interest expense	(3,558)	(2,814)	(6,372)
Present value of future minimum lease payments	24,139	40,155	64,294

(Unit: Thousand Baht)

31 December 2013			
Separate financial statements			
	Less than 1 year	1-5 years	Total
Future minimum lease payments	20,570	31,658	52,228
Deferred interest expense	(2,713)	(2,290)	(5,003)
Present value of future minimum lease payments	17,857	29,368	47,225

23. Provision for long-term employee benefits

Provision for long-term employee benefits, which is compensations on employees' retirement, was as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Provisions for long-term employee benefits at beginning of year	10,820	9,652	8,373	7,969
Current service cost	8,387	1,329	1,216	581
Interest cost	431	402	429	296
Benefits paid during the year	-	(563)	-	(473)
Actuarial gains	(3,729)	-	(4,571)	-
Provisions for long-term employee benefits at end of year	15,909	10,820	5,447	8,373

Notes to consolidated financial statements

Long-term employee benefit expenses included in the profit or loss was as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Current service cost	8,387	1,329	1,216	581
Interest cost	431	402	429	296
Total expense recognised in profit or loss	8,818	1,731	1,645	877
Line items under which such expenses are included in profit or loss:				
Cost of sale	46	801	45	67
Selling and administrative expenses	8,772	930	1,600	810

The cumulative amount of actuarial gains recognised in other comprehensive income and taken as part of retained earnings of the Company and its subsidiaries as at 31 December 2014 amounted to Baht 3.7 million (2013: Nil) (the Company only: Baht 4.6 million, 2013: Nil).

Principal actuarial assumptions at the valuation date were as follows:

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	(% per annum)	(% per annum)	(% per annum)	(% per annum)
Discount rate	4.06	4.42	4.06	4.42
Future salary increase rate	7.22	7.69	7.22	7.69
Employee turnover rate (depending on age)	0.00 - 42.00	0.00 - 100.00	0.00 - 42.00	0.00 - 100.00

Amounts of defined benefit obligation for the current and previous three periods are as follows:

(Unit: Thousand Baht)

	Defined benefit obligation		Experience adjustments on the obligation	
	Consolidated financial statements	Separate financial statements	Consolidated financial statements	Separate financial statements
Year 2014	15,909	5,447	(4,511)	(5,334)
Year 2013	10,820	8,373	-	-
Year 2012	9,652	7,969	-	-
Year 2011	8,007	7,110	-	-

Notes to consolidated financial statements

24. Provision for litigations

Movements of the provision for litigations for the year ended 31 December 2014 and 2013 are summarised below.

(Unit: Thousand Baht)

	Consolidated / Separate financial statements	
	2014	2013
As at 1 January 2014	17,278	19,900
Settlement during year	(678)	-
Adjustment	-	(2,622)
As at 31 December 2014	16,600	17,278

25. Earnings per share

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

The computation of basic earnings per share was as follow:

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Profit for the year (Thousand Baht)	41,266	13,777	41,756	24,406
Weighted average number of ordinary shares (Thousand shares)	980,000	816,997	980,000	816,997
Earnings per share (Baht)	0.04	0.02	0.04	0.03

26. Share capital

On 26 April 2013, the Annual General Meeting of the Company's shareholders approved the decrease in the Company's authorised share capital by Baht 191.6 million from Baht 949.6 million to Baht 758 million by cancelling shares which were reserved for the exercising of warrants. The Company registered the decrease of share capital with the Ministry of Commerce on 10 May 2013.

On 14 June 2013, the Extraordinary General Meeting of the Company's shareholders no.2/2013 approved an increase in the Company's authorised share capital from Baht 758 million to Baht 980 million by issuing 222,000,000 new ordinary shares with a par value of Baht 1 each. The Company registered an increase in share with the Ministry of Commerce on 27 June 2013 and registered the additional issued and paid-up share capital of Baht 222 million (222 million ordinary shares at par value of Baht 1 each) with the Ministry of Commerce on 26 September 2013. Share premium amounted to Baht 144.3 million.

27. Statutory reserve

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

Notes to consolidated financial statements

28. Expenses by nature

Significant expenses by nature are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Salary, wages and other employee benefits	228,226	172,601	129,720	135,198
Depreciation and amortisation	40,217	31,108	31,392	17,779
Marketing expenses	141,457	181,160	85,276	104,830
Employee benefit expenses	8,819	1,731	1,645	877
Professional and consultant fees	5,243	5,646	3,036	3,768
Specific business tax and land transfer fee	94,028	67,700	70,205	51,976

29. Income tax

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

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Current income tax:				
Current income tax charged	6,492	15,605	-	10,590
Adjustment in respect of income tax of previous year	271	-	271	-
Deferred tax:				
Relating to origination and reversal of temporary differences	8,735	(4,259)	11,369	(4,101)
Income tax expense reported in the statement of comprehensive income	15,498	11,346	11,640	6,489

The amounts of income tax relating to each component of other comprehensive income for the year ended 31 December 2014 and 2013 are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Deferred tax relating to income tax effect of actuarial gains arising from defined benefit plan of employees	746	-	914	-

Notes to consolidated financial statements

Reconciliation between accounting profit and income tax expense is shown below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Accounting profit before tax	56,765	25,124	53,395	30,896
Applicable tax rate (%)	20	20	20	20
Accounting profit before tax multiplied by applicable tax rate	11,353	5,025	10,679	6,179
Adjustment in respect of current income tax of previous year	271	-	271	-
Effects of:				
Non-deductible expenses	4,316	2,298	3,947	1,746
Tax exempted income or additional expense deductions allowed	(49)	(328)	(49)	(328)
Unused tax losses of subsidiaries which may not be utilised	5,769	8,727	-	-
Others	(6,182)	(4,376)	(3,208)	(1,108)
Income tax expense reported in the statement of comprehensive income	15,498	11,346	11,640	6,489

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

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	As at 31 December 2014	As at 31 December 2013	As at 31 December 2014	As at 31 December 2013
Deferred tax assets				
Allowance for doubtful accounts	3,475	3,880	3,129	3,535
Unrecognised income on installments due	11,896	8,212	11,837	8,179
Provision for long-term employee benefits	3,182	2,182	1,089	1,674
Provision for litigations	3,320	3,456	3,320	3,456
Unused tax loss	334	-	334	-
Unrealised gain in fair value on investment properties	(12,523)	-	(12,523)	-
Depreciation of investment properties	(2,487)	-	(2,487)	-
Others	(137)	-	(137)	-
Total	7,060	17,730	4,562	16,844

Notes to consolidated financial statements

As at 31 December 2014, the subsidiaries have unused tax losses totaling Baht 65.3 million (2013: Baht 42.6 million), on which deferred tax assets have not been recognised as the subsidiaries believe future taxable profits may not be sufficient to allow utilisation of unused tax losses.

30. Segment information

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

The Company and its subsidiaries are principally engaged in the real estate business. Their operations are carried on only in Thailand. Segment performance is measured based on operating profit or loss, on a basis consistent with that used to measure operating profit or loss in the financial statements. As a result, all of the revenues, operating profits and assets as reflected in these financial statements pertain exclusively to the aforementioned reportable operating segment and geographical area.

As at 31 December 2014, the Company and its subsidiaries have investment properties at fair value amounting to Baht 510 million (2013: Baht 422 million) (the Company only: Baht 492 million, 2013: Baht 411 million). At present, the management assessed that this segment is not major segment of the Company and its subsidiaries.

Major customers

For the year 2014 and 2013, the Company and its subsidiaries have no major customer with revenue of 10 percent or more of an entity's revenues.

31. Provident fund

The Company, its subsidiaries and their employees have jointly established a provident fund in accordance with the Provident Fund Act B.E. 2530. The employees, the Company and its subsidiaries contribute to the fund monthly at the rate of 3%-7% of basic salary. The fund, which is managed by Thanachart Fund Management Co., Ltd., will be paid to employees upon termination in accordance with the fund rules. During the year 2014, the Company and its subsidiaries contributed Baht 8.7 million (2013: Baht 7.5 million) (the Company only: Baht 5.5 million, 2013: Baht 6.5 million) to the fund.

32. Dividends

Dividends	Approved by	Total dividends (Million Baht)	Dividend per share (Baht)
Final dividends for 2012	Annual General Meeting of the shareholders on 26 April 2013	30.3	0.04
Final dividends for 2013	Annual General Meeting of the shareholders on 28 April 2014	29.4	0.03

Notes to consolidated financial statements

33. Commitments and contingent liabilities

33.1 Operating lease agreement commitments

The Company and its subsidiaries entered into several agreements in respect of the lease of land, building space and equipment. The terms of the agreements are generally between 1 to 4 years.

Future minimum lease payments of the Company and its subsidiaries required under these non-cancellable operating lease contracts were as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Payable:				
In up to 1 year	1,779	214	1,779	214
In over 1 and up to 4 years	32	158	32	158

The above commitments does not include commitment with related person as described in Note 6.

33.2 Project development commitments

- a) In 2013, the Company entered into a sale and purchase agreement of land amounting to Baht 1,718 million for property development project. As at 31 December 2014, the Company paid Baht 226 million for deposit (2013: Baht 722 million) and the parties transferred the ownership over the property during the year Baht 1,290 million.

On 17 March 2014, the Company entered into a sale and purchase agreement of land amounting to Baht 453 million for property development project. As at 31 December 2014, the Company transferred the ownership over the property during the year Baht 453 million.

On 1 October 2014, the Company entered into a sale and purchase agreement of land amounting to Baht 460 million for property development project. As at 31 December 2014, the Company paid Baht 121 million for deposit.

- b) As at 31 December 2014, the Company and its subsidiaries have commitments relating to project development contracts amounting to Baht 686 million (2013: Baht 562 million).
- c) During 2011, the Company entered into a Joint Developing Area agreement with an Association with a lease period of not less than 30 years. The Company must comply with terms and conditions stipulated in the agreement.

Notes to consolidated financial statements

33.3 Bank guarantees

As at 31 December 2014, there were outstanding bank guarantees of Baht 590.1 million (2013: Baht 536.1 million) (the Company only: Baht 546.9 million, 2013: Baht 514.7 million) issued by banks on behalf of the Company and its subsidiaries in respect of certain performance bonds as required in the normal course of business. These included the following letters of guarantee:

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
Letters of guarantee for contractual performance	320.9	320.9	320.9	320.9
Letters of guarantee provision of public utilities or public services	224.6	170.1	187.0	158.7
Letters of guarantee for purchase payment	37.6	39.0	32.4	29.5
Letters of guarantee for electricity usage	7.0	6.1	6.6	5.6
Total	590.1	536.1	546.9	514.7

34. Financial instruments

34.1 Financial risk management

Financial instruments of the Company and its subsidiaries, as defined under Thai Accounting Standard No.107 "Financial Instruments: Disclosure and Presentations", principally comprise cash and cash equivalents, current investment, trade and other receivables, short-term loans, restricted bank deposits, trade and other payables, debentures, construction retentions, liabilities under finance lease, short-term loan and long-term loans. The financial risks of the Company and its subsidiaries associated with these financial instruments and how they are managed is described below.

Credit risk

The Company and its subsidiaries are exposed to credit risk primarily with respect to trade and other receivables and short-term loans. The Company and its subsidiaries manage the risk by adopting appropriate credit control policies and procedures. In addition, the Company and its subsidiaries do not have high concentration of credit risk since they have a large customer base. The maximum exposure to credit risk is limited to the carrying amounts of trade and other receivables and short-term loans as stated in the statements of financial position.

Interest rate risk

The Company and its subsidiaries' exposure to interest rate risk relates primarily to its cash at banks, liabilities under finance lease, short-term and long-term borrowings and debenture. Most of the Company and its subsidiaries' financial assets and liabilities bear floating interest rates or fixed interest rates which are close to the market rate.

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

Notes to consolidated financial statements

(Unit: Million Baht)

	As at 31 December 2014						
	Consolidated financial statements						
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate (% p.a.)
	At call	Within 1 year	1-5 years				
Financial assets							
Cash and cash equivalents	-	-	-	218	3	221	0.125 - 1.25
Trade and other receivables	-	-	-	-	28	28	-
Restricted bank deposits	-	-	-	292	-	292	0.30 - 1.25
Financial liabilities							
Bank overdrafts and short-term loans from financial institutions	-	-	-	2,159	-	2,159	4.30 - 7.78
Trade and other payables	-	-	-	-	226	226	-
Debentures	-	-	3,511	-	-	3,511	5.75 - 5.95
Construction retention	-	-	-	-	128	128	-
Finance lease liabilities	-	46	63	-	-	109	0.67 - 5.65
Long-term loans from financial institutions	-	-	-	2,441	-	2,441	5.75 - 8.50
Long-term loans from other parties	-	-	111	-	-	111	1.00

(Unit: Million Baht)

	As at 31 December 2014						
	Separate financial statements						
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate (% p.a.)
	At call	Within 1 year	1-5 years				
Financial assets							
Cash and cash equivalents	-	-	-	117	2	119	0.125 - 1.25
Trade and other receivables	-	-	-	-	89	89	-
Short-term loans to related parties	-	-	-	-	803	803	-
Restricted bank deposits	-	-	-	287	-	287	0.30 - 1.25
Financial liabilities							
Bank overdrafts and short-term loans from financial institutions	-	-	-	2,141	-	2,141	4.30 - 7.78
Trade and other payables	-	-	-	-	559	559	-
Debentures	-	-	3,511	-	-	3,511	5.75 - 5.95
Short-term loans from related party	-	-	-	-	72	72	-
Construction retention	-	-	-	-	95	95	-
Finance lease liabilities	-	39	54	-	-	93	0.67 - 5.65
Long-term loans from financial institutions	-	-	-	2,186	-	2,186	5.75 - 8.50
Long-term loans from other parties	-	-	111	-	-	111	1.00
Long-term loans from related party	10	-	-	-	-	10	4.75

Notes to consolidated financial statements

(Unit: Million Baht)

	Consolidated financial statements						
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate (% p.a.)
	At call	Within 1 year	1-5 years				
Financial assets							
Cash and cash equivalents	-	-	-	78	30	108	0.125 - 1.25
Trade and other receivables	-	-	-	-	28	28	-
Restricted bank deposits	-	-	-	212	-	212	0.30 - 1.75
Financial liabilities							
Bank overdrafts and short-term loans from financial institutions	-	-	-	1,223	-	1,223	1.75 - 7.78
Trade and other payables	-	-	-	-	128	128	-
Debentures	-	-	1,500	-	-	1,500	5.75 - 6.10
Construction retention	-	-	-	-	85	85	-
Finance lease liabilities	-	24	40	-	-	64	3.22 - 8.30
Long-term loans from financial institutions	-	-	-	2,778	-	2,778	6.00 - 8.50
Long-term loans from other parties	-	-	111	-	-	111	1.00

(Unit: Million Baht)

	As at 31 December 2013						
	Separate financial statements						
	Fixed interest rates			Floating interest rate	Non-interest bearing	Total	Effective interest rate (% p.a.)
	At call	Within 1 year	1-5 years				
Financial assets							
Cash and cash equivalents	-	-	-	48	27	75	0.125 - 1.25
Trade and other receivables	-	-	-	-	50	50	-
Short-term loans to related parties	-	-	-	-	353	353	-
Restricted bank deposits	-	-	-	203	-	203	0.30 - 1.75
Financial liabilities							
Bank overdrafts and short-term loans from financial institutions	-	-	-	1,082	-	1,082	1.75 - 7.78
Trade and other payables	-	-	-	-	406	406	-
Debentures	-	-	1,500	-	-	1,500	5.75 - 6.10
Short-term loans from related party	-	-	-	-	235	235	-
Construction retention	-	-	-	-	43	43	-
Finance lease liabilities	-	18	29	-	-	47	3.22 - 8.30
Long-term loans from financial institutions	-	-	-	2,411	-	2,411	6.00 - 8.50
Long-term loans from other parties	-	-	111	-	-	111	1.00
Long-term loans from related party	10	-	-	-	-	10	4.75

Notes to consolidated financial statements

Foreign exchange risk

Exposure to foreign currency risk of the Company and its subsidiaries arises mainly from service transactions that are denominated in foreign currencies. The balances of financial liabilities denominated in foreign currencies are summarised below.

Foreign currency	Consolidated financial statements			
	Financial liabilities as at 31 December		Exchange rate as at 31 December	
	2014	2013	2014	2013
	(Thousand)	(Thousand)	(Baht per 1 foreign currency unit)	
US dollar	440	-	32.964	32.823

Foreign currency	Separate financial statements			
	Financial liabilities as at 31 December		Exchange rate as at 31 December	
	2014	2013	2014	2013
	(Thousand)	(Thousand)	(Baht per 1 foreign currency unit)	
US dollar	281	-	32.964	32.823

34.2 Fair values of financial instruments

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

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

35. Capital management

The primary objective of the Group's capital management is to ensure that it will be able to operate as a going concern and has an appropriate capital structure. Furthermore, the Group have to maintain interest-bearing debt to equity ratios at rates not exceeding those stipulated in loan agreements, and must have their debentures rated by a qualified credit rating agency.

36. Events after the reporting period

- 36.1 On 26 February 2015, the Extraordinary General Meeting No. 1/2015 of the Company's shareholders approved the issue and offers all of debentures in a total amount not exceeding Baht 2,000 million.
- 36.2 On 27 February 2015, the Board of Director Meeting No. 2/2015 passed a resolution to propose to the annual general meeting of the Company's shareholders to approve an increase of 220,000,000 additional ordinary shares, from registered ordinary shares of Baht 980 million to Baht 1,200 million.

Notes to consolidated financial statements

37. Reclassifications

Certain accounts in the financial statements as at 31 December 2013 have been reclassified to conform to the current year's classification with no effect to previously reported profit or loss or shareholders' equity. The statement of financial position as at 1 January 2013 has also been presented. The reclassifications are as follows:

(Unit: Baht)

	Consolidated financial statements			
	As at 31 December 2013		As at 1 January 2013	
	As reclassified	As previously reported	As reclassified	As brought forward
Cash and cash equivalents	108,209,483	107,446,702	224,595,130	224,595,130
Trade accounts receivable	-	1,181,528	-	1,723,158
Trade and other receivables	28,454,851	-	16,745,702	-
Other current assets	62,737,648	104,690,285	19,073,273	41,285,236
Restricted bank deposits	211,667,227	211,725,425	270,900,662	270,900,662
Intangible assets	9,057,498	6,851,158	5,923,066	5,923,066
Other non-current assets	17,008,833	9,066,898	13,160,987	10,306,297
Bank overdrafts and short-term loans from financial institutions	1,222,678,598	1,218,534,177	962,859,594	963,481,128
Trade accounts payable	-	88,210,918	-	96,208,947
Trade and other payables	128,104,007	-	111,449,631	-
Current portion of construction retentions	85,019,638	51,738,395	77,647,799	30,699,559
Other current liabilities	43,233,869	130,334,001	43,323,874	109,945,403
Receipt for common expense - Juristic person	-	26,108,670	-	35,380,999
Other liabilities	32,063,566	-	36,100,409	-

(Unit: Baht)

	Separate financial statements			
	As at 31 December 2013		As at 1 January 2013	
	As reclassified	As previously reported	As reclassified	As brought forward
Trade accounts receivable	-	1,119,862	-	2,301,110
Other receivables - related parties	-	393,896,891	-	158,936,868
Trade and other receivables	50,414,227	-	35,889,509	-
Short-term loans to related parties	353,200,000	-	131,700,000	-
Other current assets	54,416,605	73,465,286	13,072,557	22,278,778
Intangible assets	8,922,649	6,716,309	5,757,231	5,757,231
Other non-current assets	13,773,623	8,095,050	12,172,840	9,318,150
Bank overdrafts and short-term loans from financial institutions	1,081,881,147	1,076,476,537	699,669,920	695,956,814

Notes to consolidated financial statements

(Unit: Baht)

	Separate financial statements			
	As at 31 December 2013		As at 1 January 2013	
	As reclassified	As previously reported	As reclassified	As brought forward
Trade accounts payable	-	317,424,553	-	285,821,558
Trade and other payables	405,503,670	-	344,052,837	-
Short-term loans from related parties	234,932,117	-	259,439,043	-
Other current liabilities	8,717,117	345,654,151	8,199,358	330,302,196
Receipt for common expense - Juristic person	-	20,015,331	-	21,244,234
Other non-current liabilities	25,970,226	-	21,963,644	-

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	For the year ended 31 December 2013			
	As reclassified	As previously reported	As reclassified	As previously reported
Administrative expenses	287,757,290	287,756,930	207,066,777	207,066,777
Finance cost	91,395,040	91,395,400	79,966,852	79,966,852

38. Approval of financial statements

These financial statements were authorised for issue by the Company's Board of Directors on 27 February 2015.

The corporate governance policy

The Company considers on fair-treated to all the shareholders, internal control system, internal audit risk management, and justice implementation to assure the consistent growth of the company as follows:

1. Right of Shareholders

The Company adopts the policy on equal treatment to shareholders by acknowledging the shareholder's rights. It also gives priority to shareholders' meeting especially with respect to the components of the meeting to maintain impartiality among the shareholders. For instance, the Company shall organize the shareholders' meeting on date, time and venue which will not prevent the shareholder from attending the meeting. All information relating to the matter to be concluded in the meeting will be adequately informed to all shareholders in advance. Apart from giving invitation letter for the meeting describing objectives and background of each agenda as well as recommendation of the Board in advance for not less than 14 days pursuant Section 29 of the Company's articles of association regarding calling for shareholders' meeting, the Company also publicize such meeting documents in its website (www.areeya.co.th) prior to the meeting for not less than 30 days.

The Chairman of the meeting allocates sufficient and appropriate time and facilitates the meeting according to the agenda. During the meeting, the Chairman allows shareholders to freely express their opinions and raise their questions in relation to the Company's business.

The Chairman of the Board, the Chairman of the sub-committee, and all directors (unless with reasonable cause) are to attend the meeting and answer the questions from shareholders.

The Company operates business with efficiency, transparency, accountability, and sufficient information disclosure for the utmost benefits of shareholders and stakeholders.

2. Equitable Treatment of Shareholders

The Company has prescribed the procedures for the minor shareholders to nominate person as a member of the Board or to add agenda in advance before the shareholders' meeting date, during the shareholders' meeting, the Board, the Audit Committee and related executives shall attend the meeting. Chairman of the Board or person nominated by the meeting to act as the Chairman of the meeting will manage to have agendas considered and voted by the meeting as per the order of agenda specified in the invitation letter. Further, the Company will inform the shareholders number of vote required for each resolution before casting vote to ensure transparency and validity. In addition, independent law firm will be retained for counting votes while volunteers from the shareholders will be asked to witness such vote count. Vote count is facilitated by applying bar code reader.

The Board shall cause to be recorded the minutes of the shareholders' meeting which will materially contain details such as significant statement, question and opinion including votes required for each agenda. The preparation of meeting report shall be completed before the end of period specified by law and it shall be kept in good filing system which can be traceable and citable. In order to obtain more complete and valid meeting report, the Company provides the record of vote casting and count in its meeting report.

In the event that the shareholder is not able to attend the meeting by him/herself, the Company provides option for such shareholder by designating at least 1 independent director from all of the Company's independent directors to be a person to be authorized by such shareholder. In the past, many shareholders have chosen to authorize such independent director to vote on their behalf in many various meetings. In case any shareholder is not able to attend the meeting, the Company encourages him/her to use ballot especially on significant agenda.

3. The right of stakeholders

The company has given the priority to the right of all the groups who involve the company: the officers, the creditors, the customers, the dealers, the shareholders, the auditor, the independent appraisal agency, the Government sector, and the closed-communication. This is because it will respond to the company's policy, "Areeya admire You." Moreover, the company also gives the priority to energy saving and conserve environment policy.

Shareholders: The Company aims to ensure that the shareholders receive appropriate returns for their investment by ensuring sound business operation results and continued business development. The Company also implements effective and efficient internal control system to ensure that the benefits of the Company and the shareholders are protected.

Customers: A top priority of the company is to provide the best services to customers who live in Areeya projects. All residents are seen as a member of Areeya's family. In 2013, the company still kept providing their best supports and assistances to all residents same as previous years. There is a major team of after sales service which comprises Call Center, After Sales Service (AS), Customer Management (CM) and Customer Relations Management (CmRM), the key operation team having a co-target to provide standardized and rapid after sales services in order to meet expectation and maximize customer satisfaction.

Another important mission apart from taking care of all the residents by After Sales Service team is to build a strong community relationship among them, in Areeya housing projects. The company team operates their services by following the strategy called A-R-EE-Y-A to achieve the mission. The company aims to see favorable social environment and sustainable peace development in community.



A-R-EE-Y-A business strategy consists of:

A = Accountability

Is Responsibility of the company to residents

R = Recognition

Is Individual Recognition and community Participation

EE = Education & Entertainment

Is Building Customer relationship via creative Activities with knowledge and Entertainment

Y = Yes you can

Is Building confidence in community to encourage self management and self care

A = Always Available

Is Readiness to listen, to see and to face any situation

In year 2014, the company performed the activities according to the above business strategy as followings:

1. A = Accountability

1.1 Notification of the expiration of 1 year Home warranty

The Company sends an alert to notify the residents 30 days in advance before their 1 year home warranty expires. The residents then have time to examine their house/condominium, report and claim for maintenance before the expiry date. The residents can enjoy this benefit to save money for property maintenance. There were 288 residential units (430 jobs claimed) of total 572 residential units claimed for their property maintenance before the home warranty expired during January – December 2014 or 50.35%.

1.2 Activities for establishing a housing project juristic person

By Thai law, every residential project is required to register for a juristic person within a timeframe and follow legal procedures. The representatives will be appointed to form a committee of juristic person to manage all facilities and oversee residents in the project. As the company provides initial services of property management, the company then continuously helps the residents to establish the juristic person. The Customer Relations Management (CmRM) team has created many activities to increase chances for the residents to meet and talk to each other. The purpose is to help them building a strong relationship in community and have an ability to perform their own property management after the registration of juristic person.

2. R = Recognition

2.1 House visit

The objectives of House visit activity are (1) to develop relationship between residents and the company by making a good impression and promoting the customer confidence (2) to evaluate community environment and situation and (3) to improve the Company customer services more suitable and efficient by using data from the house visit. In year 2014, the company completed the house visit of 665 houses.

The house visit activity has been operated continuously since 2013. In 2014, the company increases the target house visits by using official random sampling selection to get the target representatives. The customers mostly were impressed and showed their gratefulness to the company headquarter staff who visited their house. The customers were appreciated a good care and continuous services of the company, even if the home warranty already expired. As a result, this activity improved clearly a communication between the residents in community and the company. The house visit also helps the company to gain customer trust and confidence on the company services. Let's say, if there is any situation in the area, the residents are willing to give out the information to the team. So, the company can have a clear picture to do planning for further appropriate solutions. Besides, the company team is able to work more efficiently and build suitably a good relationship with the customers by using data from this depth survey to do the social mapping. In year 2014, the company set a target to continue this activity and increase a number of house visit. The company will bring a sampling method to use in order to get the most accurate data representatives.

2.2 Meeting with a juristic person committee for social mapping

The Company has a policy toward a concept of "Sustainable happy community". This policy is to develop an ability of self-management in community to live in good environment with sustainable happiness. After a juristic person is registered and its committee members are appointed, the CmRM team proceeds to visit a committee of juristic person and introduce this concept to the community. Even if the juristic person is registered and all project facilities are transferred out of the company management, the company still keeps working to achieve this community concept. In year 2014, the Company had worked on the concept of Sustainable happy community with TheColor Premium – Chaengwattana-Tiwanon 2 (Phase III) as initial project, it was receiving a great success. The company has received an award winning to achieve this concept from Thammasat University in the year 2014 and still

continuously work on the concept of Sustainable happy community with TheColor Premium Chaengwattana-Tiwanon (Phase I), TheColor Premium Chaengwattana-Tiwanon 1 (Phase II) and TheColor Premium Chaengwattana-Tiwanon 3 (Phase IV)

2.3 Resident Survey

The resident survey activity has been performed continuously since 2012 as the information is vital for business. The Company used a variety survey method, Knock-door survey together with giving Areeya & you card for horizontal housing projects, opening a survey booth for Vertical residential projects, doing online survey allowing the residents to update their personal information and give recommendations on the company services.

2014, the Company presented 2,085 resident surveys of a total 3,716 moved in housing units or 56.12%, from its 33 horizontal housing projects (8 project zones of Ladplakao, Tiwanon, Onnut, Asoke-Ratchada, Ladprao, Rangsit, Songprapa and Bangna). The residents' satisfaction on the Company services is generally at medium level. In terms of vertical residential projects, the Company presented 1,172 resident surveys of a total 4,796 moved in condominium units or 24.44% and the most residents are satisfied with the Company services.

2.4 Development of Areeya residential database and social mapping

The Company has been developing its residential database for doing social mapping. The objectives are to know their residents and understand what they need. The Company began its database development with TheColor Premium Chaengwattana-Tiwanon 2 as initial project by gathering information and identification of community leaders, committee members, volunteer leaders, knowledge sources, shops, center points, area risks, children, elderly, patients using medical car service, etc. The company will continuously expand the database development to cover all company projects in 2014.

2.5 Birthday card delivery to Areeya residents

This activity has been made continuously for many years. In 2014, the Company sent a birthday card to 4,445 residents who live in all horizontal and vertical residential Areeya projects.

3. EE = Education & Entertainment

3.1 DIY activity

In 2014, the Company created an activity called "DIY by Love – building a garden tray by your own hands" and invited the residents to join this activity. The Company held this activity twice in 4 projects with 17 residents participated. The objective was to tighten relationship in family and between the residents and the company.

3.2 Activity for children The Company aimed to present an opportunity to all children of Areeya residents to join a creative activity having skills in parallel with what they learn in school. This activity also created a good relationship between the residents and the Company. There were two activities for children in the year 2014. Firstly, swimming camp for youngster was held 2 times in 5 Tiwanon projects which 25 residents had participated. Secondly, reading books for kid was held 6 times in 9 projects in Tiwanon and Bangna area which 98 residents had participated. Totally, approximately 140 children of Areeya residents had participated in such 2 activities.

3.3 Activity for Senior residents An activity to exchange experiences "How to live happily when you get older" had been organized by the Company to create a chance for the senior residents to meet, talk and share opinions to each other. The company also arranged some health activities and invited them to join. As a result, the senior residents began to have frequent meetings, creating a group of friends in the community. Such activity was held 1 time in 5 projects of Tiwanon area which the 25 residents had participated.

Furthermore, the company has initiated Falun Gong activity, exercise and spiritual movement for senior residences. This activity was held 3 times in 3 area for 13 projects which 40 seniors of Areeya residents had joined.

3.4 Activity for the Project that Juristic Person has been Established

Although there was an establishment of juristic person in many projects of Areeya, the Company still support the strength of residential community by providing the activities to build relationship for Areeya resident. Therefore, the company held "Love me Love my Bike" activity for residents who ride a bike for transportation and to support environmental activity. Such activity was held 2 times for 12 projects in 2 area which the 50 residents had participated.

3.5 Activity for health

The company held the aerobic activity for condominium residents which a space Sukhumvit 77 as an initial project. The company supports loudspeakers, trainer and shares the expense with juristic person. This activity is held twice a week in which the 20-30 residents have participated per day.

4. Y = Yes you can

The activities presented in above 3 strategies are parts of the Customer Relations Management (CmRM)'s goal to build "Sustainable happy community". The company management expects all Areeya projects to be "Beautiful-Clean-Peaceful-Safe" all the times, no matter when the project is under the company management or managed by the committee of juristic person. To continue, the company initiated a sustainable happy community project last year by setting criteria and key success indicators for evaluation process. It comprised physical criteria such as project facilities and public areas, cleanliness, safety, social mapping and relationship between the residents. The company began its project with TheColor Premium Tiwanon, Chaeng Wattana-Tiwanon 2. Once the project passed all criteria, the company then joined the development of urban living standard project of Faculty of Social Administration, Thammasat University in order to receive further evaluation. There were a committee to assess all criteria in the project, which comprised government officers from Ministry of Social Development and Human Security, Community Development Department (Ministry of Interior) and Amphoe Pak Kret. As a result, TheColor Premium Tiwanon has passed successfully the evaluation and is announced to be a sustainable happy community. The project will formally receive an award winning in 2014. The company has a plan to continuously expand this residential model "sustainable happy community" to all Areeya projects.

5. A = Always Available

An important role of the Customer Relations Management (CmRM) team is to give an immediate assistance to the residents when needed at any place and any time. The team is always available to listen and solve problems for the residents either for normal activities or special requests.

All above mentioned were activities and performance of the company related to the Customer Relations Management team in year 2014. The company will continue and expand most valuable activities to cover all Areeya projects and further take care of the residents in 2015 and every year after.



Sustainable Happy Community, 4 November 2014 at Meeting Room 2nd Floor Ministry of Social Development and Human Security



Activity for Children Sport Camp (Swimming) and Fairy Tale For kids



"How to live happily when you get older" Activity



Activity For Senior Residents "Falun Gong Activity"



Activity for the Project that Juristic Person has been established "Love me Love my Bike"



DIY : Activity Decoupage by Areeya

DIY : Activity Decoupage by Areeya

Creditors and Trade Partners :

The Company has a fair and transparency policy to select a contractor. The Company seriously follows trade condition and consistently consider about the problem happens with our contractor so that the company can solve it along. For example, organize a training to increase their knowledge, find the loaning source by negotiating with the bank so that our contractor can use an invoice to guarantee of loan, and provide some construction materials which are not available in the market or contractor lack of liquidity.

Trade Competitors:

The Company supports and encourages a fair and trade competition according to the acceptable rules and avoids the dishonest trading.

Employees:

Each employee is seen as an important cog in the wheel driving business operation and leading to the company success. The company recognizes how important they are and provides them all necessities based on 4 fundamental needs for human beings as followings:

Food or Remuneration & Benefits for employees to live well

1. The Company offers remuneration and benefits package to each employee based on fair market value.
2. Lunch areas are provided to employee, on-site cooking with healthy clean food. The company also provides lunch services in many projects.
3. The Company offers a provident fund package to employee with the company contribution along the period of employment.

Shelter or Workplace

1. A clean, safe and healthy workplace environment is the company's priority to provide for staff.
2. The Company supports all employees to live close to their workplace, having a convenient travel and safe time to work with enough sleep and relaxing time.

Medicine or Health Benefits

1. A pre-employment medical examination is required for all employees to prevent any other employee from acquiring an infectious or possibly dangerous disease.

2. A health insurance is provided to each employee. Every employee will have their own health care card to receive medical services at any hospital of their package.
3. First-Aid rooms with basic medicines, first-aid kit and the company's doctor are provided in the Company workplaces and projects.
4. An annual medical check is the Company routine practice giving to employees.
5. The Company has a campaign and encourages all of the employees to have a vaccine for seasonal and preventable diseases.
6. The human resources department will organize a company representative to visit any employee who admits in the hospital.
7. The Company encourages all of the employees to do exercise by providing sport facilities such as badminton courts, football fields, etc. There are also other sport activities providing for staff, Chinese traditional exercise, Zumba dance and Aerobics.

Clothing or Safety in workplace

1. The Company provides uniforms for every employees who works as a customer service and safety guard.
2. All work facilities and safety equipment are provided appropriately for each job.

Besides above necessary needs, the company continuously develops the employee's skills by focusing on work trainings and building ethics and morality to boost their potentials to take on more responsibility at work as following:

1. Planning for Annual training and human resources development
2. Non-stop developing to provide employee trainings both in-house and outside location.
3. Attending seminars to expand knowledge and vision of the Management and employees, going aboard on a tour of work purpose, learning new technology in property construction and product design.
4. Having company activities for better work relationship, teamwork and in-house communication such as 5S program and others.

Responsibility to the Community, Society and Environment:

The Company adopts the policy that always and constantly gives priority to social responsibility and operates its business based on responsibility, care and concerns to the overall community, society and the environment, and also complies with all relevant laws and regulations.

4. Shareholders' Meeting

A shareholder's meeting is a very important process for the Board. The directors shall attend in every meeting (as the names mentioned in the meeting report). During the meeting, the chairperson proposes the opportunity to the shareholders to review the company's operation. Question, and given opinions are recorded in the meeting report already.

5. Leadership and Vision

The Board participates in approving the company policies, managing direction and supervising the management to follow the company's policies effectively in order to get the highest wealth to the shareholders as well. Furthermore, the company has defined scope of duty and authority of the Board, the Executive Committee and the Audit Committee clearly.

6. Conflict of Interest

The company set up the Audit Committee in order to consider about revelation of company information which some transactions may impact or cause a conflict of interest. The disclosed information must be accuracy and adequacy to prevent those conflicts among all stakeholders.

The Board of Directors is aware of each incidence of a potential conflict of interest or related-party transaction and considers the appropriateness of each occurrence. The Company complies with the principles of the stock exchange whereby prices and conditions are negotiated strictly on an arm's-length basis. The details of each transaction, its value, the parties involved, and the reason or necessity for the transaction are explained in the Annual Report and Form 56-1. In particular, directors, management and employees are not allowed to consider or cast their votes on matters in which they may have a potential conflict of interest.

7. Code of Conduct

The company has the code of conduct to regulate the Board of Directors and employees to act in the way that prevent cause of the conflict of interest. The company adds more ethical notices about the code of conduct of the Board of management and employees to work honesty and justice.

8. Balanced Power of the Committee (Non-Executive Directors)

- The Board's members consist of 7 persons who are:
- 4 member of Executive Directors
- 3 members of Independent Directors

9. Combination and Separation of Authority

The Chairman and the CEO of the company is the same person, however the Board of Directors which consists of 3 Independent Directors in 7 of Board of Directors, must approve all kinds of special business activities. Any decision to invest in each project also requires an approval from the Board of Directors, including decision to acquire lands for future development.

10. Directors and management Remuneration

The company's policy of remuneration for the committee is rather the same as industrial standard that is being paid in terms of a premium and meetings' allowance only to none Executive Directors and shall be approved by the resolution of the shareholders' meeting, paid in term of salary, bonus and provident fund, but depend on the company's profits and an achievement of each person.

11. Board of Director's Meeting

The Board of Directors has regular meetings and special meetings (as needed) by fixing the agendas and business monitoring agendas. The company will send out invitation letters which consisted of meeting agendas and all related information at least 7 days before the meeting date so that the committee members have enough time to prepare for the meeting. In year 2013, the Board held ten meetings and all meeting details were recorded in the reports.

12. Self-Evaluation of the Board of Directors

The Company acknowledges performance evaluation of the Board of Directors in accordance with the regulation set by SET. The Company carefully and appropriately evaluates the performance of the Board of Directors and to use this information to improve and develop higher performance efficiency of the Board of Directors

13. The Sub-Committee

The Audit Committee has been appointed to assist in handling company's business and to ensure the correctness, transparency and adequacy of information disclosure in the company's financial statements. The scope of duty and responsibility is determined by The Stocks Exchange of Thailand. The committee consists of 3 Independent Directors. At least one member will be a specialist in finance or accounting.

The Company has not yet established the Nominating Committee and Remuneration Determination Committee because the Company can have the meeting of mentioned Committee at the same time of the Board of Directors' meeting.

14. Internal Control and Internal Audit

The Company pays significant attention to the internal control by setting an Internal Audit unit as an independent unit. The committee has an authority to audit and evaluate each department. The internal audit manual is set for auditing finance, operation, administration, information technology, execute company's regulation, compliance auditing. The IA reports are directly report to the CEO and Audit Committee. There duties are advising and marking other people work effectively and it is also one of the risk management methods.

15. The Board of Directors' report

The Board takes a responsibility to the consolidated financial statement of the Company and its subsidiary disclosing together with the report of certified public accountant, which is provided in an annual report. The financial report is made conformity with the Generally Accepted Accounting Standard in Thailand. The proper accounting polices are carefully judged and the best budgeting are consistently followed and it is also appropriate disclosed information in the notes to financial statement.

16. Investor Relations

The Company has a policy to disclose accurate, transparent, timely and adequate information. The Investor Relations Department has been set up to take responsibility in providing company's information to stakeholders. This unit shall be a representative to give the complete, reliable and timely information to analysts, investors, shareholders and government officers. At the same time, all investors can access to the company's basic information via www.areeya.co.th.

The Company has set up the Investor Relations Department to be responsible for communication and provision of the Company information and activities to the shareholders, analysts and other investors, fairly and equally. The role of the Investor Relations also includes to create and to ensure positive image, attitude, and confidence from the analyst and investors. The investors or any parties can contact the Investor Relations at the telephone number (662) 798 9960 or ir@areeya.co.th.

Areeya