### Statements of financial position

### As at 31 December 2024

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2024	2023	2024	2023
Assets		**************************************			
Current assets					20
Cash and cash equivalents	7	556,386,321	500,318,989	486,320,584	486,522,641
Trade and other receivables	6, 8	41,483,530	36,798,149	39,492,132	33,702,730
Short-term loans from related party	6	<b>.</b>	□	10,000,000	
Real estate development costs	9	6,305,144,379	4,288,539,159	6,306,353,941	4,289,748,721
Financial assets measured at fair value					>
through profit or loss	10	314,637,119	<u> </u>	314,637,119	( <del>-</del>
Other current assets		12,762,470	9,811,964	7,653,186	7,397,434
Total current assets		7,230,413,819	4,835,468,261	7,164,456,962	4,817,371,526
Non-current assets					200
Financial assets measured at fair value					
through other comprehensive income	1.2, 10	(m)	342,900,050		342,900,050
Investments in subsidiaries	11	•	¥°	109,999,400	49,999,700
Investment properties	12	1,002,927,914	411,608,785	1,005,417,664	414,098,535
Property, plant and equipment	13	545,997,282	566,802,255	510,095,979	534,288,566
Right-of-use assets		10,499,440	16,286,828	8,760,485	13,154,356
Intangible assets		47,857	68,497	4,788	13,428
Deferred income tax assets	21	4,850,839	5,465,864	4,850,839	5,465,864
Other non-current assets		1,281,866	1,008,876	867,480	867,480
Total non-current assets		1,565,605,198	1,344,141,155	1,639,996,635	1,360,787,979
Total assets		8,796,019,017	6,179,609,416	8,804,453,597	6,178,159,505

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

### Statements of financial position (continued)

As at 31 December 2024

(Unit: Baht)

Note   2024   2023   2024   2024   2023   2024   2023   2024   2024   2023   2024   2024   2024   2023   2024			Consolidated financial statements		Separate financial statements	
Current liabilities           Short-term loans from financial institutions         14         150,000,000         346,800,000         160,000,000         339,000,000           Trade and other payables         6,15         138,046,656         102,480,971         131,431,721         103,137,425           Uneamed income         142,586,550         291,771,058         141,269,069         291,771,058           Deposits for sale of land         37,006,909         110,961,494         37,009,079         101,961,494           Current portion of long-term loans         16         25,109,979         136,235,826         25,109,979         136,235,826           Income tax payable         64,671,986         33,789,318         64,606,838         33,769,318           Current portion of lease liabilities         7,129,516         7,675,877         5,811,503         6,351,666           Other current liabilities         4,730,011         6,243,041         4,542,475         5,717,152           Total current liabilities         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741		Note	2024	2023	2024	2023
Short-term loans from financial institutions         14         150,000,000         346,800,000         160,000,000         339,000,000           Trade and other payables         6,15         138,046,656         102,480,971         131,431,721         103,137,425           Unearned income         142,586,550         291,771,058         141,289,069         291,771,058           Deposits for sale of land         37,006,909         101,961,494         37,006,909         101,961,494           Current portion of long-term loans         16         25,109,979         136,235,826         26,109,979         136,235,826           Income tax payable         64,671,986         33,769,318         64,606,633         33,769,318           Current portion of lease liabilities         7,129,516         7,675,877         5,811,505         6,511,656           Current portion of lease liabilities         4,730,011         6,243,041         4,542,475         5,717,152           Total current liabilities         569,281,607         1,026,937,885         559,778,494         1,017,943,838           Non-current liabilities         3,499,598,280         1,471,694,741         3,479,598,260         1,471,694,741           Lease liabilities net of current portion         16         3,499,598,260         8,601,087         8,999,752 <td< td=""><td>Liabilities and shareholders' equity</td><td></td><td></td><td></td><td></td><td>· · · · · · · · · · · · · · · · · · ·</td></td<>	Liabilities and shareholders' equity					· · · · · · · · · · · · · · · · · · ·
Trade and other payables         6, 15         138,046,656         102,480,971         131,431,721         103,137,425           Unearmed income         142,556,550         291,771,058         141,269,069         291,771,058           Deposits for sale of land         37,006,909         101,961,494         37,006,909         101,961,494           Current portion of long-term loans         16         25,109,979         136,235,826         25,109,979         136,235,826           Income tax payable         6,4671,986         33,769,318         64,608,838         33,769,318           Current portion of lease liabilities         7,129,516         7,675,877         5,811,503         6,351,566           Other current liabilities         4,730,011         6,243,041         4,542,475         5,717,152           Other current liabilities         569,281,607         1,026,937,595         569,778,494         1,017,943,838           Non-current liabilities         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741         3,479,598,260         3,479,598,260         3,491,913,129         4,481	Current liabilities					
Unearmed income         142,586,550         291,771,058         141,269,069         291,771,058           Deposits for sale of land         37,006,909         101,961,494         37,006,909         101,961,494           Current portion of long-term loans         16         25,109,979         136,235,826         25,109,979         136,235,826           Income tax payable         64,671,986         33,769,318         64,606,838         33,769,318           Current portion of lease liabilities         7,129,516         7,675,877         5,811,503         6,351,665           Other current liabilities         4,730,011         6,243,041         4,524,475         5,717,152           Total current liabilities         569,281,607         1,026,937,585         559,778,494         1,017,943,838           Non-current liabilities         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741           Lease liabilities, net of current portion         3,660,566         9,229,758         3,355,117         7,278,913           Provision for long-term employee benefits         8,959,752         8,601,087         8,559,752         8,601,087           Total liabilities         1,460,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Shareholders' equity	Short-term loans from financial institutions	14	150,000,000	346,800,000	150,000,000	339,000,000
Deposits for sale of land         37,006,909         101,961,494         37,006,909         101,961,494           Current portion of long-term loans         16         25,109,979         136,235,826         25,109,979         136,235,826           Income tax payable         64,671,986         33,769,318         64,606,838         33,769,318           Current portion of lease liabilities         7,129,516         7,675,877         5,811,503         6,351,565           Other current liabilities         4,730,011         6,243,041         4,542,475         5,717,152           Total current liabilities         569,281,607         1,026,937,885         559,778,494         1,017,943,838           Non-current liabilities         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741           Lease liabilities, net of current portion         3,956,056         9,229,758         3,355,117         7,278,913           Provision for long-term employee benefits         8,959,752         8,601,087         8,959,752         8,601,087           Total non-current liabilities         3,492,524,088         1,489,625,588         3,491,913,129         1,487,574,741           Total inabilities         4,081,805,675         2,516,463,171         4,061,691,623         2,505,516,579           Share	Trade and other payables	6, 15	138,046,656	102,480,971	131,431,721	103,137,425
Current portion of long-term loans         16         25,109,979         136,235,826         25,109,979         136,235,826           Income tax payable         64,671,986         33,769,318         64,606,838         33,769,318           Current portion of lease liabilities         7,129,516         7,675,877         5,811,503         6,351,565           Other current liabilities         4,730,011         6,243,041         4,542,475         5,717,162           Total current liabilities         569,281,607         1,026,937,585         559,778,494         1,017,943,838           Non-current liabilities         569,281,607         1,026,937,585         559,778,494         1,017,943,838           Non-current liabilities         569,281,607         1,471,694,741         3,479,598,260         1,471,594,741           Lease liabilities, net of current portion         3,479,598,260         1,471,694,741         3,479,598,260         1,471,594,741           Lease liabilities, net of current portion         3,966,066         9,229,758         3,355,117         7,278,913           Provision for long-term employee benefits         8,959,752         8,601,087         8,959,752         8,601,087           Total liabilities         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000           Sha	Unearned income		142,586,550	291,771,058	141,269,069	291,771,058
Current portion of lease liabilities	Deposits for sale of land		37,006,909	101,961,494	37,006,909	101,961,494
Current portion of lease liabilities         7,129,516         7,675,877         5,811,503         6,351,565           Other current liabilities         4,730,011         6,243,041         4,542,475         5,717,152           Total current liabilities         569,281,607         1,026,937,585         559,778,494         1,017,943,838           Non-current liabilities         569,281,607         1,471,694,741         3,479,598,260         1,471,694,741           Long-term loans, net of current portion         16         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741           Lease liabilities, net of current portion         3,966,056         9,229,758         3,355,117         7,278,913           Provision for long-term employee benefits         8,959,752         8,601,087         8,959,752         8,601,087           Total non-current liabilities         4,061,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Shareholders' equity           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         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000	Current portion of long-term loans	16	25,109,979	136,235,826	25,109,979	136,235,826
Other current liabilities         4,730,011         6,243,041         4,542,475         5,717,152           Total current liabilities         569,281,607         1,026,937,585         559,778,494         1,017,943,838           Non-current liabilities         Use of current portion         16         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741           Lease liabilities, net of current portion         3,966,056         9,229,758         3,355,117         7,278,913           Provision for long-term employee benefits         8,959,752         8,601,087         8,959,752         8,601,087           Total non-current liabilities         3,492,524,068         1,489,525,586         3,491,913,129         1,487,574,741           Total liabilities         4,061,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Shareholders' equity           Registered         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000	Income tax payable		64,671,986	33,769,318	64,606,838	33,769,318
Total current liabilities         569,281,607         1,026,937,585         559,778,494         1,017,943,838           Non-current liabilities         Long-term loans, net of current portion         16         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741           Lease liabilities, net of current portion         3,966,056         9,229,758         3,355,117         7,278,913           Provision for long-term employee benefits         8,959,752         8,601,087         8,959,752         8,601,087           Total non-current liabilities         3,492,524,068         1,489,525,586         3,491,913,129         1,487,574,741           Total liabilities         4,061,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Shareholders' equity         8         8,959,752         8,601,087         4,051,691,623         2,505,518,579           Share capital         Registered         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000	Current portion of lease liabilities		7,129,516	7,675,877	5,811,503	6,351,565
Non-current liabilities           Long-term loans, net of current portion         16         3,479,598,260         1,471,694,741         3,479,598,260         1,471,694,741           Lease liabilities, net of current portion         3,966,056         9,229,758         3,355,117         7,278,913           Provision for long-term employee benefits         8,959,752         8,601,087         8,959,752         8,601,087           Total non-current liabilities         3,492,524,068         1,489,525,586         3,491,913,129         1,487,574,741           Total ilabilities         4,061,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Shareholders' equity           Share polities           1,160,000,000 ordinary shares of Baht 1 each         1,160,000,000	Other current liabilities		4,730,011	6,243,041	4,542,475	5,717,152
Long-term loans, net of current portion         16         3,479,598,2600         1,471,694,741         3,479,598,260         1,471,694,741           Lease liabilities, net of current portion         3,966,056         9,229,758         3,355,117         7,278,913           Provision for long-term employee benefits         8,959,752         8,601,087         8,959,752         8,601,087           Total non-current liabilities         3,492,524,068         1,489,525,588         3,491,913,129         1,487,574,741           Total liabilities         4,061,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Share holders' equity           Share capital           Registered           1,160,000,000 ordinary shares of Baht 1 each         1,160,000,000         1,1	Total current liabilities		569,281,607	1,026,937,585	559,778,494	1,017,943,838
Lease liabilities, net of current portion         3,966,056         9,229,758         3,355,117         7,278,913           Provision for long-term employee benefits         8,959,752         8,601,087         8,959,752         8,601,087           Total non-current liabilities         3,492,524,068         1,489,525,586         3,491,913,129         1,487,574,741           Total liabilities         4,061,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Shareholders' equity           Share capital           Registered           1,160,000,000 ordinary shares of Baht 1 each         1,160,000,000         1,160,00	Non-current liabilities					
Provision for long-term employee benefits         8,959,752         8,601,087         8,959,752         8,601,087           Total non-current liabilities         3,492,524,068         1,489,525,586         3,491,913,129         1,487,574,741           Total liabilities         4,061,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Shareholders' equity           Share capital           Registered           1,160,000,000 ordinary shares of Baht 1 each         1,160,000,000         1,160,00	Long-term loans, net of current portion	16	3,479,598,260	1,471,694,741	3,479,598,260	1,471,694,741
Total non-current liabilities         3,492,524,068         1,489,525,586         3,491,913,129         1,487,574,741           Total liabilities         4,061,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Shareholders' equity           Share capital           Registered           1,160,000,000 ordinary shares of Baht 1 each         1,160,000,000         1,160,00	Lease liabilities, net of current portion		3,966,056	9,229,758	3,355,117	7,278,913
Total liabilities         4,061,805,675         2,516,463,171         4,051,691,623         2,505,518,579           Shareholders' equity         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         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         1,160,000,000         116,000,000 </td <td>Provision for long-term employee benefits</td> <td></td> <td>8,959,752</td> <td>8,601,087</td> <td>8,959,752</td> <td>8,601,087</td>	Provision for long-term employee benefits		8,959,752	8,601,087	8,959,752	8,601,087
Shareholders' equity           Share capital           Registered           1,160,000,000 ordinary shares of Baht 1 each         1,160,000,000         1,16	Total non-current liabilities		3,492,524,068	1,489,525,586	3,491,913,129	1,487,574,741
Share capital         Registered         1,160,000,000 ordinary shares of Baht 1 each       1,160,000,000       1,160,000,0	Total liabilities		4,061,805,675	2,516,463,171	4,051,691,623	2,505,518,579
Registered       1,160,000,000 ordinary shares of Baht 1 each       1,160,000,000 </td <td colspan="2">Shareholders' equity</td> <td></td> <td></td> <td></td> <td></td>	Shareholders' equity					
1,160,000,000 ordinary shares of Baht 1 each       1,160,000,000       1,160,000,00	Share capital					
Issued and fully paid up  1,160,000,000 ordinary shares of Baht 1 each 1,160,000,000 1,000,000 1,000,000 1,000,000 1,000,000	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         Share premium       811,975,483       811,975,483       811,975,483         Retained earnings         Appropriated-statutory reserve       17       116,000,000       116,000,000       116,000,000       116,000,000         Unappropriated       2,646,237,045       1,572,583,862       2,664,786,491       1,582,079,103         Other components of shareholders' equity       -       2,586,340       -       2,586,340         Equity attributable to owners of the Company       4,734,212,528       3,663,145,685       4,752,761,974       3,672,640,926         Non-controlling interests of the subsidiaries       814       560       -       -         Total shareholders' equity       4,734,213,342       3,663,146,245       4,752,761,974       3,672,640,926	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       811,975,483       811,975,483         Retained earnings       Appropriated-statutory reserve       17       116,000,000	Issued and fully paid up			-	**************************************	
Retained earnings         Appropriated-statutory reserve       17       116,000,000       <	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
Appropriated-statutory reserve         17         116,000,000<	Share premium		811,975,483	811,975,483	811,975,483	811,975,483
Unappropriated         2,646,237,045         1,572,583,862         2,664,786,491         1,582,079,103           Other components of shareholders' equity         -         2,586,340         -         2,586,340           Equity attributable to owners of the Company         4,734,212,528         3,663,145,685         4,752,761,974         3,672,640,926           Non-controlling interests of the subsidiaries         814         560         -         -         -           Total shareholders' equity         4,734,213,342         3,663,146,245         4,752,761,974         3,672,640,926	Retained earnings					
Other components of shareholders' equity         -         2,586,340         -         2,586,340           Equity attributable to owners of the Company         4,734,212,528         3,663,145,685         4,752,761,974         3,672,640,926           Non-controlling interests of the subsidiaries         814         560         -         -           Total shareholders' equity         4,734,213,342         3,663,146,245         4,752,761,974         3,672,640,926	Appropriated-statutory reserve	17	116,000,000	116,000,000	116,000,000	116,000,000
Equity attributable to owners of the Company       4,734,212,528       3,663,145,685       4,752,761,974       3,672,640,926         Non-controlling interests of the subsidiaries       814       560       -       -         Total shareholders' equity       4,734,213,342       3,663,146,245       4,752,761,974       3,672,640,926	Unappropriated		2,646,237,045	1,572,583,862	2,664,786,491	1,582,079,103
Non-controlling interests of the subsidiaries         814         560         -         -           Total shareholders' equity         4,734,213,342         3,663,146,245         4,752,761,974         3,672,640,926	Other components of shareholders' equity		<u> </u>	2,586,340		2,586,340
Total shareholders' equity 4,734,213,342 3,663,146,245 4,752,761,974 3,672,640,926	Equity attributable to owners of the Company		4,734,212,528	3,663,145,685	4,752,761,974	3,672,640,926
	Non-controlling interests of the subsidiaries		814	560	€	15.
Total liabilities and shareholders' equity         8,796,019,017         6,179,609,416         8,804,453,597         6,178,159,505	Total shareholders' equity		4,734,213,342	3,663,146,245	4,752,761,974	3,672,640,926
	Total liabilities and shareholders' equity		8,796,019,017	6,179,609,416	8,804,453,597	6,178,159,505

The accompanying notes are an integral part of the financial statements

มายธุลินด์ เรียนวิรัยเอิ

Directors

พร ชาบบางช นายพีร์ ปัทมวรกุลชัย

#### Statement of comprehensive income

For the year ended 31 December 2024

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2024	2023	2024	2023
Profit or loss:		A STATE OF THE STA			*
Revenues					
Revenues from sales of real estate	18	3,901,102,912	2,629,739,968	3,901,102,912	2,629,739,968
Revenues from leases and services	18	266,277,182	246,628,897	260,519,137	234,184,186
Other income		96,462,167	152,824,670	96,651,364	153,019,683
Total revenues		4,263,842,261	3,029,193,535	4,258,273,413	3,016,943,837
Expenses					
Costs of sales of real estate		1,944,071,932	1,078,125,273	1,944,071,932	1,078,125,273
Costs of leases and services		193,913,235	189,629,132	188,020,244	176,869,829
Selling and distribution expenses		57,668,239	55,445,364	57,664,039	55,445,364
Administrative expenses		178,103,910	180,135,386	170,036,637	174,410,995
Loss from conversion of financial assets		27,276,010	-	27,276,010	-
Total expenses		2,401,033,326	1,503,335,155	2,387,068,862	1,484,851,461
Operating profit		1,862,808,935	1,525,858,380	1,871,204,551	1,532,092,376
Finance income		1,125,526	532,774	1,233,906	530,179
Finance cost	19	(18,846,275)	(55,384,252)	(18,604,438)	(55,137,969)
Profit before income tax expenses		1,845,088,186	1,471,006,902	1,853,834,019	1,477,484,586
Income tax expenses	21	(111,361,627)	(116,212,336)	(111,053,209)	(115,988,074)
Profit for the year		1,733,726,559	1,354,794,566	1,742,780,810	1,361,496,512
Other comprehensive income:					
Other comprehensive income not be reclassified					
to profit or loss in subsequent periods					
Gain (loss) on changes in value of equity investment	s				
designated at fair value through other					
comprehensive income - net of income tax	21	21,728,320	(35,131,340)	21,728,320	(35,131,340)
Other comprehensive income not to be reclassified					
to profit or loss in subsequent period		21,728,320	(35,131,340)	21,728,320	(35,131,340)
Other comprehensive income for the year		21,728,320	(35,131,340)	21,728,320	(35,131,340)
Total comprehensive income for the year	Signa in	1,755,454.879	1,319,663,226	1,764,509,130	1,326,365,172

The accompanying notes are an integral part of the financial

(นายสุจินต์ เรียนวิริยะกิจ และ นายพีร์ ปัทมวรกุลชัย) กรรมการทริง

Statement of comprehensive income (continued)

For the year ended 31 December 2024

(Unit: Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2024	2023	2024	2023
Profit (loss) attributable to:					
Equity holders of the Company		1,733,726,605	1,354,794,576	1,742,780,810	1,361,496,512
Non-controlling interests of the subsidiaries		(46)	(10)		
		1,733,726,559	1,354,794,566		
Total comprehensive income attributable to:					
Equity holders of the Company		1,755,454,925	1,319,663,236	1,764,509,130	1,326,365,172
Non-controlling interests of the subsidiaries		(46)	(10)		
		1,755,454,879	1,319,663,226		
Earnings per share					
Basic earnings per share	23	1.49	1.17	1.50	1.17
Weighted average number of ordinary shares (shares)		1,160,000,000	1,160,000,000	1,160,000,000	1,160,000,000

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

วง ปักมาการใ (นายสุจินต์ เรียนวิริยะกิจ และ นายพีร์ ปัทมวรกุลชัย) กรรมการบริษัท