

CHAOPRAYAMAHANAKORN PUBLIC COMPANY LIMITED

CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS

31 DECEMBER 2021

Independent Auditor's Report

To the Shareholders and the Board of Directors of Chaoprayamahanakorn Public Company Limited

My opinion

In my opinion, the consolidated financial statements and the separate financial statements present fairly, in all material respects, the consolidated financial position of Chaoprayamahanakorn Public Company Limited (the Company) and its subsidiaries (the Group) and the separate financial position of the Company as at 31 December 2021, and its consolidated and separate financial performance and its consolidated and separate cash flows for the year then ended in accordance with Thai Financial Reporting Standards (TFRS).

What I have audited

The consolidated financial statements and the separate financial statements comprise:

- the consolidated and separate statements of financial position as at 31 December 2021;
- the consolidated and separate statements of comprehensive income for the year then ended;
- the consolidated and separate statements of changes in equity for the year then ended;
- the consolidated and separate statements of cash flows for the year then ended; and
- the notes to the consolidated and separate financial statements, which include significant accounting policies and other explanatory information.

Basis for opinion

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

Key audit matters

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

Key audit matter	How my audit addressed the key audit matter
<p>Valuation of real estate projects under development and real estate projects held for development-</p> <p>Refer to accounting policies Note 5.4 Accounting policy 'Real estate projects under development and real estate projects held for development', Note 12 'Real estate projects under development' and Note 17 'Real estate projects held for development' to the financial statements.</p> <p>As at 31 December 2021, real estate projects under development and real estate projects held for development were presented in the consolidated and separate statements of financial position. The total project valuation was Baht 3,701 million (representing 66 percent) and Baht 3,241 million (representing 68 percent) of the total assets of the Group and the Company. These amounts comprised ready-to-sell houses in Phase A's on-hold project and the allowance for devaluation on real estate project of Baht 159 million and Baht 54 million respectively, presented in real estate projects under development, and houses under construction and allowance for devaluation of project in Phase B of this project of Baht 143 million and Baht 37 million respectively presented in real estate projects held for development.</p> <p>During the year 2021, the Company has no additional sales. However, in the fourth quarter, the Company has partially renovated 3 units to be ready-for-sales with the cost of Baht 1 million.</p> <p>Management estimated the loss by comparing the net realisable value of the ready-to-sell houses in Phase A with its book value and estimated full loss equal to construction cost of Phase B since the project has been suspended. Management has assessed that the amount of the allowance is appropriate.</p> <p>I focused on this area because of the high value and significance of real estate projects under development and real estate projects held for development to the consolidated and separate financial statements. Management made judgements in setting the appropriate allowance for devaluation taking into consideration the net realisable value of selling and developing such projects.</p>	<p>I evaluated management's assessment methods of the real estate projects under development and real estate projects held for development valuation by:</p> <ul style="list-style-type: none"> • visiting sites of the ready-to-sell houses in Phase A and houses under construction in Phase B of the on-hold housing project to assess the condition of the projects, • inquiring management about selling plan for houses in Phase A and construction plan of Phase B, • challenging management on the source of information used to determine the net realisable value of real estate projects of the ready-to-sell houses in Phase A, • evaluating the method and testing appropriateness of the source of information used for the management's assessment of the market value of the ready-to-sell houses in Phase A by examining land appraisal price with the department of lands and the nearby market area and price quotations, • comparing the net estimated cash inflows from selling houses in Phase A (net with expected selling expenses) and the book value and • testing the appropriateness of full allowance for devaluation housing project in Phase B and comparing the results to the book value. <p>Based on above procedures, I found that management's assessment methods of the real estate projects under development and real estate projects held for development valuation was based on reliable sources of information and appropriate market factors.</p>

Key audit matter	How my audit addressed the key audit matter
<p>Valuation of investment in a subsidiary</p> <p>Refer to Note 7 'Critical accounting estimates and judgements' and Note 15 'Investments in subsidiaries, net'.</p> <p>As at 31 December 2021, Thai Siam Nakorn Company Limited (TSN), a subsidiary of the Group had an equity of Baht 0.60 million (2020: an equity of Baht 9.22 million). TSN had a deficit of Baht 101 million (2020: a deficit of Baht 91.18 million). However, the management expects to generate revenue and net profit as well as cash flows from backlog of unfulfilled contracts and future projects.</p> <p>Based on the management's forecasted future cash flows, which take into account the expected revenue and net profit over the next four years, discounted to net present value using the weighted average cost of capital (WACC), the net realisable value of TSN was lower than the carrying value of the investment in TSN. As a result, management set up an allowance for impairment of investment in TSN of Baht 47.25 million.</p> <p>I focused on this area due to the size of the carrying value of the investment in TSN, which were Baht 100 million (represents 2.11% of the total assets of the Company) and the assessment of recoverable amount of investment in TSN involves management's significant judgement and uses of assumptions to estimate future cash flows.</p>	<p>I assessed the procedures used by management to determine impairment of investment in TSN through the steps below.</p> <ul style="list-style-type: none"> obtaining, understanding and evaluating management's cashflow forecasts and the process by which the forecasts were developed, challenging management's key assumptions, such as the forecasted future revenue and expenditure, profit margin and discount rates, taking into account the sensitivity of the changes in the respective assumptions to investment in TSN balance. testing the mathematical accuracy and considering the appropriateness of cash flows including in the forecasted future cash flows model, and comparing the cash flow forecasts to the approved budgets and business plans and other evidence from the management to support the forecasted business plan. <p>Based on above procedures, I found the significant assumptions used by management in determining recoverable amount of the investment in TSN were reasonable according to the evidence provided.</p>

Other information

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

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

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

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to the audit committee.

Responsibilities of the directors for the consolidated and separate financial statements

The directors are responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with TFRSs, and for such internal control as the directors determine is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

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

The audit committee assists the directors in discharging their responsibility for overseeing the Group's and the Company's financial reporting process.



Auditor's responsibilities for the audit of the consolidated and separate financial statements

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

As part of an audit in accordance with TSAs, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group and the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

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

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

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

PricewaterhouseCoopers ABAS Ltd.

Sanicha Akarakittilap
Certified Public Accountant (Thailand) No. 8470
Bangkok
22 February 2022

Chaoprayamahanakorn Public Company Limited
Statements of Financial Position
As at 31 December 2021

	Notes	Consolidated financial statements		Separate financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Assets					
Current assets					
Cash and cash equivalents	9	292,203,780	34,782,326	204,640,883	21,410,284
Trade and other receivables, net	10	100,211,980	88,977,816	11,419,588	31,140,677
Short-term loans to and interest receivable from subsidiaries	34 c)	-	-	417,923,584	253,568,099
Short-term loans to other party		300,000	300,000	-	-
Real estate projects under development, net	12, 13	2,347,137,098	3,282,833,918	2,366,896,758	2,688,244,972
Other current assets	14	15,371,477	13,687,313	905,456	18,088,879
Total current assets		2,755,224,335	3,420,581,373	3,001,786,269	3,012,452,911
Non-current assets					
Restricted deposits at financial institutions	13	10,332,034	16,812,122	523,086	1,561,791
Financial assets measured at fair value through profit or loss	11	171,600,000	171,600,000	171,600,000	171,600,000
Investments in subsidiaries, net	15	-	-	482,676,100	161,677,300
Long-term loans to other party	13	-	10,000,000	-	10,000,000
Investment properties, net	16	13,459,861	13,459,861	11,009,190	11,009,190
Real estate projects held for development, net	13, 17	1,353,469,715	1,476,710,515	874,420,196	874,420,196
Property, plant and equipment, net	13, 18	955,561,971	144,985,020	21,509,979	21,873,947
Right-of-use assets, net	19	53,449,054	54,672,139	110,624,235	124,011,745
Intangible assets, net	20	8,394,883	10,105,160	-	-
Deferred tax assets, net	21	81,585,790	77,640,601	36,523,800	38,034,674
Deposit paid - land		128,163,500	92,000,000	-	-
Other non-current assets	22	45,845,938	54,999,764	33,789,984	22,184,392
Total non-current assets		2,821,862,746	2,122,985,182	1,742,676,570	1,436,373,235
Total assets		5,577,087,081	5,543,566,555	4,744,462,839	4,448,826,146

Director _____ Director _____

The accompanying notes are an integral part of these consolidated and separate financial statements.

Chaoprayamahanakorn Public Company Limited
Statements of Financial Position (Cont'd)
As at 31 December 2021

	Notes	Consolidated financial statements		Separate financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Liabilities and equity					
Current liabilities					
Bank overdrafts and short-term borrowings from financial institutions, related persons and other party	24	258,989,624	528,635,973	127,478,495	213,005,501
Trade and other payables	23	236,901,433	295,331,941	209,342,122	263,742,433
Current portion of long-term borrowings and debentures	24	267,450,043	603,183,037	224,420,079	469,515,632
Income tax payables		618,860	9,253,712	-	-
Current portion of lease liabilities		2,375,913	1,222,349	7,966,445	7,372,069
Other current liabilities	25	11,515,259	26,228,092	1,495,125	3,135,194
Total current liabilities		777,851,132	1,463,855,104	570,702,266	956,770,829
Non-current liabilities					
Long-term borrowings and debentures	24	2,084,448,074	1,410,441,131	1,743,152,634	1,117,512,806
Lease liabilities		3,856,092	599,320	109,725,359	120,221,976
Employee benefit obligations	26	27,040,881	25,753,101	12,823,998	12,510,622
Other non-current liabilities		138,601	138,601	-	-
Total non-current liabilities		2,115,483,648	1,436,932,153	1,865,701,991	1,250,245,404
Total liabilities		2,893,334,780	2,900,787,257	2,436,404,257	2,207,016,233

The accompanying notes are an integral part of these consolidated and separate financial statements.

Chaoprayamahanakorn Public Company Limited

Statements of Financial Position (Cont'd)

As at 31 December 2021

	Note	Consolidated financial statements		Separate financial statements	
		2021 Baht	2020 Baht	2020 Baht	2019 Baht
Liabilities and equity (Cont'd)					
Equity					
Share capital					
Authorised share capital					
		1,029.16 million ordinary shares of par Baht 1 each (2020: 1,000 million ordinary shares of par Baht 1 each)			
		1,029,160,000	1,000,000,000	1,029,160,000	1,000,000,000
Issued and paid-up share capital					
		1,028.57 million ordinary shares of par Baht 1 each (2020: 1,000 million ordinary shares of par Baht 1 each)			
		1,028,570,595	1,000,000,000	1,028,570,595	1,000,000,000
Premium on paid-up capital					
		Ordinary shares			
		467,900,000	467,900,000	467,900,000	467,900,000
Retained earnings					
	27	Appropriated - Legal reserve	100,000,000	102,916,000	100,000,000
		Unappropriated	1,098,516,654	711,587,987	673,909,913
		Other components of equity	(23,637,356)	-	-
Total equity		2,683,752,301	2,642,779,298	2,310,974,582	2,241,809,913
Total liabilities and equity		5,577,087,081	5,543,566,555	4,747,378,839	4,448,826,146

The accompanying notes are an integral part of these consolidated and separate financial statements.

Chaoprayamahankorn Public Company Limited

Statements of Comprehensive Income

For the year ended 31 December 2021

	Notes	Consolidated financial statements		Separate financial statements	
		2021 Baht	2020 Baht	2021 Baht	2020 Baht
Revenues					
Revenue from sales of real estate		1,049,940,129	1,031,088,296	867,053,002	178,469,651
Revenue from construction		69,175,270	133,646,890	-	-
Revenue from services		66,666,355	28,272,544	-	-
Total revenues		1,185,781,754	1,193,007,730	867,053,002	178,469,651
Costs					
Cost of sales from sales of real estate	31	(610,177,020)	(603,301,200)	(547,699,527)	(107,954,707)
Cost of construction	31	(94,184,846)	(124,484,924)	-	-
Cost of services		(61,536,750)	(25,572,645)	-	-
Total costs		(765,898,616)	(753,358,769)	(547,699,527)	(107,954,707)
Gross profit		419,883,138	439,648,961	319,353,475	70,514,944
Dividend income	34 a)	-	-	-	68,998,390
Other income	29	26,073,466	17,560,020	36,627,204	44,582,445
Selling expenses		(125,596,403)	(170,972,942)	(99,981,471)	(64,615,028)
Administrative expenses		(173,810,795)	(157,823,445)	(92,750,852)	(42,433,671)
Impact for impairment on investment in subsidiary		-	-	-	(34,480,000)
Reversal of (expected credit losses)		5,204,818	(6,587,058)	-	107,751
Other expenses		(17,216,610)	(11,073,470)	(353,161)	(558,697)
Profit before finance costs and income tax income (expense)		134,537,614	110,752,066	162,895,195	42,116,134
Finance costs		(90,365,613)	(23,846,631)	(91,853,405)	(15,195,732)
Profit before income tax income (expense)		44,172,001	86,905,435	71,041,790	26,920,402
Income tax income (expense)	30	41,877	(27,336,682)	(1,552,246)	(4,636,548)
Net profit for the year		44,213,878	59,568,753	69,489,544	22,283,854
Other comprehensive income					
Items that will not be reclassified to profit or loss					
- Remeasurements of employee benefit obligations	26	-	(611,236)	-	264,880
- Income tax on items that will not be reclassified to profit or loss		-	122,247	-	(52,976)
Other comprehensive income (expense) for the year, net of tax		-	(488,989)	-	211,904
Total comprehensive income for the year		44,213,878	59,079,764	69,489,544	22,495,758

The accompanying notes are an integral part of these consolidated and separate financial statements.

Chaoprayamahanakorn Public Company Limited
 Statements of Comprehensive Income (Cont'd)
 For the year ended 31 December 2021

	Note	Consolidated financial statements		Separate financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Profit attributable to:					
Owners of the parent		44,213,878	59,568,753	69,489,544	22,283,854
Non-controlling interests		-	-	-	-
		<u>44,213,878</u>	<u>59,568,753</u>	<u>69,489,544</u>	<u>22,283,854</u>
Total comprehensive income attributable to:					
Owners of the parent		44,213,878	59,079,764	69,489,544	22,495,758
Non-controlling interests		-	-	-	-
		<u>44,213,878</u>	<u>59,079,764</u>	<u>69,489,544</u>	<u>22,495,758</u>
Basic earning per share (Baht)	32	<u>0.043</u>	<u>0.058</u>	<u>0.068</u>	<u>0.022</u>

The accompanying notes are an integral part of these consolidated and separate financial statements.

Chaoprayamahanakorn Public Company Limited
 Statements of Changes in Equity
 For the year ended 31 December 2021

Consolidated financial statements (Baht)							
	Notes	Attributable to owners of the parent			Other components of equity		
		Authorised, issued and paid-up share capital	Share premium on ordinary shares	Retained earnings		Share discount on business combination under common control	Total equity
				Appropriated - legal reserve	Unappropriated		
Opening balance as at 1 January 2021		1,000,000,000	467,900,000	100,000,000	1,098,516,654	(23,637,356)	2,642,779,298
Issuance of ordinary shares for stock dividend		28,570,595	-	-	-	-	28,570,595
Dividend	33	-	-	-	(31,811,470)	-	(31,811,470)
Legal reserve	27	-	-	2,916,000	(2,916,000)	-	-
Total comprehensive income for the year		-	-	-	44,213,878	-	44,213,878
Closing balance as at 31 December 2021		<u>1,028,570,595</u>	<u>467,900,000</u>	<u>102,916,000</u>	<u>1,108,003,062</u>	<u>(23,637,356)</u>	<u>2,683,752,301</u>
Opening balance as at 1 January 2020							
- previously reported		1,000,000,000	467,900,000	100,000,000	1,066,132,052	(23,637,356)	2,610,394,696
Retrospective adjustments from changes in accounting policy		-	-	-	(1,695,162)	-	(1,695,162)
Balance after adjustment		<u>1,000,000,000</u>	<u>467,900,000</u>	<u>100,000,000</u>	<u>1,064,436,890</u>	<u>(23,637,356)</u>	<u>2,608,699,534</u>
Dividend	33	-	-	-	(25,000,000)	-	(25,000,000)
Total comprehensive income for the year		-	-	-	59,079,764	-	59,079,764
Closing balance as at 31 December 2020		<u>1,000,000,000</u>	<u>467,900,000</u>	<u>100,000,000</u>	<u>1,098,516,654</u>	<u>(23,637,356)</u>	<u>2,642,779,298</u>

The accompanying notes are an integral part of these consolidated and separate financial statements.

Chaoprayamahanakorn Public Company Limited

Statements of Changes in Equity

For the year ended 31 December 2021

Separate financial statements (Baht)						
	Notes	Authorised, issued and paid-up share capital	Share premium on ordinary shares	Retained earnings		Total equity
				Appropriated - legal reserve	Unappropriated	
Opening balance as at 1 January 2021		1,000,000,000	467,900,000	100,000,000	673,909,913	2,241,809,913
Issuance of ordinary shares for stock dividend		28,570,595	-	-	-	28,570,595
Dividend	33	-	-	-	(31,811,470)	(31,811,470)
Legal reserve	27	-	-	2,916,000	(2,916,000)	-
Total comprehensive income for the year		-	-	-	69,489,544	69,489,544
Closing balance as at 31 December 2021		<u>1,028,570,595</u>	<u>467,900,000</u>	<u>102,916,000</u>	<u>708,671,987</u>	<u>2,308,058,582</u>
Opening balance as at 1 January 2020		1,000,000,000	467,900,000	100,000,000	676,414,155	2,244,314,155
Dividend	33	-	-	-	(25,000,000)	(25,000,000)
Total comprehensive income for the year		-	-	-	22,495,758	22,495,758
Closing balance as at 31 December 2020		<u>1,000,000,000</u>	<u>467,900,000</u>	<u>100,000,000</u>	<u>673,909,913</u>	<u>2,241,809,913</u>

The accompanying notes are an integral part of these consolidated and separate financial statements.

Chaoprayamahankorn Public Company Limited

Statements of Cash Flows

For the year ended 31 December 2021

	Notes	Consolidated		Separate	
		financial statements		financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Cash flows from operating activities					
Profit before income tax income (expense)		44,172,001	86,905,435	71,041,790	26,920,402
Adjustments for:					
Depreciation and amortisation		35,868,000	30,073,275	12,060,297	12,769,952
(Gain) loss from disposal of equipment		(144,403)	(741,364)	(14,835)	64,167
Gain from disposal of intangible asset		(1,499)	-	-	-
(Reversal of) expected credit losses		(5,204,818)	6,587,057	-	(107,751)
Devaluation on real estate projects		1,820,800	361,248	1,820,800	361,248
Impairment of investment in subsidiary		-	-	-	34,480,000
(Reversal of) provisions		(2,793,933)	(4,442,688)	(1,043,307)	(2,597,163)
(Reversal of) long outstanding account payables	29	(6,038,108)	-	(3,605,829)	-
Employee benefit expense	26	2,332,127	3,693,217	799,226	1,136,311
Income from contract cancellation	29	(6,171,306)	(1,213,962)	(3,472,740)	(571,031)
Interest income	29	(252,009)	(423,145)	(27,322,813)	(42,003,002)
Gain from modification of contract		-	-	(126,979)	(277,186)
Dividend income	34 a)	-	-	-	(68,998,390)
Finance costs - Interest expense		49,321,312	15,229,701	55,118,403	9,074,358
- Financing service fee		41,044,301	8,616,931	36,735,002	6,121,374
Cash flow before changes in operating assets and liabilities		153,952,465	144,645,705	141,989,015	(23,626,711)
Changes in operating assets and liabilities					
- Trade and other receivables		(5,019,096)	22,399,087	19,721,089	(14,210,380)
- Real estate projects under development		444,732,958	(99,390,353)	391,744,206	(609,297,671)
- Other current assets		(12,334,161)	43,903,902	17,183,422	17,695,647
- Deposit paid - land		(78,163,500)	(82,000,000)	-	-
- Other non-current assets		58,722	27,605,974	286,678	5,439,248
- Real estate projects held for development		(46,871,960)	-	-	-
- Trade and other payables		(43,745,854)	(58,431,846)	(46,735,979)	(4,074,747)
- Other current liabilities		(11,918,898)	(168,736)	(596,762)	(4,393,000)
- Other non-current liabilities		-	(124,544)	-	-
- Employee benefit obligations	26	(1,044,550)	(1,358,625)	(485,850)	(380,250)
Cash generated from (used in) operating activities		399,646,126	(2,919,436)	523,105,819	(632,847,864)
Finance cost paid		(180,958,603)	(148,753,874)	(145,321,845)	(130,125,899)
Income tax received		31,178,321	-	-	-
Income tax paid		(34,422,384)	(37,266,381)	(11,933,642)	(3,482,430)
Net cash generated from (used in) operating activities		215,443,460	(188,939,691)	365,850,332	(766,456,193)

The accompanying notes are an integral part of these consolidated and separate financial statements.

Chaoprayamahankorn Public Company Limited

Statements of Cash Flows (Cont'd)

For the year ended 31 December 2021

	Notes	Consolidated		Separate	
		financial statements		financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Cash flows from investing activities					
Interest received		252,008	423,145	28,741,224	28,892,317
Dividend received	34 a)	-	-	-	68,998,390
Increase in restricted deposits at financial institutions		-	(5,974,745)	-	(8,969)
Decrease in restricted deposits at financial institutions		6,480,088	21,228,759	1,038,705	21,300,402
Cash receipt of short-term loans to subsidiaries	34 c)	-	-	236,392,866	449,100,000
Cash payment for short-term loans to subsidiaries	34 c)	-	-	(402,166,762)	(127,700,000)
Cash receipt for long-term loans to subsidiaries		-	-	-	109,857,693
Cash payment for long-term loans to subsidiaries		-	-	-	(40,000,000)
Cash payment for purchase of financial assets measured at fair value through profit or loss	11	-	(161,700,000)	-	(161,700,000)
Cash invested in investments in subsidiaries	15	-	-	(320,998,800)	-
Cash receipt from capital increase in subsidiaries		1,500	-	-	-
Proceeds from disposals of equipment		144,499	1,058,224	14,835	-
Proceeds from disposals of intangible assets		1,500	-	-	-
Cash payment for purchase of property, plant and equipment		(16,174,572)	(31,044,404)	(779,000)	(12,367,776)
Cash payment for purchase of intangible assets		(12,801)	(17,499)	-	-
Net cash generated from (used in) investing activities		(9,307,778)	(176,026,520)	(457,756,932)	336,372,057
Cash flows from financing activities					
Increase in bank overdraft and short-term borrowings from financial institutions and other party		460,700,000	33,083,445	270,000,000	24,968,658
Decrease in bank overdraft and short-term borrowings from financial institutions and other party		(683,036,584)	(230,524,836)	(353,443,240)	(121,347,369)
Proceeds from short-term borrowings from related persons		65,071,702	56,700,000	93,700,000	10,000,000
Repayment of short-term borrowings from related persons		(111,798,531)	(27,000,000)	(93,700,000)	(10,000,000)
Proceeds from short-term borrowings from subsidiaries	34 f)	-	-	40,000,000	3,000,000
Repayment of short-term borrowings from subsidiaries	34 f)	-	-	(41,500,000)	(1,500,000)
Proceeds from long-term borrowings from financial institutions	24	1,073,511,500	1,162,775,680	1,022,111,500	791,592,700
Repayment of long-term borrowings from financial institutions	24	(833,132,091)	(626,771,384)	(738,074,519)	(227,720,955)
Proceeds from debentures	24	550,000,000	-	550,000,000	-
Repayment of debentures	24	(440,900,000)	-	(440,900,000)	-
Proceeds from long-term loans from other company		10,000,000	-	10,000,000	-
Payment for front-end fee of loan agreements and debentures		(31,261,750)	(4,527,937)	(29,912,000)	-
Payment for principal elements of lease payments		(4,626,173)	(1,550,725)	(9,902,241)	(7,675,695)
Dividends paid	33	(3,242,301)	(24,995,536)	(3,242,301)	(24,995,536)
Net cash generated from financing activities		51,285,772	337,188,707	275,137,199	436,321,803
Net cash (decrease) increase in cash and cash equivalents					
		257,421,454	(27,777,504)	183,230,599	6,237,667
Cash and cash equivalents at 1 January		34,782,326	62,559,830	21,410,284	15,172,617
Cash and cash equivalents at 31 December		292,203,780	34,782,326	204,640,883	21,410,284

The accompanying notes are an integral part of these consolidated and separate financial statements.

Chaoprayamahanakorn Public Company Limited

Statements of Cash Flows (Cont'd)

For the year ended 31 December 2020

	Notes	Consolidated financial statements		Separate financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Non-cash items:					
Payable for acquisition of property, plant and equipment		131,610	57,191	-	-
Transfer real estate projects under development to real estate projects held for development		100,291,548	312,404,308	-	-
Transfer from real estate projects under development to property, plant and equipment	18	812,357,646	-	-	-
Transfer from property, plant and equipment to other current assets	18	-	13,597,469	-	-
Transfer property, plant and equipment to real estate projects under development	18	-	529,356	-	-
Transfer property, plant and equipment to right-of-use assets	18	-	44,352,976	-	-
Transfer from other non-current assets to financial assets measured at fair value through profit or loss		-	9,900,000	-	9,900,000
Stock dividend paid	33	28,570,595	-	28,570,595	-
Dividend payable		24,195	25,621	24,195	25,621

The accompanying notes are an integral part of these consolidated and separate financial statements.

1 General information

Chaoprayamahanakorn Public Company Limited (the Company) is a public limited company which listed on the Stock Exchange of Thailand. The Company is incorporated and domiciled in Thailand. The address of the Company's registered office is as follows:

909/1, 6th Floor, Unit 601-602, Somdet Phra Chao Tak Sin Road, Dao Khanong, Thonburi, Bangkok.

The principal business operations of the Company and its subsidiaries (together "the Group") are development of real estate for sale, providing construction services and providing rental and services.

These consolidated and separate financial statements were authorised for issue by the Board of Directors on 22 February 2022.

2 Significant events during the current year

Coronavirus Disease 2019 outbreak

The nationwide COVID-19 outbreak and decline in domestic economic resulted in the disruption of many entities both government and private agencies. For example, the closing of offices and construction sites. However, sales from real estate of the Group and the Company increased from the completed projects and can be transferred for sale in 2021.

3 Basis of preparation

The consolidated and separate financial statements have been prepared in accordance with Thai Financial Reporting Standards ("TFRS") and the financial reporting requirements issued under the Securities and Exchange Act.

The consolidated and separate financial statements have been prepared under the historical cost convention, except as disclosed otherwise in the accounting policies.

The preparation of financial statements in conformity with TFRS requires management to use certain critical accounting estimates and to exercise its judgement in applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas that are more likely to be materially adjusted due to changes in estimates and assumptions are disclosed in Note 7.

An English version of the consolidated and separate financial statements have been prepared from the statutory financial statements that are in the Thai language. In the event of a conflict or a difference in interpretation between the two languages, the Thai language statutory financial statements shall prevail.

4 New and amended financial reporting standards

4.1 New and amended financial reporting standards that are effective for accounting period beginning on or after 1 January 2021 and have significant impacts to the Group

a) Revised Conceptual Framework for Financial Reporting added the following key principals and guidance:

- Measurement basis, including factors in considering difference measurement basis
- Presentation and disclosure, including classification of income and expenses in other comprehensive income
- Definition of a reporting entity, which maybe a legal entity, or a portion of an entity
- Derecognition of assets and liabilities

The amendment also includes the revision to the definition of an asset and liability in the financial statements, and clarification to the prominence of stewardship in the objective of financial reporting.

b) Amendment to TFRS 3, Business combinations amended the definition of a business which requires an acquisition to include an input and a substantive process that together significantly contribute to the ability to create outputs. The definition of the term 'outputs' is amended to focus on goods and services provided to customers and to exclude returns in the form of lower costs and other economic benefits.

- c) **Amendment to TFRS 9, Financial instruments and TFRS 7, Financial instruments: disclosures** amended to provide relief from applying specific hedge accounting requirements to the uncertainty arising from interest rate benchmark reform such as IBOR. The amendment also requires disclosure of hedging relationships directly affected by the uncertainty.
- d) **Amendment to TAS 1, Presentation of financial statements and TAS 8, Accounting policies, changes in accounting estimates and errors** amended to definition of materiality. The amendment allows for a consistent definition of materiality throughout the Thai Financial Reporting Standards and the Conceptual Framework for Financial Reporting. It also clarified when information is material and incorporates some of the guidance in TAS 1 about immaterial information.

These financial reporting standards have no significant impacts to the Group.

4.2 Amended financial reporting standards that are effective for accounting period beginning or after 1 January 2022 related to the Group

Certain amended TFRSs have been issued that are not mandatory for the current reporting period and have not been early adopted by the Group and the Company. Also, we consider that these new financial standards have no significant impact to the Group.

- a) **Interest rate benchmark (IBOR) reform - phase 2, amendments to TFRS 9, TFRS 7, TFRS 16 and accounting guidance, financial instruments and disclosures for insurance business** provide relief measures addressing issues that might affect financial reporting during the reform, including the effects of changes to contractual cash flows or hedging relationship arising from the replacement of one benchmark with an alternative benchmark.

Key relief measures of the phase 2 amendments are as follows:

- When changing the basis for determining contractual cash flows for financial assets and financial liabilities (including lease liabilities), changes that are necessary as a direct result of the IBOR reform and which are considered economically equivalent, will not result in an immediate gain or loss in the income statement. TFRS 16 has also been amended to require lessees to use a similar practical expedient when accounting for lease modifications that change the basis for determining future lease payments as a result of the IBOR reform.

TFRS 7 requires additional disclosure about:

- the nature and extent of risks arising from the IBOR reform to which the entity is exposed to
- how the entity manages those risks
- the entity's progress in transitioning from the IBOR to alternative benchmark rates and how the entity is managing this transition.

- b) **Accounting guidance on temporary relief measures for entities assisting debtors affected by the COVID-19 pandemic**

The Group which assists debtors affected by the COVID-19 pandemic can apply the accounting guidance announced by TFAC based on BOT circular For. Nor. Sor 2. Wor. 802/2564 to help debtors between 1 January 2022 and 31 December 2023. The key relief measures involve, for example, the consideration for debt staging for ECL calculation where there is debt restructuring, revising EIR for the restructured debt and ECL calculation regarding unused credit line.

5 Accounting policies

5.1 Principles of consolidation

- a) **Subsidiaries**

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group until the date that control ceases.

In the separate financial statements, investments in subsidiaries are accounted for using cost method Less allowance for impairment (if any).

b) Intercompany transactions on consolidation

Intra-group transactions, balances and unrealised gains on transactions are eliminated. Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in the associates and joint ventures. Unrealised losses are also eliminated in the same manner unless the transaction provides evidence of an impairment of the asset transferred.

5.2 Cash and cash equivalents

In the statements of cash flows, cash and cash equivalents includes cash on hand, deposits held at call, short-term highly liquid investments with maturities of three months or less from acquisition date.

In the statements of financial position, bank overdrafts are shown in current liabilities.

5.3 Trade accounts receivable

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. They are generally due for settlement within 30-45 days and therefore are all classified as current.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, they are recognised at fair value. The Group holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost.

The impairment of trade receivables are disclosed in Note 5.5 (e).

5.4 Real estate projects under development and real estate projects held for development

Real estate projects under development are those properties which are held with the intention of development and sale in the ordinary of business. Real estate projects held under development are land held for development in the future. Real estate projects held for development are stated at the lower of cost or estimated net realisable value. Net realisable value represents the estimated selling price less costs to be incurred in selling the properties. Real estate projects held for development are stated at the cost less impairment losses.

The cost of real estate projects under development comprises specifically identified costs, including acquisition costs, development expenditure, construction costs and public utility costs and other related borrowing expenditure. Borrowing costs payable on loans funding a development property are capitalised, on a specific identification basis, as part of the cost of the development property until the completion of development. Real estate projects held for development comprises specifically identified costs including acquisition costs, development expenditure and other related expenditure.

The Group recognised real estate projects under development as cost of sales when the title ship has been transferred to the buyer.

5.5 Financial assets

a) Classification

From 1 January 2020, the Group classifies its debt instrument financial assets in the following measurement categories depending on i) business model for managing the asset and ii) the cash flow characteristics of the asset whether they represent solely payments of principal and interest (SPPI).

- those to be measured subsequently at fair value (either through other comprehensive income or through profit or loss); and
- those to be measured at amortised cost.

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

b) Recognition and derecognition

Regular way purchases, acquires and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

c) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at FVPL, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Financial assets with embedded derivatives are considered in their entirety when determining whether the cash flows are solely payment of principal and interest.

d) Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the financial assets. There are three measurement categories into which the Group classifies its debt instruments:

- **Amortised cost:** Financial assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in other income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as a separate line item in the statement of profit or loss
- **FVOCI:** Financial assets that are held for a) collection of contractual cash flows; and b) for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI.

Movements in the carrying amount are taken through other comprehensive income (OCI), except for the recognition of impairment gains or losses, interest income using the effective interest method, and foreign exchange gains and losses which are recognised in profit or loss. When the financial assets is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/(losses). Interest income is included in other income. Impairment expenses are presented separately in the statement of comprehensive income.

- **FVPL:** Financial assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and presented net within other gains/(losses) in the period in which it arises.

e) Impairment

The Group applies the TFRS 9 simplified approach in measuring the impairment of trade receivables, which applies lifetime expected credit loss, from initial recognition, for all trade receivables.

To measure the expected credit losses, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the days past due. The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets. The expected credit loss rates are based on payment profiles, historical credit losses as well as forward-looking information and factors that may affect the ability of the customers to settle the outstanding balances.

The expected loss rates are based on the payment profiles of sales over a period of 48 months until 31 December 2021 and the corresponding historical credit losses experienced within this period.

For other financial assets carried at amortised cost and FVOCI, the Group applies TFRS 9 general approach in measuring the impairment of those financial assets. Under the general approach, the 12-month or the lifetime expected credit loss is applied depending on whether there has been a significant increase in credit risk since the initial recognition.

The significant increase in credit risk (from initial recognition) assessment is performed every end of reporting period by comparing i) expected risk of default as of the reporting date and ii) estimated risk of default on the date of initial recognition.

The Group assesses expected credit loss by taking into consideration forward-looking information and past experiences. The expected credit loss is a probability-weighted estimate of credit losses (probability-weighted present value of estimated cash shortfall). The cash shortfall is the difference between all contractual cash flows that are due to the Group and all cash flows expected to receive, discounted at the original effective interest rate.

When measuring expected credit losses, the Group reflects the following:

- probability-weighted estimated uncollectible amounts
- time value of money; and
- supportable and reasonable information as of the reporting date about past experience, current conditions and forecasts of future situations.

Impairment (and reversal of impairment) losses are recognised in profit or loss as a separate line item.

Classification and measurement of financial assets for the year ended 31 December 2021 is disclosed in Note 11.1

5.6 Investment property

Property that is held by the Group for long-term rental yields or for capital appreciation or both, and that is not occupied by the Group, is classified as investment property.

Investment property is measured initially at its cost, including related transaction costs and borrowing costs. Borrowing costs, which are incurred for the purpose of acquiring, constructing or producing a qualifying investment property, are capitalised as part of its cost. Borrowing costs are capitalised while acquisition or construction is actively underway and cease once the asset is substantially complete, or suspended if the development of the asset is suspended.

Land is not depreciated.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

5.7 Property, plant and equipment

Property, plant and equipment mainly comprises property where the project's clubhouse is located, land and buildings, office building, factory, building improvement, furniture, fixtures, office equipment, tools, and vehicles. Clubhouse includes the clubhouse building, swimming pool, and a sports club. Land is stated at cost less an allowance for impairment. Plant and equipment are stated at cost less accumulated depreciation and allowance for impairment losses. Initial cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount, only when it is probable that future economic benefits associated with the item will flow to the Group.

All other repairs and maintenance are charged to profit or loss when incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

	<u>Years</u>
Land improvement	20 years
Buildings and building improvement	5 - 30 years
Furniture, fixtures and equipment	3 - 5 years
Tools and machinery	5 - 10 years
Vehicles	5 years
Sales office	2 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gains or losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

5.8 Intangible assets

Computer software

Acquired computer software is measured at cost. These costs are amortised over their estimated useful lives of 5 - 10 years.

Cost associated with maintaining computer software are recognised as an expense as incurred.

5.9 Impairment of assets

Assets that have a useful life are tested for impairment if events or changes in circumstances indicate that it might be impaired. Assets that are subject to amortisation are reviewed for impairment whenever there is an indication of impairment. An impairment loss is recognised for the amount by which the carrying amount of the assets exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use.

Where the reasons for previously recognised impairments no longer exist, the impairment losses on the assets concerned other than goodwill is reversed.

5.10 Leases

Leases - where the Group is the lessee

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of real estate for which the group is a lessee, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable
- variable lease payment that are based on an index or a rate
- amounts expected to be payable by the lessee under residual value guarantees
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option, and
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be determined, the lessee's incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability
- any lease payments made at or before the commencement date less any lease incentives received
- any initial direct costs, and
- restoration costs.

Payments associated with short-term leases and leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise of small items.

Leases - where the Group is the lessor

Rental income under operating leases (net of any incentives given to lessees) is recognised on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income. The respective leased assets are included in the statement of financial position based on their nature.

Leasehold right

Leasehold right is stated at cost less accumulated amortisation which is based on the cost of the leasehold right on a straight-line basis over the leasehold period of 30 years. Amortisation is charged to profit or loss.

5.11 Financial liabilities

a) Classification

Financial instruments issued by the Group are classified as either financial liabilities or equity securities by considering contractual obligations.

- Where the Group has an unconditional contractual obligation to deliver cash or another financial asset to another entity, it is considered a financial liability unless there is a predetermined or possible settlement for a fixed amount of cash in exchange of a fixed number of the Group's own equity instruments.
- Where the Group has no contractual obligation or has an unconditional right to avoid delivering cash or another financial asset in settlement of the obligation, it is considered an equity instrument.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

b) Measurement

Financial liabilities are initially recognised at fair value and are subsequently measured at amortised cost.

c) Derecognition and modification

Financial liabilities are derecognised when the obligation specified in the contract is discharged, cancelled, or expired.

Where the terms of a financial liability are renegotiated/modified, the Group assesses whether the renegotiation / modification results in the derecognition of that financial liability. Where the modification results in an extinguishment, the new financial liability is recognised based on fair value of its obligation. The remaining carrying amount of financial liability is derecognised. The difference as well as proceed paid is recognised as other gains/(losses) in profit or loss.

Where the modification does not result in the derecognition of the financial liability, the carrying amount of the financial liability is recalculated as the present value of the renegotiated / modified contractual cash flows discounted at its original effective interest rate. The difference is recognised in other gains/(losses) in profit or loss.

5.12 Current and deferred income taxes

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current tax

The current income tax is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting year. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax

Deferred income tax is recognised on temporary differences arising from differences between the tax base of assets and liabilities and their carrying amounts in the financial statements. However, deferred income tax is not recognised for temporary differences arise from:

- initial recognition of an asset or liability in a transaction other than a business combination that affects neither accounting nor taxable profit or loss is not recognised
- investments in subsidiaries, associates and joint arrangements where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax is measured using tax rates of the year in which temporary difference is expected to be reversed, based on tax rates and laws that have been enacted or substantially enacted by the end of the reporting year.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

5.13 Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets (assets that take over 12 months to get ready for its intended use or sale) are added to the cost of those assets less investment income earned from those specific borrowings. The capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

Other borrowing costs are expensed in the period in which they are incurred.

5.14 Employee benefits

5.14.1 Short-term employee benefits

Liabilities for short-term employee benefits that are expected to be settled wholly within 12 months after the end of the period are recognised in respect of employees' service up to the end of the reporting period. They are measured at the amount expected to be paid.

5.14.2 Retirement benefits

Amount of retirement benefits is defined by the agreed benefits the employees will receive after the completion of employment. It usually depends on factors such as age, years of service and an employee's latest compensation at retirement.

The defined benefit obligation is calculated by an independent actuary using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using market yield of government bonds that matches the terms and currency of the expected cash outflows.

Remeasurement gains and losses are recognised directly to other comprehensive income in the period in which they arise. They are included in retained earnings in the statements of changes in equity.

Past-service costs are recognised immediately in profit or loss.

5.14.3 Provident fund

The Group pays contributions to a separate fund on a voluntary basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due.

5.14.4 Other long-term benefits

The Group gives gold rewards to employees, who joined before 1 August 2017, when they have worked for the Group for 5, 7, 9 and 12 years.

These obligations are measured similar to defined benefit plans except remeasurement gains and losses that are charged to profit or loss.

5.14.5 Termination benefit

The Group recognises termination benefits at the earlier of a) when the Group can no longer withdraw the offer of those benefits; and b) when the entity recognises costs for the related restructuring. Benefits due more than 12 months are discounted to their present value.

5.15 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation. The increase in the provision due to passage of time is recognised as interest expense.

5.16 Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares (net of tax) are shown as a deduction in equity.

5.17 Revenue recognition

Main revenue includes all revenues from ordinary business activities. All ancillary income in the course of the Group's ordinary activities is also presented as revenue.

Revenue are recorded net of value added tax. They are recognised in accordance with the provision of goods or services, provided that collectability of the consideration is probable.

Multiple element arrangements involving delivery or provision of multiple products or services are separated into distinct performance obligations. Total transaction price of the bundled contract is allocated to each performance obligation based on their relative standalone selling prices or estimated standalone selling prices. Each performance obligation is recognised as revenue on fulfillment of the obligation to the customer.

a) Sales of real estate

The Group develops and sells residential properties. Revenue is recognised when control over the property has been transferred to the customer. The properties have generally no alternative use for the Group due to contractual restrictions. However, an enforceable right to payment does not arise until legal title has passed to the customer. Therefore, revenue is recognised at a point in time when the legal title has passed to the customer.

b) Construction revenue - Percentage of completion

Revenue from construction contracts or construction-type service contracts or service contracts where a defined output is promised, is recognised using the percentage of completion method. The stage of completion is generally determined as the percentage of cost incurred up until the reporting date relative to total estimated cost, adjusted with uninstalled materials that the customer accepts and takes control but not yet installed. Where the stage of completion is not reliably measured, revenue is only recognised up to the amount of contract costs expensed, provided it is recoverable.

c) Services

The Group recognised service contracts with a continuous service provision as revenue on a straight line basis over the contract term, regardless of the payment pattern.

d) Rental income

The Group recognised rental income with a continuous service provision as revenue on a straight line basis over the contract term, regardless of the payment pattern.

e) Sale of goods

Sales are recognised when control of the products has transferred, being when the products are delivered, and there is no unfulfilled obligation that could affect the wholesaler's acceptance of the products. Delivery occurs when the products have been shipped to the specific location.

Revenue from these sales is recognised based on the price specified in the contract, net of value-added tax, returns, rebates and discounts and revenue is only recognised to the extent that it is highly probable that a significant reversal will not occur.

A receivable is recognised when the goods are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

f) Interest income and dividend income

Interest income is recognised on a time proportion basis, taking account the principal outstanding and the effective rate over the period to maturity, when it is determined that such income will accrue to the Group. Dividends are recognised when the right to receive payment is established.

g) Other income

Other income is recognised on an accrual basis.

5.18 Dividend distribution

Dividend distributed to the Company's shareholders is recognised as a liability when interim dividends are approved by the Board of Directors, and when the annual dividends are approved by the shareholders.

5.19 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as Chief Executive Officer that makes strategic decisions.

5.20 Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of:

- the amount determined in accordance with the expected credit loss model under TFRS 9; and
- the amount initially recognised less the cumulative amount of income recognised in accordance with the principles of TFRS 15.

The fair value of financial guarantees is determined based on the present value of the difference in cash flows between a) the contractual payments required under the debt instrument; and b) the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

Where guarantees in relation to loans or other payables of associates are provided for no compensation, the fair values are accounted for as contributions and recognised as part of the cost of the investment.

6 Financial risk management

6.1 Financial risk factors

The Group exposes to a variety of financial risks: market risk (included interest rate risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The board of directors provides written principles for overall risk management which is carried out by a central treasury department (the Group treasury), including identification, evaluation and hedge of financial risks in close co-operation with operating units.

6.1.1 Market risk

a) Cash flow and fair value interest rate risk

The Group's income and operating cash flows are substantially dependent of changes in market interest rates. The Group is exposed to interest rate risk relates primarily to its deposits at financial institutions, long-term loans to related parties, short-term borrowings, long-term borrowings and debentures. Most of the Group's financial assets and liabilities bear floating interest rates or fixed interest rate. The Group assesses that the interest rate risk from financial assets and financial liabilities is insignificant.

The Group and the Company does not apply hedge accounting.

6.1.2 Credit risk

Credit risk arises from cash and cash equivalents, contractual cash flows of debt investments carried at amortised cost, and at fair value through profit or loss (FVPL) as disclosed in Note 11.1, as well as credit exposures to customers, including outstanding receivables.

a) Risk management

Credit risk is managed on a group basis. For banks and financial institutions, only independently rated parties.

Risk control assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. Individual risk limits are set based on assessments in accordance with limits set by the board. The compliance with credit limits by customers is regularly monitored by line management.

Sales to retail customers are required to be settled in cash for sales of real estate to mitigate credit risk. There are no significant concentrations of credit risk, whether through exposure to individual customers or specific industry sectors.

Loan receivables are considered to be low risk investments. The management considers that loan receivables have ability to settle loans as they have adequate positive net current assets.

b) Impairment of financial assets

The Group and the Company have 2 type of financial assets that are subject to the expected credit loss model:

- cash and cash equivalents
- trade and other receivables

While cash and cash equivalents are also subject to the impairment requirements of TFRS 9, the identified impairment loss was immaterial

Trade receivables and contract assets

The Group applies the simplified approach (TFRS9) in measuring expected credit losses, which uses a lifetime expected loss allowance for all trade receivables and contract assets.

To measure the expected credit losses, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the days past due. The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets. The expected loss rates are based on the historical payment profiles of sales, the corresponding historical credit losses experienced as well as forward-looking information that may affect the ability of the customers to settle the receivables.

The expected loss rates are based on the payment profiles of sales over a period of 48 month until 31 December 2021 and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables and adjusts the historical loss rates based on expected changes in these factors.

On that basis, the loss allowance was determined as follows for both trade receivables and disclosed in Note 10 and 28

Financial assets measured at fair value through profit or loss

The Group is also exposed to credit risk in relation to financial assets measured at fair value through profit or loss (FVPL). The maximum exposure at the end of the reporting period is the carrying amount of these investments of Baht 171.60 million (2020: Baht 171.60 million). (Note 11).

6.1.3 Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and to close out market positions. Due to the dynamic nature of the underlying businesses, the Group Treasury maintains flexibility in funding by maintaining availability under committed credit lines.

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and to close out market positions. At the end of the reporting period the Group held deposits at call of Baht 287 million (2020: Baht 202 million) that are expected to readily generate cash inflows for managing liquidity risk.

Due to the dynamic nature of the underlying businesses, the group treasury maintains flexibility in funding by maintaining availability under committed credit lines.

Management monitors i) rolling forecasts of the Group's liquidity reserve (comprising the undrawn borrowing facilities below); and ii) cash and cash equivalents on the basis of expected cash flows.

a) Financing arrangements

The Group has access to the following undrawn credit facilities as at 31 December 2021 which are disclosed in note 24.3.

b) Maturity of financial liabilities

The tables below analyse the maturity of financial liabilities grouping based on their contractual maturities. The amounts disclosed are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is not significant.

	Consolidated financial statements			
	Within 1 year Thousand Baht	1 - 5 years Thousand Baht	Over 5 years Thousand Baht	Total Thousand Baht
Maturity of financial liabilities				
As at 31 December 2021				
Bank overdrafts and short-term loans from financial institutions	258,990	-	-	258,990
Trade and other payables	236,901	-	-	236,901
Other current liabilities	11,515	-	-	11,515
Long-term borrowings and debentures	267,450	2,080,238	4,210	2,351,898
Lease liabilities	2,376	3,856	-	6,232
As at 31 December 2020				
Bank overdrafts and short-term loans from financial institutions	528,636	-	-	528,636
Trade and other payables	295,332	-	-	295,332
Other current liabilities	26,228	-	-	26,228
Long-term borrowings and debentures	603,183	1,390,441	20,000	2,013,624
Lease liabilities	1,222	600	-	1,822

	Separate financial statements			
	Within 1 year	1 - 5 years	Over 5 years	Total
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
Maturity of financial liabilities				
As at 31 December 2021				
Bank overdrafts and short-term loans from financial institutions	127,478	-	-	127,478
Trade and other payables	209,342	-	-	209,342
Other current liabilities	1,495	-	-	1,495
Long-term borrowings and debentures	224,420	1,743,153	-	1,967,573
Lease liabilities	7,966	22,505	87,221	117,692
As at 31 December 2020				
Bank overdrafts and short-term loans from financial institutions	213,006	-	-	213,006
Trade and other payables	263,742	-	-	263,742
Other current liabilities	3,135	-	-	3,135
Long-term borrowings and debentures	469,516	1,117,513	-	1,587,029
Lease liabilities	7,372	16,035	104,187	127,594

6.2 Capital management

6.2.1 Risk management

The objectives when managing capital are to:

- safeguard their ability to continue as a going concern, to provide returns for shareholders and benefits for other stakeholders, and
- maintain an optimal capital structure to reduce the cost of capital

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Consistent with others in the industry, the Group monitors capital based on gearing ratio which is determined by dividing net debt with equity.

Loan covenants

Under the terms of the major borrowing facilities, the Group is required to maintain debt to equity ratio not to be more than 3 to 1.

The Group has complied with these covenants throughout the reporting period. As at 31 December, the ratio of debt to equity as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Net debt	2,893,335	2,900,787	2,436,404	2,207,016
Total equity	2,683,752	2,642,779	2,308,059	2,241,810
Net debt to equity ratio	1.08%	1.10%	1.06%	0.98%

7 Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Impairment of real estate projects under development and real estate projects held for development

The Group considers the impairment of real estate projects under development and real estate projects held for development when the management judges that there has been a significant decline in the fair value below their cost. The management determines the devaluation of such properties based on net realisable value. The determination of what is "significant" and such devaluation requires the management to exercise judgment.

(b) Fair value of certain financial assets

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Group uses judgement to select a variety of methods and make assumptions that are mainly based on market conditions existing at the end of each reporting period. Details of key assumptions used are included in Note 11.

(c) Impairment of investment in subsidiary

An investment in a subsidiary is reported using the cost method in the separate financial statements. A provision for impairment was recognised when the cost of an investments in a subsidiary exceeded the recoverable amount, which was determined by the value in use. As to whether the impairment provision should be provided or reversed, the management made an assessment by considering from past performance, external factors that may affect the business operations, and produced and reviewed financial forecast and expected future cash inflow. The Group uses comparable market participant rate as discount rate in determining the current estimate of value in use.

(d) Project development costs estimation

In calculating cost of land and houses and condominium sold, the Group has to estimate all project development costs, comprising land and land improvement costs, design and construction costs, public utility costs, and other related borrowing expenditure. 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.

(e) Construction costs estimation

In calculating cost of construction, the Group has to estimate all project construction 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.

(f) Retirement benefit obligations

The present value of the retirement benefit obligations depends on a number of assumptions. Key assumptions used and impacts from possible changes in key assumptions are disclosed in Note 26.

(g) Deferred tax asset for carried forward tax losses

The subsidiary has incurred the losses for construction services over the prior years. The Group has concluded that the deferred tax assets arising from the carried-forward tax losses will be recoverable using the estimated future taxable income based on the approved business plans and budgets. It is expected that the losses carried forward will be utilised within 5 years.

(h) Determination of lease terms

Critical judgement in determining the lease term, the Group considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated).

For leases of properties, the most relevant factors are historical lease durations, the costs and conditions of leased assets.

Most extension options on offices and vehicles leases have not been included in the lease liability, because the Group considers i) the underlying asset condition and/or ii) insignificant cost to replace the leased assets.

The lease term is reassessed if an option is actually exercised (or not exercised) or the Group becomes obliged to exercise (or not exercise) it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstance affecting this assessment occur, and that it is within the control of the Group.

(i) Determination of discount rate applied to leases

The Group determines the incremental borrowing rate as follows:

- Where possible, use recent third-party financing received by the individual lessee as a starting point, adjusting to reflect changes in its financing conditions.
- Make adjustments specific to the lease e.g. term, country, currency and security.

(j) Impairment of financial assets

The loss allowances for financial assets are based on assumptions about default risk and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs used in the impairment calculation, based on the Group's past history and existing market conditions, as well as forward-looking estimates at the end of each reporting period.

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8 Segment information

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as Chief Executive Officer that makes strategic decisions.

Significant information relating to revenue and profit of the reportable segments are as follows.

	For the year ended 31 December									
	Real estate development for sales		Construction		Other businesses		Elimination		Consolidated	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Revenues from external customers	1,049,940	1,031,088	69,175	133,647	66,666	28,273	-	-	1,185,781	1,193,008
Inter-segment revenues	-	-	139,787	301,243	-	-	(139,787)	(301,243)	-	-
Total revenue	1,049,940	1,031,088	208,962	434,890	66,666	28,273	(139,787)	(301,243)	1,185,781	1,193,008
Timing of revenue recognition:										
At a point in time	1,049,940	1,031,088	-	-	-	-	-	-	1,049,940	1,031,088
Over time	-	-	208,962	434,890	66,666	28,273	(139,787)	(301,243)	135,841	161,920
Total	1,049,940	1,031,088	208,962	434,890	66,666	28,273	(139,787)	(301,243)	1,185,781	1,193,008
Dividend income	-	68,998	-	-	-	-	-	(68,998)	-	-
Interest income	27,338	42,024	527	36	36	13	(27,649)	(41,650)	252	423
Other income	13,539	4,176	4,912	6,526	146,431	163,048	(139,061)	(156,613)	25,821	17,137
Total revenues	1,090,817	1,146,286	214,401	441,452	213,133	191,334	(306,497)	(568,504)	1,211,854	1,210,568
Reportable segment profit (loss) before income tax	44,854	120,228	(114,732)	(89,450)	114,874	127,992	(824)	(71,864)	44,172	86,906
Income tax income (expense) (Note 30)									42	(27,337)
Net profit for the year									44,214	59,569

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	Real estate development for sales		Construction		Other businesses		Elimination		Consolidated financial statements	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
	Baht'000	Baht'000	Baht'000	Baht'000	Baht'000	Baht'000	Baht'000	Baht'000	Baht'000	Baht'000
Segment assets	6,185,377	5,636,731	407,102	492,543	830,462	400,592	(1,845,854)	(986,299)	5,577,087	5,543,567
Unallocated assets	-	-	-	-	-	-	-	-	-	-
Consolidated total assets	6,185,377	5,636,731	407,102	492,543	830,462	400,592	(1,845,854)	(986,299)	5,577,087	5,543,567
Segment liabilities	3,307,497	2,976,351	403,408	480,443	165,479	89,258	(983,049)	(645,265)	2,893,335	2,900,787
Unallocated liabilities	-	-	-	-	-	-	-	-	-	-
Consolidated total liabilities	3,307,497	2,976,351	403,408	480,443	165,479	89,258	(983,049)	(645,265)	2,893,335	2,900,787

9 Cash and cash equivalents

Cash and cash equivalents as at 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Cash on hand	512	376	68	76
Cash at banks - current accounts	4,792	3,138	1,101	237
Cash at banks - savings accounts	282,404	23,494	201,175	13,338
Cheques received from customers	4,496	7,774	2,297	7,759
Total	292,204	34,782	204,641	21,410

As at 31 December 2021, cash at banks carry interest at the rates of 0.13% - 0.75% per annum (2020: 0.20% - 0.75% per annum).

10 Trade and other receivables, net

10.1 Trade and other receivables

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Accounts receivable				
- other persons and parties	53,407	52,762	1,401	1,401
- related parties (Note 34 b))	53	574	-	-
<u>Less</u> Allowance for expected credit losses	(9,978)	(15,183)	(1,401)	(1,401)
Accounts receivable, net	43,482	38,153	-	-
Other receivables	23,073	15,019	450	451
- other persons and parties				
- subsidiaries and related parties (Note 34 b))	96	67	1,106	4,631
Advance payment for construction	6,364	1,873	-	-
Accrued income	7,085	-	-	-
Prepaid expenses	19,427	31,690	7,911	24,451
Others	685	2,176	1,953	1,608
	100,212	88,978	11,420	31,141

Fair values of trade receivables

Due to the short-term nature of the current receivables, their carrying amount is considered to be the same as their fair value.

10.2 Impairments of trade receivables

Information about the impairment of trade receivables comprise the following:

	Consolidated financial statements					
	Current Thousand Baht	Up to 3 months Thousand Baht	3 - 6 months Thousand Baht	6 - 12 months Thousand Baht	Over 12 months Thousand Baht	Total Thousand Baht
31 December 2021						
Gross carrying amount						
- trade receivables	385	32,456	10,790	85	9,744	53,460
Loss allowance	-	(577)	(357)	(68)	(8,976)	(9,978)
31 December 2020						
Gross carrying amount						
- trade receivables	282	31,955	207	11,569	9,852	53,336
Loss allowance	-	-	-	(7,249)	(7,934)	(15,183)
	Separate financial statements					
	Current Thousand Baht	Up to 3 months Thousand Baht	3 - 6 months Thousand Baht	6 - 12 months Thousand Baht	Over 12 months Thousand Baht	Total Thousand Baht
31 December 2021						
Gross carrying amount						
- trade receivables	-	-	-	-	1,401	1,401
Loss allowance	-	-	-	-	(1,401)	(1,401)
31 December 2020						
Gross carrying amount						
- trade receivables	-	-	-	-	1,401	1,401
Loss allowance	-	-	-	-	(1,401)	(1,401)

The loss allowances for trade receivables as at 31 December reconcile to the opening loss allowances as follows:

	Consolidated financial statements	
	Trade receivables	
	2021	2020
	Baht'000	Baht'000
Opening loss allowance at 1 January	(15,183)	(7,141)
Increase In loss allowance recognised in profit or loss during the year	(373)	(8,042)
Unused amount reversed	5,578	-
Closing loss allowance at 31 December	(9,978)	(15,183)
	Separate financial statements	
	Trade receivables	
	2021	2020
	Baht'000	Baht'000
Opening loss allowance at 1 January	(1,401)	(1,401)
Closing loss allowance at 31 December	(1,401)	(1,401)

Trade receivables and contract assets are written off where there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group, and a failure to make contractual payments or cannot be contacted for a period greater than 365 days past due.

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Impairment losses on trade receivables and contract assets are presented as net impairment losses within profit before finance costs and income taxes. Subsequent recoveries of amounts previously written off are credited against the same line item.

11 Financial assets and financial liabilities

As at 31 December 2021, the Group has classified its financial assets and financial liabilities as below.

	Consolidated financial statements		
	FVPL Baht'000	Amortised cost Baht'000	Fair value Baht'00
Financial assets			
Cash and cash equivalents	-	292,204	292,204
Trade and other receivables, net	-	100,212	100,212
Short-term loans to other party	-	300	300
Restricted deposits at financial institutions	-	10,332	10,332
Financial assets measured at fair value through profit or loss	171,600	-	171,600
Financial liabilities			
Bank overdrafts and short-term borrowings from financial institutions and related persons and other party	-	258,990	258,990
Trade and other payables	-	236,901	236,901
Other current liabilities	-	11,515	11,515
Long-term loans and debenture	-	2,351,898	2,351,898
Lease liabilities	-	6,432	6,432
	Separate financial statements		
	FVPL Baht'000	Amortised cost Baht'000	Fair value Baht'00
Financial assets			
Cash and cash equivalents	-	204,641	204,641
Trade and other receivables, net	-	11,420	11,420
Short-term borrowings to and interest receivable from subsidiaries	-	417,924	417,924
Restricted deposits at financial institutions	-	523	523
Financial assets measured at fair value through profit or loss	171,600	-	171,600
Financial liabilities			
Bank overdrafts and short-term borrowings from financial institutions, and related persons and other party	-	127,478	127,478
Trade and other payables	-	209,342	209,342
Other current liabilities	-	1,495	1,495
Long-term loans and debenture	-	1,967,573	1,967,573
Lease liabilities	-	117,691	117,691

11.1) Financial assets measured at fair value through profit or loss

a) **Classification of financial assets at fair value through profit or loss**

The Group classifies the following financial assets at fair value through profit or loss (FVPL):

- debt investments that do not qualify for measurement at either amortised cost or FVOCI
- equity investments that are held for trading, and
- equity investments for which the entity has irrevocably not elected at initial recognition to recognise fair value gains and losses through OCI.

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Financial assets measured at FVPL include the following:

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	Fair value Baht'000	Amortised cost Baht'000	Fair value Baht'000	Amortised cost Baht'000
Non-current assets				
Unlisted debt securities	171,600	171,600	171,600	171,600
	171,600	171,600	171,600	171,600

The movements of financial assets measured at fair value through profit or loss for the year ended 31 December 2021 comprise the following:

	Consolidated Financial statements	Separate Financial statements
	Baht'000	Baht'000
For the year ended 31 December 2021		
Opening net book amount	171,600	171,600
Addition investment	-	-
Closing net book amount	171,600	171,600

As at 31 December 2021, financial assets measured at fair value through profit or loss comprise ordinary shares of a non-related company for 78,000 shares with 2,200 Baht per share, totaling of Baht 171.6 million, or 25% of the total number of shares outstanding. The financial instrument was classified as debt instrument due to the condition that it would be purchased shares back at the original purchase price plus interest less dividend received over the investing period if the non-related company could not abide by sale and purchase agreement's conditions.

The following table presents financial assets that are measured at fair value as at 31 December.

	Consolidated financial information		Separate financial information	
	2021	2020	2021	2020
	Baht'000	Baht'000	Baht'000	Baht'000
Information level 3				
Financial assets measured at fair value through profit or loss				
- debt instrument	171,600	171,600	171,600	171,600

A valuation of fair value of ordinary shares was based on at the original purchase price plus interest less dividend received over the investing period since the management decided that there were uncertainties on a non-related company's ability to IPO and abide by sale and purchase agreement's conditions.

The calculation was performed by using net present value of projected cash flow method. Significant unobservable input of fair value hierarchy level 3 is risk adjusted discount rate. It is estimated based on private company 's weighted average cost of capital at 9.25%.

Relationship of unobservable inputs to fair value are shown as follows:

	Unobservable inputs	Movement	Change in fair value	
			Increase in assumptions	Decrease in assumptions
			31 December 2021 Million Baht	31 December 2021 Million Baht
Financial asset measured at FVPL	Risk-adjusted discount rate	1%	-3.20	+3.08

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12 Real estate projects under development, net

	Consolidated financial statements		Separate Financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Land and land development costs	753,165	959,920	517,785	580,648
Construction cost and others	143,329	783,478	483,199	791,349
Capitalised finance costs	320,771	363,560	272,727	263,481
Condominium units ready for sale	973,070	976,430	981,584	940,450
Houses ready for sale	154,690	153,585	165,465	164,359
Raw materials	17,885	26,381	-	-
Work in process	19,672	47,942	-	-
Finished goods	18,418	23,580	-	-
Total	2,401,000	3,334,876	2,420,760	2,740,287
Less Allowance for devaluation on real estate projects under development				
- houses ready for sale	(53,602)	(51,781)	(53,602)	(51,781)
- condominium units ready for sale	(261)	(261)	(261)	(261)
Net	2,347,137	3,282,834	2,366,897	2,688,245
Borrowing costs capitalised during the year	98,032	163,328	70,396	129,950
Rates of interest capitalised (% per annum)	4.96 - 10.11	4.99 - 10.11	5.42 - 9.29	5.12 - 9.40

During the year 2021, the real estate project under development amounting to Baht 812.36 million is classified to property, plant and equipment in the consolidated financial statements (Note 18).

13 Assets used as collateral

Assets used as collateral of the Group as at 31 December 2021 and 2010 were as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Million Baht	2020 Million Baht	2021 Million Baht	2020 Million Baht
(a) Real estate projects under development	2,116	2,924	2,256	2,553
(b) Restricted deposits at financial institutions	10	17	1	2
(c) Long-term loans to other party	-	10	-	10
(d) Real estate projects held for development	870	807	495	682
(e) Property, plant and equipment, net (Building and building improvement)	598	54	-	-
(f) Right-of-use assets, net	50	57	-	-
	3,644	3,869	2,752	3,247

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Description

- a) The Company and its subsidiaries have mortgaged real estate projects under development as security for bank overdraft, short-term and long-term borrowings from financial institutions and for letter of guarantee issued by the financial institutions.
- b) The Company and its subsidiaries have pledged saving deposit and fixed deposits with financial institutions to secure bank overdrafts, long-term borrowings and letter of guarantee of the Company and its subsidiaries.
- c) The Company issued bill of exchange to a securities company as mortgaged for the Company's issuance of debentures.
- d) The Company has mortgaged real estate projects held for development to secure long-term borrowings of the Company and a subsidiary received from financial institutions.
- e) The Company and its subsidiaries have mortgaged net land, building and building improvement as security for bank overdraft and long-term borrowings from a financial institution.
- f) A subsidiary has pledged its net right-of-use assets with a financial institution as collateral against credit facilities received from such a financial institution.

14 Other current assets

Other current assets as at 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Deposit paid - material	5,951	1,307	803	17,826
Deposit paid - service	4,612	100	-	-
Sales office - net	1,304	9,727	-	-
Others	3,504	2,553	102	263
	15,371	13,687	905	18,089

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15 Investments in subsidiaries, net

Investments in subsidiaries as at 31 December 2021 and 2020, and dividend income from those investments for the years then ended, were as follows:

Subsidiaries	Principal activities	Separate financial statements											
		Ownership interest		Paid up capital		Cost		Provision for impairment		Net book amount		Dividend income	
		2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
		%		(Baht'000)	(Baht'000)	(Baht'000)	(Baht'000)	(Baht'000)	(Baht'000)	(Baht'000)	(Baht'000)	(Baht'000)	(Baht'000)
Direct subsidiaries held by the Company													
Paya Panich Property Company Limited	Real estate development	99.99	99.99	30,000	30,000	29,999	29,999	-	-	29,999	29,999	-	68,998
Thai Siam Nakorn Company Limited	Construction service	99.98	99.98	100,000	100,000	99,983	99,983	(47,250)	(47,250)	52,733	52,733	-	-
Siamnakhon Company Limited	Real estate development and service	98.68	98.68	80,000	80,000	78,945	78,945	-	-	78,945	78,945	-	-
C2H Company Limited	Hospitality service	99.99	-	300,000	-	300,000	-	-	-	300,000	-	-	-
Teledoc Company Limited	Medical equipment supply	99.99	-	10,000	-	10,000	-	-	-	10,000	-	-	-
Cmeditec Company Limited	Herbal medical supply	99.99	-	10,000	-	10,000	-	-	-	10,000	-	-	-
Cannabitec Company Limited	Herbal medical supply	99.97	-	1,000	-	999	-	-	-	999	-	-	-
Total				531,000	210,000	529,926	208,927	(47,250)	(47,250)	482,676	161,677	-	68,998
Indirect subsidiary held by the Company													
C2H1 Company Limited	Hospitality service	99.40	-	200,000	-	200,000	-	-	-	200,000	-	-	-

All subsidiaries operate their business in Thailand.

As at 31 December 2021, the Company recognised allowance for impairment loss on investment in Thai Siam Nakorn Co., Ltd. (TSN) amounting to Baht 47.25 million (2020: Baht 47.25 million) because the construction business operation did not operate as plan. While TSN had an equity of Baht 0.60 million (2020: an equity of Baht 9.22 million). TSN had a deficit of Baht 101 million (2020: deficit Baht 91.18 million). Its total current liabilities exceeded its total current assets by Baht 104.17 million (2020: Baht 128.77 million). The recoverable amount of the investment in TSN was based on the value in use as its recoverable amount.

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The recoverable amount was based on its value in use, determined by discounting future cash flows using the estimated rates referred to weighted average cost of capital at the rate of 10% and long-term growth rate at the rate of 1.80%.

Relationship of unobservable inputs to recoverable amount are shown as follows:

	Unobservable inputs	Movement	Change in recoverable amount	
			Increase in assumptions	Decrease in assumptions
			31 December 2021 Million Baht	31 December 2021 Million Baht
Investments in subsidiaries	Growth rate of cash flows	1%	29.54	(23.42)
	Risk-adjusted discount rate	1%	(32.14)	40.64

1) C2H Co., Ltd. (C2H)

The Board of Directors' Meeting No.1/2021 held on 25 February 2021 passed a resolution approving the establishment of the new subsidiary to operate a hotel and real estate development for rent business and registered its incorporation with the Ministry of Commerce on 22 April 2021. The authorised share capital is 500 ordinary shares of par value Baht 100 each, totalling Baht 50,000 which was called up. The Company holds a 99.40% ownership interest.

The Executive Committee Meeting No.9/2021 held on 14 June 2021, passed a resolution to approve an increase in the authorised share capital of C2H, the Company's subsidiary, from 500 ordinary shares to 20,000 ordinary shares with a par value of Baht 100 per share. On 30 June 2021, C2H received a subscription of 19,500 additional shares at Baht 100 per share, representing a total of Baht 1.95 million (priced at the par value). C2H registered the increased share capital with the Ministry of Commerce on 8 July 2021. From the increase of investment, the Company has an additional investment amounting to Baht 1.95 million with the new proportion of shares at 99.985% (as at 22 April 2021: 99.40%).

The Extraordinary General Meeting No.3/2021 held on 18 October 2021, passed a resolution to approve an increase in the authorised share capital of C2H, the Company's subsidiary, from 20,000 ordinary shares to 3,000,000 ordinary shares with a par value of Baht 100 per share. On 18 October 2021, C2H received subscription of 2,980,000 additional shares at Baht 100 per share, representing a total of Baht 298 million (priced at the par value). C2H registered the increased share capital with the Ministry of Commerce on 25 October 2021. From the increase of investment, the Company has an additional investment amounting to Baht 298 million with the new proportion of shares at 99.999% (as at 30 June 2021: 99.985%).

2) Teledoc Co., Ltd. (TLD)

The Board of Directors' Meeting No.1/2021 held on 25 February 2021 passed a resolution approving the establishment of the new subsidiary to operate a medical business and registered its incorporation with the Ministry of Commerce on 22 April 2021. The authorised share capital is 500 ordinary shares of par value Baht 100 each, totaling Baht 50,000 which was called up. The Company holds a 99.40% ownership interest.

The Executive Committee Meeting No.13/2021 held on 21 July 2021, passed a resolution to approve an increase in the authorised share capital of TLD, the Company's subsidiary, from 500 ordinary shares to 100,000 ordinary shares with a par value of Baht 100 per share. On 22 July 2021, TLD received a subscription of 99,500 additional shares at Baht 100 per share, representing a total of Baht 9.95 million (priced at the par value). TLD registered the increased share capital with the Ministry of Commerce on 30 July 2021. From the increase of investment, the Company has an additional investment amounting to Baht 9.95 million with the new proportion of shares at 99.99% (as at 22 April 2021: 99.40%).

3) Cmeditec Co., Ltd. (CMT)

The Executive Committee Meeting No.9/2021 held on 14 June 2021 passed a resolution approving the establishment of the new subsidiary to operate a chemical and medical supplies business and registered its incorporation with the Ministry of Commerce on 11 June 2021. The authorised share capital is 10,000 ordinary shares of par value Baht 100 each, totaling Baht 1,000,000 which was called up. The Company holds a 75% ownership interest.

The Extraordinary General Meeting No.2/2021 held on 15 November 2021, passed a resolution to approve an increase in the authorised share capital of CMT, the Company's subsidiary, from 10,000 ordinary shares to 100,000 ordinary shares with a par value of Baht 100 per share. On 17 November 2021, CMT received subscription of 90,000 additional shares at Baht 100 per share, representing a total of Baht 9 million (priced at the par value). CMT registered the increased share capital with the Ministry of Commerce on 19 November 2021. From the increase of investment, the Company has an additional investment amounting to Baht 9.25 million with the new proportion of shares at 99.997% (as at 18 November 2021: 75%).

4) Cannabitec Co., Ltd. (CBT)

The Extraordinary General Meeting No.1/2021 held on 25 October 2021, passed a resolution to approve an acquisition of CBT's ordinary shares, formerly is the Company's related party, with 500 ordinary shares with a par value of Baht 100 per share, representing a total of Baht 50,000 with the proportion of shares at 99.40%.

The Extraordinary General Meeting No.2/2021 held on 15 November 2021, passed a resolution to approve an increase in the authorised share capital of CBT, the Company's subsidiary, from 500 ordinary shares to 10,000 ordinary shares with a par value of Baht 100 per share. On 19 November 2021, CBT received subscription of 9,500 additional shares at Baht 100 per share, representing a total of Baht 0.95 million (priced at the par value). CBT registered the increased share capital with the Ministry of Commerce on 18 November 2021. From the increase of investment, the Company has an additional investment amounting to Baht 0.95 million with the new proportion of shares at 99.97% (as at 17 November 2021: 99.40%).

5) C2H1 Co., Ltd. (C2H1)

The Extraordinary General Meeting No.3/2021 held on 18 October 2021, shareholders of C2H, the subsidiary of the Company, passed a resolution to approve an establishment of C2H1 Co., Ltd. (C2H1), to operate a hotel and real estate development for rent business and registered its incorporation with the Ministry of Commerce on 25 October 2021. The authorised share capital is 2,000,000 ordinary shares of par value Baht 100 each, totalling Baht 200 million which was called up. C2H holds a 99.40% ownership interest.

Movements of investment in subsidiaries can be analysed as follows:

	Separate financial statements	
	2021	2020
For the year ended 31 December	Baht'000	Baht'000
Opening net book amount	161,677	196,157
Acquisitions	320,999	-
Allowance for impairment	-	(34,480)
Closing net book amount	482,676	161,677

16 Investment properties, net

The Group's investment properties comprise land.

During October 2019, the Group engaged Landmark Consultants Limited as the independent appraisal to prepare a new valuation report by comparing land market value per square wah.

The fair value measurement of the Group's and the Company's investment property was Baht 23.08 million (31 December 2020: Baht 23.08 million) and Baht 18.13 million (31 December 2020: Baht 18.13 million) respectively. The fair value measurement of investment properties is in level 2.

During the year 2021, the Group has not prepared a new valuation report as the Group management evaluated that the fair value of the investment property did not change significantly.

17 Real estate projects held for development, net

Real estate projects held for development, net as at 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Land	1,200,866	1,072,125	758,086	758,086
Construction costs and others	139,255	354,766	140,736	140,736
Capitalised finance costs	50,681	87,152	12,930	12,930
<u>Less</u> Allowance for devaluation on real estate projects held for development - construction costs	(37,332)	(37,332)	(37,332)	(37,332)
Net	1,353,470	1,476,711	874,420	874,420

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18 Property, plant and equipment, net

The movements of property, plant and equipment, net for the years ended 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements							Total Baht'000
	Land and land improvement Baht'000	Building and building improvement Baht'000	Furniture, fixtures and office equipment Baht'000	Tools and machinery Baht'000	Vehicles Baht'000	Sales office Baht'000	Asset under construction and installation Baht'000	
As at 1 January 2020								
Cost	47,459	161,433	39,641	171,129	14,908	15,928	3,281	453,779
Less Accumulated depreciation	(1,272)	(76,189)	(32,106)	(104,214)	(13,223)	(2,331)	-	(229,335)
Less Allowance for impairment - Clubhouse of housing project	(1,425)	(24,790)	-	-	-	-	-	(26,215)
Net book value	44,762	60,454	7,535	66,915	1,685	13,597	3,281	198,229
For the year ended 31 December 2020								
Opening net book value	44,762	60,454	7,535	66,915	1,685	13,597	3,281	198,229
Transfer-out to right-of-use assets	-	(44,353)	-	-	-	-	-	(44,353)
Additions	-	-	1,053	3,672	-	-	26,237	30,962
Disposals and write-off								
- cost	-	-	-	(489)	-	-	-	(489)
- accumulated depreciation	-	-	-	172	-	-	-	172
Transfer to real estate projects under development, net	-	-	-	-	-	-	(529)	(529)
Transfer in (out)	-	1,609	-	-	365	7,587	(9,561)	-
Transfer out to other current assets								
- cost	-	-	-	-	-	(23,515)	-	(23,515)
- accumulated depreciation	-	-	-	-	-	7,962	-	7,962
Depreciation charge	(94)	(1,175)	(3,246)	(12,497)	(811)	(5,631)	-	(23,454)
Closing net book value	44,668	16,535	5,342	57,773	1,239	-	19,428	144,985

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	Consolidated financial statements							
	Land and land improvement Baht'000	Building and building improvement Baht'000	Furniture, fixtures and office equipment Baht'000	Tools and machinery Baht'000	Vehicles Baht'000	Sales office Baht'000	Asset under construction and installation Baht'000	Total Baht'000
As at 1 January 2021								
Cost	47,459	118,689	40,694	174,312	15,273	-	19,428	415,855
<u>Less</u> Accumulated depreciation	(1,366)	(77,364)	(35,352)	(116,539)	(14,034)	-	-	(244,655)
<u>Less</u> Allowance for impairment - Clubhouse of housing project	(1,425)	(24,790)	-	-	-	-	-	(26,215)
Net book value	44,668	16,535	5,342	57,773	1,239	-	19,428	144,985
For the year ended 31 December 2021								
Opening net book value	44,668	16,535	5,342	57,773	1,239	-	19,428	144,985
Additions	-	-	11,565	1,852	640	-	8,643	22,700
Disposals and write-off								
- cost	-	-	(5,701)	(1,468)	-	-	-	(7,169)
- accumulated depreciation	-	-	5,639	1,434	-	-	-	7,073
Transfer in (out)	859	-	-	7,242	-	4,224	(12,325)	-
Transfer from real estate projects under development	-	812,358	-	-	-	-	-	812,358
Depreciation charge	(111)	(4,238)	(5,712)	(11,700)	(512)	(2,112)	-	(24,385)
Closing net book value	45,416	824,655	11,133	55,133	1,367	2,112	15,746	955,562
As at 31 December 2021								
Cost	48,318	931,047	46,558	181,938	15,913	4,224	15,746	1,243,744
<u>Less</u> Accumulated depreciation	(1,477)	(81,602)	(35,425)	(126,805)	(14,546)	(2,112)	-	(261,967)
<u>Less</u> Allowance for impairment - Clubhouse of housing project	(1,425)	(24,790)	-	-	-	-	-	(26,215)
Net book value	45,416	824,655	11,133	55,133	1,367	2,112	15,746	955,562

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	Separate financial statements						Total Baht'000
	Land and land improvement Baht'000	Building and building improvement Baht'000	Furniture, fixtures and equipment Baht'000	Tools Baht'000	Vehicles Baht'000	Asset under construction and installation Baht'000	
As at 1 January 2020							
Cost	7,225	48,589	9,826	1,530	5,973	585	73,728
<u>Less</u> Accumulated depreciation	-	(23,799)	(5,992)	(1,491)	(5,490)	-	(36,772)
<u>Less</u> Allowance for impairment - Clubhouse of housing project	(1,425)	(24,790)	-	-	-	-	(26,215)
Net book value	5,800	-	3,834	39	483	585	10,741
For the year ended 31 December 2020							
Opening net book value	5,800	-	3,834	39	483	585	10,741
Additions	-	-	-	32	-	12,336	12,368
Depreciation charge	-	-	(1,054)	(24)	(157)	-	(1,235)
Closing net book value	5,800	-	2,780	47	326	12,921	21,874
As at 1 January 2021							
Cost	7,225	48,589	9,826	1,562	5,973	12,921	86,096
<u>Less</u> Accumulated depreciation	-	(23,799)	(7,046)	(1,515)	(5,647)	-	(38,007)
<u>Less</u> Allowance for impairment - Clubhouse of housing project	(1,425)	(24,790)	-	-	-	-	(26,215)
Net book value	5,800	-	2,780	47	326	12,921	21,874

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	Separate financial statements						Total Baht'000
	Land and land improvement Baht'000	Building and building improvement Baht'000	Furniture, fixtures and equipment Baht'000	Tools Baht'000	Vehicles Baht'000	Asset under construction and installation Baht'000	
For the year ended 31 December 2021							
Opening net book value	5,800	-	2,780	47	326	12,921	21,874
Additions	-	-	67	-	-	712	779
Disposals and write-off							
- cost	-	-	(3,785)	(1,398)	-	-	(5,183)
- accumulated depreciation	-	-	3,785	1,398	-	-	5,183
Depreciation charge	-	-	(971)	(15)	(157)	-	(1,143)
Closing net book value	5,800	-	1,876	32	169	13,633	21,510
As at 31 December 2021							
Cost	7,225	48,589	6,108	164	5,973	13,633	81,692
<u>Less</u> Accumulated depreciation	-	(23,799)	(4,232)	(132)	(5,804)	-	(33,967)
<u>Less</u> Allowance for impairment - Clubhouse of housing project	(1,425)	(24,790)	-	-	-	-	(26,215)
Net book value	5,800	-	1,876	32	169	13,633	21,510

19 Right-of-use assets, net

	Consolidated financial statements			
	Tools	Land right-of use	Buildings right of use	Total
	Baht'000	Baht'000	Baht'000	Baht'000
Balance as at 1 January 2021	241	12,102	42,329	54,672
Depreciation	-	-	(1,223)	(1,223)
Balance as at 31 December 2021	241	12,102	41,106	53,449
	Separate financial statements			
	Buildings	Office equipment	Tools	Total
	Baht'000	Baht'000	Baht'000	Baht'000
Balance as at 1 January 2021	102,702	12,519	8,791	124,012
Lease modifications and reassessments	(2,471)	-	-	(2,471)
Depreciation	(10,917)	-	-	(10,917)
Balance as at 31 December 2021	89,314	12,519	-	110,624

20 Intangible assets, net

	Consolidated financial statements
	Computer software Baht'000
As at 1 January 2020	
Cost	17,198
<u>Less</u> Accumulated amortisation	(5,080)
Net book value	12,118
For the year ended 31 December 2020	
Opening net book value	12,118
Additions	17
Amortisation charge	(2,030)
Closing net book value	10,105
As at 1 January 2021	
Cost	17,215
<u>Less</u> Accumulated amortisation	(7,110)
Net book value	10,105
For the year ended 31 December 2021	
Opening net book value	10,105
Additions	13
Disposals and write-off	
- cost	(4)
- accumulated depreciation	3
Amortisation charge	(1,722)
Closing net book value	8,395
As at 31 December 2021	
Cost	17,224
<u>Less</u> Accumulated amortisation	(8,829)
Net book value	8,395

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21 Deferred income taxes

The analysis of deferred tax assets and deferred tax liability is as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Deferred tax assets	84,222	81,870	37,548	41,316
Deferred tax liability	(2,636)	(4,229)	(1,024)	(3,281)
Deferred tax assets, net	81,586	77,641	36,524	38,035

The gross movement and the deferred income tax account for the years ended 31 December 2021 and 2020 is as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
At 1 January	77,641	82,401	38,035	42,725
Charged (credited) to profit or loss (Note 30)	3,945	(4,882)	(1,511)	(4,637)
Charged (credited) to other comprehensive income	-	122	-	(53)
At 31 December	81,586	77,641	36,524	38,035

	Consolidated financial statements			
	1 January 2021 Baht'000	Debit/ (Credit) to profit or loss (Note 30) Baht'000	Debit/(Credit) to other comprehensive income Baht'000	31 December 2021 Baht'000
Deferred tax assets:				
Assessable income under the Revenue Code	9,265	(1,485)	-	7,780
Allowance for expected credit losses	3,085	(1,089)	-	1,996
Allowance for devaluation projects	23,118	1,251	-	24,369
Profit from related parties	39,686	20	-	39,706
Employee benefit obligation	5,150	258	-	5,408
Provisions	1,487	(653)	-	834
Tax loss	-	4,050	-	4,050
Others	79	-	-	79
Total	81,870	2,352	-	84,222
Deferred tax liability				
Assessable cost under the Revenue Code	(4,229)	1,593	-	(2,636)
Deferred tax assets, net	77,641	3,945	-	81,586

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	Consolidated financial statements			
	1 January 2020 Baht'000	Debit/ (Credit) to profit or loss (Note 30) Baht'000	Debit/(Credit) to other comprehensive income Baht'000	31 December 2020 Baht'000
Deferred tax assets:				
Assessable income under the Revenue Code	7,568	1,697	-	9,265
Allowance for expected credit losses	1,477	1,608	-	3,085
Allowance for devaluation projects	23,045	73	-	23,118
Profit from related parties	32,875	6,811	-	39,686
Employee benefit obligation	4,684	344	122	5,150
Provisions	2,277	(790)	-	1,487
Tax loss	14,017	(14,017)	-	-
Others	474	(395)	-	79
Total	86,417	(4,669)	122	81,870
Deferred tax liability				
Assessable cost under the Revenue Code	(4,016)	(213)	-	(4,229)
Deferred tax assets, net	82,401	(4,882)	122	77,641
	Separate financial statements			
	1 January 2021 Baht'000	Debit/ (Credit) to profit or loss (Note 30) Baht'000	Debit/(Credit) to other comprehensive income Baht'000	31 December 2021 Baht'000
Deferred tax assets:				
Assessable income under the Revenue Code	5,664	(3,986)	-	1,678
Allowance for expected credit losses	280	-	-	280
Allowance for devaluation projects	23,118	364	-	23,482
Provision for impairment in investment	9,450	-	-	9,450
Employee benefit obligations	2,502	63	-	2,565
Provisions	223	(209)	-	14
Others	79	-	-	79
Total	41,316	(3,768)	-	37,548
Deferred tax liability				
Assessable cost under the Revenue Code	(3,281)	2,257	-	(1,024)
Deferred tax assets, net	38,035	(1,511)	-	36,524

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	Separate financial statements			31 December 2020 Baht'000
	1 January 2020 Baht'000	Debit/ (Credit) to profit or loss (Note 30) Baht'000	Debit/(Credit) to other comprehensive income (Note 30) Baht'000	
Deferred tax assets:				
Assessable income under the Revenue Code	4,705	959	-	5,664
Allowance for expected credit losses	302	(22)	-	280
Allowance for devaluation projects	23,045	73	-	23,118
Provision for impairment in investment	-	9,450	-	9,450
Employee benefit obligations	2,352	203	(53)	2,502
Provisions	633	(410)	-	223
Tax loss	14,017	(14,017)	-	-
Others	474	(395)	-	79
Total	45,528	(4,159)	(53)	41,316
Deferred tax liability				
Assessable cost under the Revenue Code	(2,804)	(478)	-	(3,281)
Deferred tax assets, net	42,724	(4,637)	(53)	38,035

Allowance for devaluation projects included of real estate projects under development, real estate projects held for development and property, plant and equipment.

22 Other non-current assets

Other non-current assets as at 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Guarantee				
- other parties or third parties	5,329	5,031	2,405	2,452
- subsidiary (Note 34 d))	-	-	5,037	5,287
Withholding tax refundable	37,293	46,506	26,338	14,445
Others	3,224	3,463	10	-
	45,846	55,000	33,790	22,184

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23 Trade and other payables

Trade and other payables as at 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Trade accounts payable				
- other persons or third parties	115,283	168,470	15,316	67,743
- subsidiary, related person and parties (Note 34 e))	1,072	1,273	40,246	114,127
	116,355	169,743	55,562	181,870
Other payables				
- other persons or third parties	24,248	41,683	14,512	26,385
- subsidiary, related person and parties (Note 34 e))	2,059	1,843	4,378	5,219
Deposit and advance receivables				
- other persons or third parties	38,994	45,660	8,490	28,422
- subsidiary, related person and parties (Note 34 e))	-	-	80,000	-
Unbilled construction cost				
- other persons or third parties	24,853	14,282	17,817	7,350
- subsidiary, related person and parties (Note 34 e))	-	-	10,221	653
Accrued interest expense	12,573	11,336	10,636	11,220
Others	17,819	10,785	7,726	2,623
	236,901	295,332	209,342	263,742

24 Borrowings

Borrowings as at 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
<u>Current</u>				
Bank overdrafts	61,512	154,934	-	29,369
Short-term borrowings from financial Institutions, other party and related persons				
- Short term borrowings from financial other party	127,478	87,135	127,478	87,135
- Short term borrowings from related persons	-	46,727	-	-
- Short term borrowings from related party	-	-	-	1,501
- Promissory notes from financial Institutions	70,000	239,840	-	95,000
Bank overdrafts and short-term borrowing from financial institutions and other company	258,990	528,636	127,478	213,005
Current portion of long-term borrowings	267,450	165,002	224,420	31,335
Current portion of debentures	-	438,181	-	438,181
Current portion of long-term borrowings and debentures	267,450	603,183	224,420	469,516
<u>Non-current</u>				
Long-term borrowings from financial institutions	1,544,506	1,410,441	1,203,211	1,117,513
Debentures	539,942	-	539,942	-
Long-term borrowings from financial institutions and debentures	2,084,448	1,410,441	1,743,153	1,117,513
Total borrowings	2,610,888	2,542,260	2,095,051	1,800,034

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As at 31 December 2021 and 2020, the interest rates of bank overdrafts and short-term borrowings from financial institutions, other party and related persons comprise the following;

	Consolidated financial statements	
	2021 % per annum	2020 % per annum
Bank overdrafts	5.82 - 6.34	5.57 - 7.20
Promissory notes from financial institutions	4.97 - 5.58	4.97 - 7.45
Short term borrowings from other party	10.00	10.00
Short term borrowings from related persons	-	0.25

	Separate financial statements	
	2021 % per annum	2020 % per annum
Bank overdrafts	-	5.80 - 7.20
Promissory notes from financial institutions	-	5.58 - 7.45
Short term borrowings from other party	10.00	10.00

24.1 The movements of the long-term borrowings for the years ended 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
<u>Current portion of long-term borrowings from financial institutions</u>				
Opening balance	165,002	202,939	31,335	36,385
Transferred from current portion of long-term borrowings	1,058,881	588,835	931,160	222,671
Reclassify from extension of long-term borrowings	(123,301)	-	-	-
Repayments of borrowings	(833,132)	(626,772)	(738,075)	(227,721)
Ending balance	267,450	165,002	224,420	31,335
<u>Long-term borrowings from financial institutions</u>				
Opening balance	1,410,441	834,364	1,117,513	546,185
Additional borrowings	1,073,512	1,162,776	1,022,112	791,593
Transferred to current portion of long-term borrowings	(1,058,881)	(588,835)	(931,160)	(222,671)
Reclassify from extension of long-term borrowings	123,301	-	-	-
Financing service fees	(12,175)	(4,528)	(10,825)	-
Amortisation of deferred financing service fee	8,308	6,664	5,571	2,406
Ending balance	1,544,506	1,410,441	1,203,211	1,117,513

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The long-term borrowings as at 31 December 2021 and 2020 comprise the following:

Type of loan	Amount Baht'000	Maturity	Interest rate (%)		Interest payment	Collateral		Extend due date
			31 December 2021	31 December 2020		31 December 2021	31 December 2020	
Company								
Long-term borrowing	75,761	30 March 2019	MLR+1.00	MLR+1.00	Monthly	A	A	Extended to 30 March 2022
Long-term borrowing	18,562	25 May 2021	MLR	MLR	Monthly	A	A	Extended to 25 May 2023
Long-term borrowing	89,553	19 April 2022	MLR+1.00	MLR+1.00	Monthly	A	A	None
Long-term borrowing	27,492	8 September 2023	6.50	7.25	Monthly	A	A	None
Long-term borrowing	361,475	16 June 2024	MLR+1.00	MLR+1.00	Monthly	A	A	None
Long-term borrowing	818,746	20 January 2026	MLR+1.00	-	Monthly	B	-	None
Long-term borrowing	36,080	30 June 2026	MLR-2.60	-	Monthly	-	-	None
Add Effective interest rates	(38)							
Total Company	1,427,631							
Subsidiaries								
Long-term borrowing	122,444	9 September 2018	MLR+1.00	MLR+1.00	Quarterly	A	A	Extended to 9 March 2025
Long-term borrowing	2,917	7 May 2022	2.00	2.00	Monthly	-	-	None
Long-term borrowing	2,000	2 June 2022	2.00	2.00	Monthly	A	A	None
Long-term borrowing	26,566	5 July 2022	MLR-0.50	MLR-0.50	Monthly	A	A	None
Long-term borrowing	87,743	17 September 2022	MLR-0.75	MLR-0.75	Monthly	A	A	Extended to 21 September 2024
Long-term borrowing	2,862	20 December 2022	MLR	4.00	Monthly	A	A	None
Long-term borrowing	50,726	25 December 2022	5.99	5.99	Monthly	A	A	None
Long-term borrowing	58,156	10 December 2023	MLR+0.875	MLR+0.875	Monthly	A	A	None
Long-term borrowing	1,378	5 June 2025	MLR-1.00	2.00	Monthly	A	A	None
Long-term borrowing	20,000	30 June 2027	MLR	MLR	Monthly	-	-	None
Long-term borrowing	10,000	31 May 2028	2.00	-	Monthly	-	-	None
Others	15							
Less Effective interest rates	(482)							
Total subsidiaries	384,325							
Total	1,811,956							

Remark

- A: Pledged its lands of related projects, including real estate development cost.
B: Pledged the lands of related company (Note 34)

24.2 The movements of the debentures for the years ended 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Current portion of debentures				
Opening balance	438,181	-	438,181	-
Transfer from current portion of debentures	-	430,651	-	430,651
Repayments of debentures	(440,900)	-	(440,900)	-
Amortisation of deferred financing service fee	2,719	7,530	2,719	7,530
Ending balance	-	438,181	-	438,181
Debentures				
Opening balance	-	430,651	-	430,651
Additional debentures	550,000	-	550,000	-
Transfer to current portion of debentures	-	(430,651)	-	(430,651)
Financing service fee	(15,087)	-	(15,087)	-
Amortisation of deferred financing service fee	5,029	-	5,029	-
Ending balance	539,942	-	539,942	-

As at 30 April 2021, the Company had issued Thai baht debentures no.1/2021, which are name registered, subordinated and secured. There are bond holder representatives and the debentures are callable. The debentures have 550,000 units and are valued at Baht 550 million. They bear a fixed interest rate of 7.25% per annum and interest is payable every three months. The term of the debentures is two years from the issuance date, and they are due on 30 April 2023.

The Company intends to use the proceeds from the issuance of debentures as follows; 1) Baht 250 million for purchasing land for future development projects, 2) Baht 250 million for using in the construction of four new projects in 2021 and 2022 and 3) Baht 50 million for the Company's working capital.

24.3 As at 31 December 2021 and 2020, undrawn long-term credit facilities are as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Unused bank overdraft credit facilities	103,855	64,943	37,500	8,131
Unused long-term borrowing credit facilities				
Floating interest rate				
- Not later than 1 year	4,840	6,723	-	-
- Later than 1 year	2,251,790	2,466,989	1,311,125	1,225,936
Total unused credit lines	2,360,485	2,538,655	1,348,625	1,234,067

The fair value of current borrowings equal their carrying amount, as the impact of discounting is not significant.

The fair values of borrowings have been defined in fair value level 2 which are determined by using observable market borrowing rate where it is available, and by discounting all future cash flows by the relevant market borrowing rate at the statement of financial position date. The fair values of borrowings presented in the statement of financial position are closed to book values.

25 Other current liabilities

Other current liabilities as at 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Withholding tax payable	2,426	2,417	1,031	1,357
Provision for repair expenses	3,209	6,279	70	575
Provision for lawsuits	613	807	-	539
Undue output value added tax	1,569	7,940	-	-
Others	3,698	8,785	394	664
	11,515	26,228	1,495	3,135

26 Employee benefit obligations

The movement of employee benefit obligations for the years ended 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Opening balances as at 1 January	25,753	23,419	12,511	11,755
Increase during the year				
- current service cost	2,141	2,545	696	1,121
- interest cost	191	537	103	280
- remeasurements on employee benefits obligations	-	611	-	(265)
Payment of employee benefits during the year	(1,044)	(1,359)	(486)	(380)
Closing balances as at 31 December	27,041	25,753	12,824	12,511

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The principal actuarial assumptions used were as follows:

	Consolidated financial statements		Separate financial statements	
	2021 %	2020 %	2021 %	2020 %
Discount rate	0.36 - 2.90	0.36 - 2.90	0.36 - 2.90	0.36 - 2.90
Salary increase rate	3.00 - 6.00	3.00 - 6.00	3.00 - 6.00	3.00 - 6.00
Employee turnover rate	0.00 - 60.00	0.00 - 60.00	0.00 - 60.00	0.00 - 60.00

Sensitivity analysis for each principal actuarial assumptions used were as follows:

	Consolidated financial statements		
	Impact on defined benefit obligations		
	Change in assumptions %	Increase in obligations Baht'000	Decrease in obligations Baht'000
Discount rate	+1.00	-	(1,217)
	-1.00	1,099	-
Salary increase rate	+1.00	1,480	-
	-1.00	-	(1,388)
Employee turnover rate	+20.00	-	(1,136)
	-20.00	1,630	-
	Separate financial statements		
	Impact on defined benefit obligations		
	Change in assumption %	Increase in obligations Baht'000	Decrease in obligations Baht'000
Discount rate	+1.00	-	(685)
	-1.00	632	-
Salary increase rate	+1.00	832	-
	-1.00	-	(780)
Employee turnover rate	+20.00	-	(436)
	-20.00	628	-

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions, the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the liability recognised within the statement of financial position.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the previous period.

The weighted average duration of the defined benefit obligation is 6 years (2020: 6 years).

Expected maturity analysis of undiscounted retirement:

	Consolidated financial statements				
	Less than a year Baht'000	Between 2-5 years Baht'000	Between 6-10 years Baht'000	Over 10 years Baht'000	Total Baht'000
At 31 December 2021					
Retirement benefits	2,240	15,965	19,724	-	37,929
Total	2,240	15,965	19,724	-	37,929

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	Separate financial statements				Total Baht'000
	Less than a year Baht'000	Between 2-5 years Baht'000	Between 6-10 years Baht'000	Over 10 years Baht'000	
At 31 December 2021					
Retirement benefits	667	6,035	11,518	-	18,220
Total	667	6,035	11,518	-	18,220

27 Legal reserve

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
At 1 January	100,000	100,000	100,000	100,000
Appropriation during the year	2,916	-	2,916	-
At 31 December	102,916	100,000	102,916	100,000

Under the Public Companies Act B.E.2535, the Company is required to set aside as a statutory reserve at least 5 percent of its net profit after accumulated deficit brought forward (if any) until the reserve is not less than 10 percent of the registered capital. The legal reserve is not distributable as a dividend.

28 Assets and liabilities relating to contracts with customers

28.1 Contract assets

The Group and the Company has recognised the following assets related to contracts with customers:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Contract assets:				
- Current	19,590	11,919	-	-
<u>Less</u> Allowance for impairment	-	-	-	-
Total contract assets	19,590	11,919	-	-

Significant changes in contract assets

Contract assets have decreased due to the decrease of unbilled revenue before the payment schedule per contract.

28.2 Contract liabilities

The Group and the Company has recognised the following liabilities related to contracts with customers.

	Consolidate financial statement		Separate financial statement	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Contract liabilities:				
- Current	1,507	963	1,507	804
Total contract liabilities	1,507	963	1,507	804

Significant changes in contract liabilities

Contract liabilities for promotions have increased due to the negotiation of larger prepayments and an increase in overall contract activity.

29 Other income

Other income for the years ended 31 December 2021 and 2020 comprises the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Income from contract cancellation	6,171	1,214	3,473	571
Income from sales of goods	7,390	6,213	-	-
Penalty received from contractor	298	770	-	-
Received from insurance claims	62	2,216	-	-
Reversal of long outstanding account payables	6,038	-	3,606	-
Interest income	252	423	27,323	42,003
Others	5,862	6,724	2,225	2,008
	26,073	17,560	36,627	44,582

30 Income tax (income) expense

Income tax expense for the year ended 31 December 2021 and 2020 comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Current income tax:				
Current income tax on taxable profit for the year	(2,939)	(29,150)	(41)	(2,501)
Adjustment in respect of prior year	(964)	6,573	-	2,554
Total current income tax	(3,903)	(22,577)	(41)	53
Deferred income tax:				
Origination of temporary differences	3,945	(4,760)	(1,511)	(4,690)
Total deferred tax	3,945	(4,760)	(1,511)	(4,690)
Total income tax (income) expense	42	(27,337)	(1,552)	(4,637)

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	For the year ended 31 December			
	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Reconciliation of income tax				
Profit before tax accounting base	44,172	86,905	71,042	26,920
Tax calculated at a tax rate of 20% (2021: 20%)	8,834	17,381	14,208	5,384
Tax effect of:				
Income subject to tax	1,574	1,040	(1,074)	554
Income not subject to tax	-	-	-	(13,800)
Expenses deductible for tax	-	(67)	-	(27)
Expenses not deductible for tax purpose	2,107	487	1,219	11
Tax losses for which no deferred income tax asset was recognised	4,736	1,052	-	1,052
Utilisation of previously unrecognised tax losses	(14,312)	-	(14,312)	-
Reversal of deferred income tax asset from loss carry forward	(3,945)	14,017	1,511	14,017
Adjustment in respect of prior year	964	(6,573)	-	(2,554)
Income tax (income) expenses	(42)	27,337	1,552	4,637

31 Expenses by nature

The following significant expenditure items, classified by nature for years ended 31 December 2021 and 2020, have been charged in the profit before finance costs and income tax.

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
	Changes in real estate projects under development	610,177	603,301	547,700
Cost of construction	94,185	124,485	-	-
Loss from investment impairment in subsidiary	-	-	-	34,480
Employee benefits	2,332	3,082	799	1,401
Staff expense	172,021	147,528	81,296	39,027
Depreciation and amortisation charges	35,868	30,073	12,060	12,770
Marketing expense	42,205	67,988	18,397	27,023
Specific business tax and transfer fee	49,608	49,859	40,203	8,988
Project management expenses	17,312	8,835	16,167	3,019
Professional and consultancy fee	14,623	5,731	6,627	3,760
Loss as a result of litigation	698	763	353	559
Utility expense	9,429	12,725	4,508	5,305
Repair and maintenance	7,347	8,283.15	3,388	2,076
Others	26,717	30,575	9,287	3,679
Total	1,082,522	1,093,229	740,785	250,042

32 Basic earnings per share

Basic earnings per share for the years ended 31 December 2021 and 2020 are calculated by dividing the net profit for the year attributable to shareholders of the parent by the weighted average number of paid-up ordinary shares in issue during the year.

	For the year ended 31 December			
	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Net profit for the year attributable to shareholders of the parent (Baht'000)	44,214	59,569	69,490	22,284
Weighted average number of paid-up ordinary shares in issue (Thousand shares)	1,028,571	1,028,571	1,028,571	1,028,571
Basic earnings per share (Baht per share)	0.043	0.058	0.068	0.022

There are no potential dilutive ordinary shares in issue for the years ended 31 December 2021 and 2020.

33 Dividend

On 27 April 2021, the Annual Ordinary Shareholders meeting of 2021 had the resolution to approve dividend payment from the net operating profit for the year 2020 of Baht 0.0324 per share by paying the cash dividend of Baht 0.00324 per share and paying the stock dividend at the ratio of 35 existing shares to one new share or equivalent to the dividend payment of Baht 0.02916 per share. However, if the calculation of the stock dividend contains any fraction, the dividend shall be paid as a cash dividend at Baht 0.03 per share.

On 29 April 2020, the Annual Ordinary Shareholders meeting of 2020 had the resolution to approve dividend payment from the net operating profit for the year 2019 of Baht 0.025 per share amounting to a total of Baht 25 million.

34 Related party transactions

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company, including holding companies, subsidiaries and follow subsidiaries are related parties of the Company disclosed in Note 15. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel, including directors and officers of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

The relationships between the Company and related companies are as follows:

Name of entities	Country of incorporation/ nationality	Nature of relationships
Wongweanyai Transportation Limited Partnership	Thailand	Jointly controlling shareholder
Twelve Multiply Asset Co., Ltd.	Thailand	Jointly controlling shareholder
Chaopraya Engineering & Construction Co., Ltd.	Thailand	Jointly controlling shareholder and directors of subsidiary
Tranex Service Co., Ltd.	Thailand	Jointly controlling shareholder and directors of the Group
Bangkok-Thai Property & Construction Co., Ltd.	Thailand	Jointly controlling shareholder and directors of the Group
TMA1 Company Limited	Thailand	Jointly controlling shareholder and directors of the Group
TMA2 Company Limited	Thailand	Jointly controlling shareholder and directors of the Group
TMA3 Company Limited	Thailand	Jointly controlling shareholder and directors of the Group
Smart Media Creation Co., Ltd.	Thailand	Shareholder acts as director of subsidiary
Nakorn Pirom Property Co., Ltd.	Thailand	Shareholder acts as director of subsidiary
The Pattayakorn Agriculture Company Limited	Thailand	Jointly controlling shareholder and directors of the Group
Bangkok Consumer Product Service Co., Ltd.	Thailand	Jointly controlling shareholder and directors of the Group
Phathong Kehakarn Co., Ltd.	Thailand	Jointly controlling shareholder
Key management personnel	Thailand	Persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of the Group
Related persons	Thailand	Major shareholders and/or director of the Group

78.59% of outstanding shares of Chaoprayamahanakorn Public Company Limited are directly and indirectly held by Padhayanun family.

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- a) The following significant transactions for the year ended 31 December 2021 and 2010 are carried out with related parties:

	Subsidiaries	Separate financial statements	
		2021 Baht'000	2020 Baht'000
Interest income	Paya Panich Property Company Limited	18,966	39,459
	Thai Siam Nakorn Company Limited	6,418	1,941
	Siamnakhon Company Limited	1,417	238
	C2H Company Limited	351	-
		27,152	41,638
Dividend income	Paya Panich Property Company Limited	-	68,998
		-	68,998
Interest expense	Thai Siam Nakorn Property Company Limited	477	-
	Siamnakhon Company Limited	15	12
		492	12
Construction service	Thai Siam Nakorn Company Limited	57,195	285,231
		57,195	285,231
Rental and service expense	Thai Siam Nakorn Company Limited	30	34
	Siamnakhon Company Limited	45,391	27,664
		45,421	27,698
Construction service	Thai Siam Nakorn Company Limited	120	-
		120	-

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Key management personnel				
Key management personnel compensation	30,288	24,623	21,480	4,302
Management benefits	1,980	1,587	1,366	5
Rental expense	-	-	-	-
Revenue from goods sold	31	146	-	-
Interest expenses	451	42	56	4
Common fee and other expenses	1,612	1,534	1,612	1,534
Other related parties				
Construction and material costs	1,328	1,563	-	-
Rental and service expenses	5,627	5,765	321	375

Interest income is charged for loans to subsidiaries at the rate of 6.62% - 8.75% per annum (2020: 6.11% - 10.50% per annum).

Construction and material costs and rental and service expense are charged at contract price.

Management benefit expenses represent benefits which management has received from the Company. The definition of "management" is in accordance with the laws on securities and stock exchange.

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Directors' remuneration was approved at the shareholders' annual general meeting.

Management benefit obligations represent retirement benefits for management which is calculated by independent actuary.

The Group paid the interest expense of borrowings from directors at the rate of 0.25% - 5.20% per annum.

On 15 July 2021, the Company has pledged the land of a related party as a collateral for a loan for the general operations, by paying returns to a related party in the form of a fixed rate fee of one percentage of the mortgage loan's credit line, or Baht 10 million per annum throughout the loan agreement period, ending in 2025 (2020: Nil).

b) Trade and other receivables - subsidiaries and related party

Outstanding balances as at 31 December 2021 and 2020 from services provided comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Trade and other receivables				
Subsidiaries				
Paya Panich Property Company Limited	-	-	340	3,601
Thai Siam Nakorn Company Limited	-	-	556	750
Siamnakhon Company Limited	-	-	210	280
Related party	149	641	-	-
	149	641	1,106	4,631

c) Short-term borrowings to and interest receivable from subsidiaries

Short-term borrowings to and interest receivable from subsidiaries as at 31 December 2021 and 2020 comprise the following:

	Separate financial statements 31 December 2021 (Baht'000)			
	Average interest rate (%)	Short-term borrowings	Interest receivable	Total
As at				
Short-term borrowings to and interest receivable from subsidiaries				
Paya Panich Property Company Limited	6.62 - 8.75	219,000	10,213	229,213
Thai Siam Nakorn Company Limited	7.75 - 8.75	97,324	2,168	99,492
Siamnakhon Company Limited	6.75 - 8.75	73,000	1,417	74,417
C2H Company Limited	6.75	14,450	352	14,802
		403,774	14,150	417,924
As at				
Short-term borrowings to and interest receivable from subsidiaries				
Paya Panich Property Company Limited	6.62 - 10.50	238,000	15,568	253,568
		238,000	15,568	253,568

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The movements of short-term borrowings to and interest receivable from subsidiaries for the year ended 31 December 2021 comprise the following:

Short-term borrowings to and interest receivable from subsidiaries	Separate Financial statements	
	2021 Baht'000	2020 Baht'000
Opening net book value	253,568	631,715
Reclassification	-	(69,934)
Increase in borrowings	402,167	127,700
Increase in interest receivable	27,153	39,697
Receipts of borrowings repayment	(236,393)	(449,100)
Receipts of interests	(28,571)	(26,510)
Closing net book value	417,924	253,568

Short-term borrowings to subsidiaries are loaned with no guarantee in Thai Baht and are due at call.

d) Other current and non-current assets

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Other current assets - Deposit materials Subsidiary				
Thai Siam Nakorn Company Limited	-	-	774	17,675
	-	-	774	17,675
Other non-current assets - Guarantee Subsidiary				
Siam Nakorn Company Limited	-	-	5,037	5,287
	-	-	5,037	5,287

e) Trade and other payables - subsidiaries and related persons and related parties

Outstanding balances as at 31 December 2021 and 2020 from purchases of materials and services comprise the following:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Trade accounts payable Subsidiary				
Thai Siam Nakorn Company Limited	-	-	40,246	114,127
Related parties	1,072	1,273	-	-
	1,072	1,273	40,246	114,127
Other payables Subsidiaries				
Paya Panich Property Company Limited	-	-	20	8
Siamnakhon Company Limited	-	-	2,690	3,541
Related persons and related parties	2,059	1,843	1,668	1,670
	2,059	1,843	4,378	5,219

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	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Advance receivable				
Subsidiary				
C2H Company Limited	-	-	80,000	-
	-	-	80,000	-
Unbilled construction cost				
Subsidiary				
Thai Siam Nakorn Company Limited	-	-	10,221	653
	-	-	10,221	653

f) **Short-term borrowings from and interest payable to subsidiaries**

Short-term borrowings from and interest payable to subsidiaries as at 31 December 2021 comprise the following:

As at	Separate financial statements			
	31 December 2020 (Baht'000)			
Short-term borrowings from and interest payable to subsidiaries	Average interest rate (%)	Short-term borrowings	Interest payable	Total
Siamnakhon Company Limited	6.73	1,500	1	1,501
		1,500	1	1,501

The movements of short-term borrowings from and interest payable to subsidiaries as at 31 December 2020 comprise the following:

	Separate Financial statements	
	2021 Baht'000	2020 Baht'000
Short-term borrowings from and interest payable to subsidiary		
Opening net book value	1,501	-
Increase in short-term borrowings	40,000	3,000
Increase in interest payable	492	13
Payment of borrowings repayment	(41,500)	(1,500)
Payment of interests payable	(493)	(12)
Closing net book value	-	1,501

Short-term borrowings from subsidiaries are loaned with no guarantee in Thai Baht and are due at call

g) **Commitments with related persons and related parties**

The Group has commitments with related persons and related parties as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Capital commitments				
Contracted but not provide for:				
- Design and construction agreement				
Subsidiary	-	-	14,590	72,344
	-	-	14,590	72,344

h) Guarantee from related persons and related parties

As at 31 December 2021, the Company had guarantees of bank overdrafts and credit facilities from related persons amounting to Baht 2,397 million (2020: Baht 2,231 million). As at 31 December 2021, the subsidiaries had outstanding borrowings with financial institutions and third parties for these facilities of Baht 1,169 million (2020: Baht 669 million).

As at 31 December 2021, the subsidiaries had guarantees of bank overdrafts and credit facilities from related persons amounting to Baht 1,477 million (2020: Baht 2,503 million). As at 31 December 2021, the subsidiaries had outstanding borrowings with financial institutions and third parties for these facilities of Baht 181 million (2020: Baht 369 million).

35 Commitments with non-related persons and non-related parties

The Group has commitments with non-related persons and related parties as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Baht'000	2020 Baht'000	2021 Baht'000	2020 Baht'000
Capital commitments				
Contracted but not provide for:				
- Land	645,084	494,453	-	-
- Design and construction agreement	212,128	123,894	21,780	31,500
	857,212	618,347	21,780	31,500
Other commitments				
- Advertising	292	63	242	20
- Bank guarantees	117,173	129,583	35,418	35,852
- Others	1,705	3,221	1,498	2,939
	119,170	132,867	37,158	38,811

As at 31 December 2021, a subsidiary has land servitude over approximately 1 Rai of Baht 1.37 million. (As at 31 December 2020: approximately 1 Rai of Baht 1.37 million).

36 Guarantee and contingent liabilities

Guarantee

As at 31 December 2021, the Company had guarantees of bank overdrafts and credit facilities of the subsidiaries amounting to Baht 3,132 million (2020: Baht 3,283 million). As at 31 December 2020, the subsidiaries had outstanding borrowings with financial institutions and third parties for these facilities of Baht 387 million (2020: Baht 288 million).

As at 31 December 2021, the subsidiaries had contingent liabilities in respect of its guarantees of bank overdrafts and credit facilities of the Company amounting to Baht 2,070 million (2020: Baht 2,999 million). As at 31 December 2021, the subsidiaries had outstanding borrowings with financial institutions for these facilities of Baht 1,228 million (2020: Baht 490 million).

Litigations

As at 31 December 2021, there are 6 lawsuits with the Group (As at 31 December 2020: 7 lawsuits with a total claim of Baht 17.76 million (As at 31 December 2020: Baht 166.44 million)

There were two major lawsuits:

- 1) In November 2020, The Company's subsidiary was sued by a condominium juristic person for breaching the contract regarding the condominium project's common area. Currently, Thonburi Civil Court (First Court) is considering the case with a total claim of Baht 12.71 million. (As of 31 December 2020: Baht 11.83 million).
- 2) In September 2021, The Company's subsidiary was sued by a condominium juristic person for a breach of contract. Claims haven't been quantified as the Criminal Court is still considering the case.

During the year, there were 2 lawsuits as following,

- 1) The Company and a subsidiary together with subsidiary's directors were sued by 35 residents (Total 2 sub-cases) for breaching the contract regarding the room area and blueprint in a condominium project. The court dismissed the plaintiff's lawsuit and ordered the plaintiff to pay court charges and attorneys' fees. In the third quarter of 2021, the period for the plaintiff to lodge an appeal expired (As at 31 December 2020: Baht 148.09 million).
- 2) The Company was sued for breaching the contract, the Court of Appeal ordered the Company to pay damages to the plaintiff and later the Supreme Court rejected the petition. The Company paid full compensation of Baht 0.72 million (As at 31 December 2020: Baht 0.54 million)

There were no other significant changes in the legal proceedings disclosed in the financial statements as at 31 December 2020.

37 Subsequent events

At the Board of Directors Meeting No.1/2022 held on 18 January 2022 passed a resolution to approve the following matters;

1) Increasing investment in Cannabitec Company Limited (CBT), the committee passed a resolution to approve an increase in the authorised share capital of CBT, the Company's subsidiary, from 10,000 ordinary shares to 50,000 ordinary shares with a par value of Baht 100 each. After the capital increase registration of 40,000 shares with a par value of Baht 100 each, the Company has an additional investment amounting to Baht 4 million with the new proportion of shares at 99.994% (As at 31 December 2021: 99.97%).

2) Joint venture with a joint shareholder in ordinary shares of CBT, the committee passed a resolution to approve a joint venture with a joint shareholder in the proportion of 49% of total issued share capital of CBT, resulting in the Company's remaining investment of 50.994% of the authorised share capital of CBT after the capital increase registration.