

Pinthong Industrial Park Public Company Limited and its subsidiaries

Statements of financial position

As at 31 December 2023

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
Assets					
Current assets					
Cash and cash equivalents	7	500,318,989	129,847,857	486,522,641	89,632,541
Trade and other receivables	6, 8	36,798,149	27,260,957	33,702,730	27,205,196
Real estate development costs	9	4,288,539,159	5,099,402,111	4,289,748,721	5,099,402,111
Other current assets		9,811,964	8,931,693	7,397,434	7,570,638
Total current assets		4,835,468,261	5,265,442,618	4,817,371,526	5,223,810,486
Non-current assets					
Financial assets measured at fair value					
through other comprehensive income	11	342,900,050	383,912,100	342,900,050	383,912,100
Investments in subsidiary	12	-	-	49,999,700	49,999,700
Investment properties	13	411,608,785	353,456,618	414,098,535	353,456,618
Property, plant and equipment	14	566,802,255	498,343,231	534,288,566	492,431,451
Right-of-use assets	18	16,286,828	20,582,219	13,154,356	16,487,853
Intangible assets		68,497	1,148,249	13,428	1,148,249
Deferred income tax Assets	24	5,465,864	-	5,465,864	-
Other non-current assets		1,008,876	867,480	867,480	867,480
Total non-current assets		1,344,141,155	1,258,309,897	1,360,787,979	1,298,303,451
Total assets		6,179,609,416	6,523,752,515	6,178,159,505	6,522,113,937

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

Pinthong Industrial Park Public Company Limited and its subsidiaries

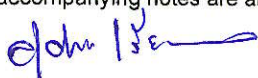
Statements of financial position (continued)

As at 31 December 2023

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	15	346,800,000	620,000,000	339,000,000	620,000,000
Trade and other payables	6, 16	102,480,971	74,363,476	103,137,425	74,093,129
Unearned income		291,771,058	78,810,516	291,771,058	78,810,516
Deposits for sale of land		101,961,494	-	101,961,494	-
Current portion of long-term loans	17	136,235,826	846,009,451	136,235,826	846,009,451
Income tax payable		33,769,318	15,052,426	33,769,318	15,052,426
Current portion of lease liabilities	18	7,675,877	6,910,641	6,351,565	5,765,938
Other current liabilities		6,243,041	2,968,145	5,717,152	2,953,386
Total current liabilities		1,026,937,585	1,644,114,655	1,017,943,838	1,642,684,846
Non-current liabilities					
Long-term loans, net of current portion	17	1,471,694,741	2,340,132,679	1,471,694,741	2,340,132,679
Deferred income tax liabilities	24	-	374,571	-	374,571
Lease liabilities, net of current portion	18	9,229,758	14,133,222	7,278,913	11,131,718
Provision for long-term employee benefits	19	8,601,087	7,517,399	8,601,087	7,517,399
Total non-current liabilities		1,489,525,586	2,362,157,871	1,487,574,741	2,359,156,367
Total liabilities		2,516,463,171	4,006,272,526	2,505,518,579	4,001,841,213
Shareholders' equity					
Share capital					
Registered					
1,160,000,000 ordinary shares of Baht 1 each		1,160,000,000	1,160,000,000	1,160,000,000	1,160,000,000
Issued and fully paid up					
1,160,000,000 ordinary shares of Baht 1 each		1,160,000,000	1,160,000,000	1,160,000,000	1,160,000,000
Share premium		811,975,483	811,975,483	811,975,483	811,975,483
Retained earnings					
Appropriated-statutory reserve	20	116,000,000	116,000,000	116,000,000	116,000,000
Unappropriated		1,572,583,862	391,786,256	1,582,079,103	394,579,561
Other components of shareholders' equity		2,586,340	37,717,680	2,586,340	37,717,680
Equity attributable to owners of the Company		3,663,145,685	2,517,479,419	3,672,640,926	2,520,272,724
Non-controlling interests of the subsidiaries		560	570	-	-
Total shareholders' equity		3,663,146,245	2,517,479,989	3,672,640,926	2,520,272,724
Total liabilities and shareholders' equity		6,179,609,416	6,523,752,515	6,178,159,505	6,522,113,937

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



นายสุจินต์ เรืองศิริกิจ

Directors



นายพีร์ ปัทมวาทกุลชัย



Pinthong Industrial Park Public Company Limited and its subsidiaries

Statement of comprehensive income

For the year ended 31 December 2023

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
Profit or loss:					
Revenues					
Revenues from sales of real estate	21	2,629,739,968	897,108,235	2,629,739,968	897,108,235
Revenues from leases and services	21	246,628,897	206,136,789	234,184,186	206,136,789
Gain from assets held for sale	10	106,918,168	-	106,918,168	-
Other income		45,906,502	42,755,713	46,101,515	42,755,712
Total revenues		3,029,193,535	1,146,000,737	3,016,943,837	1,146,000,736
Expenses					
Costs of sales of real estate		1,078,125,273	368,527,886	1,078,125,273	368,527,886
Costs of leases and services		189,629,132	150,847,728	176,869,829	150,847,728
Selling and distribution expenses		55,445,364	25,425,545	55,445,364	25,425,545
Administrative expenses		180,135,386	151,520,574	174,410,995	148,935,123
Total expenses		1,503,335,155	696,321,733	1,484,851,461	693,736,282
Operating profit		1,525,858,380	449,679,004	1,532,092,376	452,264,454
Finance income		532,774	722,862	530,179	722,862
Finance cost	22	(55,384,252)	(102,866,320)	(55,137,969)	(102,745,335)
Profit before income tax expenses		1,471,006,902	347,535,546	1,477,484,586	350,241,981
Income tax expenses	24	(116,212,336)	(22,806,316)	(115,988,074)	(22,806,316)
Profit for the year		1,354,794,566	324,729,230	1,361,496,512	327,435,665
Other comprehensive income:					
<i>Other comprehensive income not be reclassified to profit or loss in subsequent periods</i>					
Actuarial gain - net of income tax	24	-	2,912,030	-	2,912,030
Loss on changes in value of equity investments designated at fair value through other comprehensive income - net of income tax	24	(35,131,340)	(5,388,240)	(35,131,340)	(5,388,240)
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent period</i>					
		(35,131,340)	(2,476,210)	(35,131,340)	(2,476,210)
Other comprehensive income for the year		(35,131,340)	(2,476,210)	(35,131,340)	(2,476,210)
Total comprehensive income for the year		1,319,663,226	322,253,020	1,326,365,172	324,959,455

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




 (นายสุจินต์ เรียนวิริยะกิจ และ นายพีร์ ปัทมวรกุลชัย)
 กรรมการบริษัท

Pinthong Industrial Park Public Company Limited and its subsidiaries

Statement of comprehensive income (continued)

For the year ended 31 December 2023

(Unit: Baht)

	<u>Consolidated financial statements</u>		<u>Separate financial statements</u>		
	Note	2023	2022	2023	2022
Profit (loss) attributable to:					
Equity holders of the Company		1,354,794,576	324,729,256	<u>1,361,496,512</u>	<u>327,435,665</u>
Non-controlling interests of the subsidiaries		(10)	(26)		
		<u>1,354,794,566</u>	<u>324,729,230</u>		
Total comprehensive income attributable to:					
Equity holders of the Company		1,319,663,236	322,253,046	<u>1,326,365,172</u>	<u>324,959,455</u>
Non-controlling interests of the subsidiaries		(10)	(26)		
		<u>1,319,663,226</u>	<u>322,253,020</u>		
Earnings per share					
Basic earnings per share	26	<u>1.17</u>	<u>0.28</u>	<u>1.17</u>	<u>0.28</u>
Weighted average number of ordinary shares (shares)		<u>1,160,000,000</u>	<u>1,160,000,000</u>	<u>1,160,000,000</u>	<u>1,160,000,000</u>

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





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