

AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To the Shareholders of Siam Future Development Public Company Limited

I have reviewed the accompanying consolidated and company statements of financial position as at 31 March 2015, the related consolidated and company statements of income, of comprehensive income, of changes in shareholders' equity and cash flows for the three-month period then ended, and condensed notes to interim financial information of Siam Future Development Public Company Limited and its subsidiaries, and of Siam Future Development Public Company Limited, respectively. Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, "Review of interim financial information performed by the independent auditor of the entity". A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard 34, "Interim Financial Reporting".

Sakuna Yamsakul
Certified Public Accountant (Thailand) No. 4906
PricewaterhouseCoopers ABAS Ltd.

Bangkok
7 May 2015

SIAM FUTURE DEVELOPMENT PUBLIC COMPANY LIMITED

**INTERIM CONSOLIDATED AND COMPANY
FINANCIAL INFORMATION
(UNAUDITED)**

31 MARCH 2015

Siam Future Development Public Company Limited
Statement of Financial Position
As at 31 March 2015

	Notes	Consolidated		Company	
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
		31 March	31 December	31 March	31 December
		2015	2014	2015	2014
		Baht'000	Baht'000	Baht'000	Baht'000
Assets					
Current assets					
Cash and cash equivalents		28,797	27,584	12,677	5,422
Short-term investments	3, 4	369,094	237,295	369,094	237,295
Trade and other receivables	5, 16	263,290	126,343	201,781	74,625
Finance lease receivables due					
within one year	6	24,844	24,396	18,164	17,804
Amounts due from related parties	16	128,825	128,709	463,651	433,886
Short-term loans to related parties	16	25,000	25,000	196,421	248,646
Other current assets		13,597	13,644	11,727	11,698
Total current assets		853,447	582,971	1,273,515	1,029,376
Non-current assets					
Restricted cash		591	591	-	-
Finance lease receivables	6	656,880	667,080	439,677	448,419
Investments in subsidiaries	7	-	-	257,925	257,925
Interest in joint venture	7	3,523,685	3,507,719	1,847,300	1,847,300
Prepaid rent, net		1,083	1,100	-	-
Investment property	3, 8	7,506,506	7,518,365	3,871,770	3,882,494
Building and equipment, net	9	46,088	50,451	22,885	26,553
Intangible assets, net	9	19,357	20,177	14,920	15,740
Deposits for leasehold land		47,086	52,086	47,086	52,086
Other non-current assets		54,767	59,609	48,112	52,527
Total non-current assets		11,856,043	11,877,178	6,549,675	6,583,044
Total assets		12,709,490	12,460,149	7,823,190	7,612,420

Director Director

The notes to the consolidated and company financial information are an integral part of these interim financial information.

Siam Future Development Public Company Limited
Statement of Financial Position (Cont'd)
As at 31 March 2015

	Notes	Consolidated		Company	
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
		31 March	31 December	31 March	31 December
		2015	2014	2015	2014
		Baht'000	Baht'000	Baht'000	Baht'000
Liabilities and shareholders' equity					
Current liabilities					
Bank overdrafts and short-term loans					
from financial institutions		-	498,817	-	498,817
Trade and other payables		163,182	148,007	103,487	93,242
Amounts due to related parties	16	37,554	37,982	21,181	19,296
Short-term loan from a subsidiary	16	-	-	207,700	172,200
Current portion of unearned rental					
and service income		51,741	52,692	27,476	28,049
Current portion of long-term borrowings	10	748,297	-	748,297	-
Finance lease liabilities on land leases					
current portion		53,765	48,177	51,359	47,280
Corporate income tax payable		16,243	9,941	399	-
Other current liabilities		187,280	163,184	109,888	98,736
Total current liabilities		1,258,062	958,800	1,269,787	957,620
Non-current liabilities					
Unearned rental and service income		421,895	430,773	59,282	63,330
Long-term borrowings	10	1,198,292	1,447,670	1,198,292	1,447,670
Deposits received from customers		480,621	472,424	279,993	273,933
Deferred tax liabilities		669,388	666,047	371,257	368,084
Finance lease liabilities on land leases		1,290,056	1,307,585	759,166	774,747
Employee benefit obligations		31,704	30,463	31,704	30,463
Total non-current liabilities		4,091,956	4,354,962	2,699,694	2,958,227
Total liabilities		5,350,018	5,313,762	3,969,481	3,915,847

The notes to the consolidated and company financial information are an integral part of these interim financial information.

Siam Future Development Public Company Limited
Statement of Financial Position (Cont'd)
As at 31 March 2015

	Notes	Consolidated		Company	
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
		31 March	31 December	31 March	31 December
		2015	2014	2015	2014
		Baht'000	Baht'000	Baht'000	Baht'000
Liabilities and shareholders' equity (Cont'd)					
Shareholders' equity					
Share capital					
Authorised share capital	12	1,480,523	1,480,523	1,480,523	1,480,523
Issued and paid-up share capital	12	1,480,515	1,480,515	1,480,515	1,480,515
Share premium	12	634,029	634,029	634,029	634,029
Retained earnings					
Appropriated - legal reserve		131,626	131,626	131,626	131,626
Unappropriated		4,690,047	4,483,285	1,608,051	1,450,915
Other components of equity		(512)	(512)	(512)	(512)
Equity attributable to owners of the parent					
		6,935,705	6,728,943	3,853,709	3,696,573
Non-controlling interests		423,767	417,444	-	-
Total shareholders' equity		7,359,472	7,146,387	3,853,709	3,696,573
Total liabilities and shareholders' equity		12,709,490	12,460,149	7,823,190	7,612,420

The notes to the consolidated and company financial information are an integral part of these interim financial information.

Siam Future Development Public Company Limited
Income Statement (Unaudited)
For the three-month period ended 31 March 2015

	Notes	Consolidated		Company	
		2015 Baht'000	2014 Baht'000	2015 Baht'000	2014 Baht'000
Revenues					
Rental and service income		329,557	310,419	186,121	183,718
Finance and interest income		6,791	6,510	8,189	9,864
Dividend income	5, 7	-	-	112,700	111,720
Other income		7,834	7,697	32,230	29,481
Share profit from joint venture	7	128,666	87,985	-	-
Total revenues		472,848	412,611	339,240	334,783
Expenses					
Cost of rental and service		123,076	123,896	70,243	71,447
Fair value adjustment on investment property, net	3, 8	39,594	33,046	28,284	36,153
Selling expenses		7,900	5,075	7,053	4,059
Administrative expenses		41,676	43,270	37,454	37,496
Managements' remuneration	16	5,405	4,591	5,405	4,591
Total expenses		217,651	209,878	148,439	153,746
Profit before financial costs and tax		255,197	202,733	190,801	181,037
Finance costs		(23,261)	(25,299)	(24,378)	(25,907)
Profit before tax		231,936	177,434	166,423	155,130
Income tax expenses		(18,851)	(21,090)	(9,287)	(11,639)
Profit for the period		213,085	156,344	157,136	143,491
Profit Attributable to:					
Owners of the parent		206,762	147,587	157,136	143,491
Non-controlling interests		6,323	8,757	-	-
		213,085	156,344	157,136	143,491
Earnings per share					
	14				
Basic earnings per share		0.12	0.08	0.09	0.08
Diluted earnings per share		0.12	0.08	0.09	0.08

The notes to the consolidated and company financial information are an integral part of these interim financial information.

Siam Future Development Public Company Limited
Statement of Comprehensive Income (Unaudited)
For the three-month period ended 31 March 2015

	Consolidated		Company	
	2015	2014	2015	2014
	Baht'000	Baht'000	Baht'000	Baht'000
Profit for the period	213,085	156,344	157,136	143,491
Other comprehensive income for the period, net of income tax	-	-	-	-
Total comprehensive income for the period	213,085	156,344	157,136	143,491
Total comprehensive income attributable to:				
Owners of the parent	206,762	147,587	157,136	143,491
Non-controlling interests	6,323	8,757	-	-
	213,085	156,344	157,136	143,491

The notes to the consolidated and company financial information are an integral part of these interim financial information.

Siam Future Development Public Company Limited
Statement of Changes in Shareholders' Equity (Unaudited)
For the three-month period ended 31 March 2015

Consolidated (Baht'000)								
Attributable to owners of the parent								
Note	Issued and paid-up share capital	Share premium	Dividend payable	Legal reserve	Unappropriated retained earnings	Other component of equity	Non-controlling interests	Total Shareholders' equity
Opening balance 1 January 2015	1,480,515	634,029	-	131,626	4,483,285	(512)	417,444	7,146,387
Total comprehensive income for the period	-	-	-	-	206,762	-	6,323	213,085
Closing balance 31 March 2015	<u>1,480,515</u>	<u>634,029</u>	<u>-</u>	<u>131,626</u>	<u>4,690,047</u>	<u>(512)</u>	<u>423,767</u>	<u>7,359,472</u>
Opening balance 1 January 2014	1,316,020	634,029	-	117,026	3,977,868	-	385,414	6,430,357
Legal reserve appropriation	-	-	-	14,600	(14,600)	-	-	-
Dividends	-	-	164,495	-	(182,776)	-	-	(18,281)
Total comprehensive income for the period	-	-	-	-	147,587	-	8,757	156,344
Closing balance 31 March 2014	<u>1,316,020</u>	<u>634,029</u>	<u>164,495</u>	<u>131,626</u>	<u>3,928,079</u>	<u>-</u>	<u>394,171</u>	<u>6,568,420</u>

The notes to the consolidated and company financial information are an integral part of these interim financial information.

Siam Future Development Public Company Limited
Statement of Changes in Shareholders' Equity (Unaudited) (Cont'd)
For the three-month period ended 31 March 2015

Company (Baht'000)							
Note	Issued and paid-up share capital	Share premium	Dividend payable	Legal reserve	Unappropriated retained earnings	Other component of equity	Total Shareholders' equity
Opening balance 1 January 2015	1,480,515	634,029	-	131,626	1,450,915	(512)	3,696,573
Total comprehensive income for the period	-	-	-	-	157,136	-	157,136
Closing balance 31 March 2015	1,480,515	634,029	-	131,626	1,608,051	(512)	3,853,709
Opening balance 1 January 2014	1,316,020	634,029	-	117,026	1,383,892	-	3,450,967
Legal reserve appropriation	-	-	-	14,600	(14,600)	-	-
Dividends	-	-	164,495	-	(182,776)	-	(18,281)
Total comprehensive income for the period	-	-	-	-	143,491	-	143,491
Closing balance 31 March 2014	1,316,020	634,029	164,495	131,626	1,330,007	-	3,576,177

The notes to the consolidated and company financial information are an integral part of these interim financial information.

Siam Future Development Public Company Limited
Statement of Cash Flows (Unaudited)
For the three-month period ended 31 March 2015

	Notes	Consolidated		Company	
		2015 Baht'000	2014 Baht'000	2015 Baht'000	2014 Baht'000
Cash flows from operating activities					
Cash generated from (used in) operation	15	40,446	137,191	(51,868)	69,257
Interest paid		(19,322)	(25,905)	(19,321)	(26,424)
Income tax paid		(9,775)	(9,234)	(5,715)	(5,469)
Net cash generated from (used in) operating activities		11,349	102,052	(76,904)	37,364
Cash flows from investing activities					
Purchases of intangible assets	9	-	(122)	-	(122)
Purchases of property, equipment and investment property		(12,264)	(3,832)	(5,658)	(1,888)
Short-term loans made to subsidiary and related parties	16	-	-	(9,000)	-
Short-term loans repayments received from subsidiaries and related party	16	-	-	61,225	37,750
Proceeds from disposals of equipment		2,336	-	2,336	-
Dividend received		-	111,720	-	111,720
Interest received		72	282	36	5,379
Net (used in) cash from investing activities		(9,856)	108,048	48,939	152,839
Cash flows from financing activities					
Proceeds from loans from subsidiaries	16	-	-	41,500	26,600
Proceeds from long-term borrowings	10	498,537	-	498,537	-
Repayments of short-term loans from financial institutions		(498,817)	(200,000)	(498,817)	(200,000)
Repayments of short-term loans from subsidiary and related party	16	-	-	(6,000)	(10,000)
Net (used in) cash from financing activities		(280)	(200,000)	35,220	(183,400)
Net increase in cash and cash equivalents		1,213	10,100	7,255	6,803
Cash and cash equivalents, beginning balance		27,584	23,366	5,422	5,941
Cash and cash equivalents, ending balance		28,797	33,466	12,677	12,744

The notes to the consolidated and company financial information are an integral part of these interim financial information.

Siam Future Development Public Company Limited
Statement of Cash Flows (Unaudited) (Cont'd)
For the three-month period ended 31 March 2015

Supplementary information for cash flows:

Non-cash transactions

Significant non-cash transactions for the three-month period ended 31 March 2015 and 2014 are as follows:

	Note	Consolidated		Company	
		2015 Baht'000	2014 Baht'000	2015 Baht'000	2014 Baht'000
Accounts payable arisen as a result of purchases of property, equipment and investment property		42,418	33,334	21,452	14,124
Accounts payable arisen as a result of purchases of intangible assets		1,699	1,699	1,699	1,699
Investment property increased due to reversal of finance lease contracts		3,493	-	3,493	-
Dividend payable		-	182,776	-	182,776
Dividend receivable	5	112,700	-	112,700	-

The notes to the consolidated and company financial information are an integral part of these interim financial information.

1 General information

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

99 Ratchdapisek Road, Khwaeng Din Daeng, Khet Din Daeng, Bangkok 10400.

For reporting purposes, the Company and its subsidiaries are referred to as 'the Group'.

These interim consolidated and company financial information have been approved for issue by the Board of Directors on 7 May 2015.

These interim consolidated and company financial information have been reviewed, not audited.

2 Accounting policies

2.1 Basis of preparation

These interim consolidated and company financial information are prepared in accordance with Thai Generally Accepted Accounting Principles under the Accounting Act B.E. 2543, being those Thai Accounting Standards issued under the Accounting Profession Act B.E. 2547, and the financial reporting requirements of the Securities and Exchange Commission. The primary financial information (i.e. statement of financial position, statement of income, statement of comprehensive income, statement of changes in shareholders' equity and statement of cash flows) are prepared in the full format as required by the Securities and Exchange Commission. The notes to the financial information are prepared in a condensed format according to Thai Accounting Standard 34, "Interim Financial Reporting" and additional notes are presented as required by the Securities and Exchange Commission under the Securities and Exchange Act.

The interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2014.

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

The accounting policies used in the preparation of the interim financial information are consistent with those used in the annual financial statements for the year ended 31 December 2014.

Costs that are incurred unevenly during the financial year are anticipated or deferred in the interim report only if it would also be appropriate to anticipate or defer such costs at the end of the financial year.

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual profit or loss.

2 Accounting policies (Cont'd)

2.2 Revised accounting standards, revised financial reporting standards, and related interpretations

New financial reporting standards and revised accounting standards, revised financial reporting standards are effective on 1 January 2015. These standards are relevant to the group.

a) Financial reporting standards, which have impact to the group:

TAS 1 (revised 2014)	Presentation of financial statements
TAS 16 (revised 2014)	Property, plant and equipment
TAS 19 (revised 2014)	Employee benefits
TAS 28 (revised 2014)	Investments in associates and joint ventures
TAS 34 (revised 2014)	Interim financial reporting
TFRS 10	Consolidated financial statements
TFRS 13	Fair value measurement

Management of the Company and the Group has determined that the revised accounting standards, and revised financial reporting standards, will not significantly impact the interim financial information being presented. Except for TFRS 13 aims to improve consistency and reduce complexity by providing a precise definition of fair value and a single source of fair value measurement and disclosure requirements for use across TFRSs. This standard has no impact to the group, except for disclosures which the group has disclosed in Note 3

b) Financial reporting standards with minor changes

There are 41 financial reporting standards with minor changes. The management assesses that they do not have an impact on the group interim financial information.

2.3 Estimations

The preparation of interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this interim financial information, the significant judgements made by management in applying the group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2014.

3 Fair value

3.1 Fair value estimation

The table below analyses assets carried at fair value, by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The following table presents the group's assets that are measured at fair value at 31 March 2015.

	Consolidated		
	Level 1 Baht'000	Level 3 Baht'000	Total Baht'000
Assets			
Short-term investments - trading securities	369,094	-	369,094
Investment property	-	7,506,506	7,506,506
Total assets	<u>369,094</u>	<u>7,506,506</u>	<u>7,875,600</u>
	Company		
	Level 1 Baht'000	Level 3 Baht'000	Total Baht'000
Assets			
Short-term investments - trading securities	369,094	-	369,094
Investment property	-	3,871,770	3,871,770
Total assets	<u>369,094</u>	<u>3,871,770</u>	<u>4,240,864</u>

There were no transfers between Levels 1 and 3 during the period.

3.2 Fair value measurements using significant unobservable inputs (Level 3)

The group disclosed the movement of investment property which is reclassified as level 3 in note 8.

There were no other changes in valuation techniques during the period.

3.3 Group's valuation processes

The group's finance department includes an independent valuer performs the valuations of assets required for financial reporting purposes, including Level 3 fair values. This team reports directly to the finance committee. Discussions of valuation processes and results are held between the finance committee and the valuation team at least once every quarter, in line with the group's quarterly reporting dates.

The main Level 3 input used by the group pertains to the discount rate for investment property. It is estimated based on discounted cash flow projections which reflects rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects any cash outflows that could be expected in respect of the property. The discount rate is estimated based on the average yield rate of property fund of public companies that are, in the opinion of the group, in a comparable financial position including the appropriate risk premium and reflects current market assessments of the time value of money and risk adjusted which are at the rates between 4.15% to 12% per annum. The group has subscriptions to information valuer that allow the group to gather such information.

Siam Future Development Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 31 March 2015

4 Short-term investments

As of 31 March 2015 and 31 December 2014, information relating to Short-term investments are as follows:

	Consolidated and Company			
	31 March 2015		31 December 2014	
	Cost	Fair Value	Cost	Fair Value
	Baht'000	Baht'000	Baht'000	Baht'000
Short-term investments				
Trading securities	368,069	369,094	236,101	237,295

During the quarter ended 31 March 2015, the movement of short-term securities is as follows:

	Trading securities
	Consolidated and Company
	Baht'000
Book value-beginning balance	237,295
Addition	468,030
Disposal	(336,062)
Change in fair value of trading securities	(169)
Book value-ending balance	369,094

5 Trade and other receivables

	Consolidated		Company	
	31 March	31 December	31 March	31 December
	2015	2014	2015	2014
	Baht'000	Baht'000	Baht'000	Baht'000
Trade receivables	72,399	76,924	40,166	43,741
<u>Less</u> Allowance for doubtful accounts	-	-	-	-
Trade receivables, net	72,399	76,924	40,166	43,741
Prepayment	27,784	2,426	16,949	23
Advance payment	7,075	8,537	5,873	7,431
Property tax receivable	27,841	24,063	12,647	11,908
Dividend receivable	112,700	-	112,700	-
Other receivables	15,491	14,393	13,446	11,522
	263,290	126,343	201,781	74,625

Outstanding trade accounts receivable can be analysed as follows:

	Consolidated		Company	
	31 March	31 December	31 March	31 December
	2015	2014	2015	2014
	Baht'000	Baht'000	Baht'000	Baht'000
Current	64,772	68,624	37,242	39,074
Overdue 1 to 6 months	7,370	7,453	2,924	4,667
Overdue 7 to 12 months	76	74	-	-
Overdue over 12 months	181	773	-	-
	72,399	76,924	40,166	43,741
<u>Less</u> Allowance for doubtful accounts	-	-	-	-
	72,399	76,924	40,166	43,741

Siam Future Development Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 31 March 2015

6 Finance lease receivables

	Consolidated		Company	
	31 March 2015 Baht'000	31 December 2014 Baht'000	31 March 2015 Baht'000	31 December 2014 Baht'000
The gross receivable in the lease contracts				
Due within 1 year	50,326	50,195	36,970	36,972
Due within 2 to 5 years	210,872	212,233	154,560	156,318
Due later than 5 years	726,383	744,071	467,850	481,878
	<u>987,581</u>	<u>1,006,499</u>	<u>659,380</u>	<u>675,168</u>
The present value of minimum lease payments receivable				
Due within 1 year	24,844	24,396	18,164	17,804
Due within 2 to 5 years	114,339	113,908	85,918	86,014
Due later than 5 years	542,541	553,172	353,759	362,405
	<u>656,880</u>	<u>667,080</u>	<u>439,677</u>	<u>448,419</u>
	681,724	691,476	457,841	466,223
<u>Less</u> Allowance for doubtful accounts	-	-	-	-
	<u>681,724</u>	<u>691,476</u>	<u>457,841</u>	<u>466,223</u>
The unearned finance income	<u>305,857</u>	<u>315,023</u>	<u>201,539</u>	<u>208,945</u>

7 Investments in subsidiaries and interest in joint venture

Movements in investments in subsidiaries and interest in joint venture are as follows:

	Consolidated Baht'000	Company Baht'000
Investment in subsidiaries		
For the three-month period ended 31 March 2015		
Opening book value		257,925
Additional (disposal)		-
Closing book value		<u>257,925</u>
Interest in joint venture		
For the three-month period ended 31 March 2015		
Opening book value	3,507,719	1,847,300
Dividend income	(112,700)	-
Share profit from joint venture	128,666	-
Closing book value	<u>3,523,685</u>	<u>1,847,300</u>

Siam Future Development Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 31 March 2015

7 Investments in subsidiaries and interest in joint venture (Cont'd)

The details of investments in subsidiaries and interest in joint venture as at 31 March 2015 and 31 December 2014 are as follow:

	<u>Nature of relationship</u>	<u>% Ownership interest</u>
Subsidiaries		
Petchkasem Power Center Company Limited	Shareholder	74
Ekkamai Lifestyle Center Company Limited	Shareholder	51
Siam Future Property Company Limited	Shareholder	100
Ratchayothin Avenue Company Limited	Shareholder	50
Ratchayothin Avenue Management Company Limited	Subsidiary of Ratchayothin Avenue Company Limited	50
Siam Future Management Company Limited	Shareholder	100
Joint ventures		
SF Development Company Limited	Shareholder	49
North Bangkok Development Company Limited	Shareholder	49

All subsidiaries and joint ventures are incorporated in Thailand and engage in the business of building rental and providing utilities services.

8 Investment property

	<u>Consolidated Baht'000</u>	<u>Company Baht'000</u>
For the three-month period ended 31 March 2015		
Investment property at 1 January 2015	7,518,365	3,882,494
Additions of investment property during the period	10,930	8,762
Disposal investment property according to terminated agreement	(2,084)	(2,084)
Decrease in fair value adjustment	(20,705)	(17,402)
Investment property at 31 March 2015	<u>7,506,506</u>	<u>3,871,770</u>
	<u>Consolidated Baht'000</u>	<u>Company Baht'000</u>
Income statement for the three-month period ended 31 March 2015		
Decrease in fair value adjustment	(20,705)	(17,402)
Finance costs from recording investment property	(18,889)	(10,882)
Fair value adjustment on investment property, net	<u>(39,594)</u>	<u>(28,284)</u>

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9 Building and equipment and intangible assets, net

	Consolidated		Company	
	Building and equipment Baht'000	Intangible assets Baht'000	Building and equipment Baht'000	Intangible assets Baht'000
For the three-month period ended 31 March 2015				
Opening net book amount	50,451	20,177	26,553	15,740
Additions	944	-	394	-
Write-off	(2,151)	-	(2,151)	-
Depreciation and amortisation	(3,156)	(820)	(1,911)	(820)
Closing net book amount	46,088	19,357	22,885	14,920

10 Borrowings

	Consolidated		Company	
	31 March 2015 Baht'000	31 December 2014 Baht'000	31 March 2015 Baht'000	31 December 2014 Baht'000
Current portion of long-term borrowings				
Debentures	748,297	-	748,297	-
	748,297	-	748,297	-
Long-term borrowings				
Debentures	1,198,292	1,447,670	1,198,292	1,447,670
	1,198,292	1,447,670	1,198,292	1,447,670
Total borrowings	1,946,589	1,447,670	1,946,589	1,447,670

The movements in the borrowings can be analysed as follows:

	Consolidated		Company	
	2015 Baht'000	2014 Baht'000	2015 Baht'000	2014 Baht'000
For the three-month periods ended 31 March				
Opening amount	1,447,670	1,946,115	1,447,670	1,946,115
Additions during the period	500,000	-	500,000	-
Debenture issuance cost	(1,463)	-	(1,463)	-
Amortisation of debenture issuance cost	382	432	382	432
Closing amount	1,946,589	1,946,547	1,946,589	1,946,547

As at 27 January 2015, the Company issued debentures 500,000 units of Baht 1,000 per unit, unsubordinated and unsecured, totaling Baht 500 million. The debentures bear interest of 5.00% per annum and will be mature on 27 January 2020. The Company has to maintain financial ratios and other criteria as stipulated in the offering documents.

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11 Income taxes

The interim income tax expense is accrued based on management's estimate using the tax rate that would be applicable to expected total annual earnings of the year 2015. The estimated average annual tax rate used are 15% to 20% for the Group and 20% for the Company.

12 Share capital

	Consolidated and Company			
	Number of share Share'000	Ordinary share Baht'000	Share premium Baht'000	Total Baht'000
At 1 January 2015	1,480,515	1,480,515	634,029	2,114,544
Issue of shares	-	-	-	-
At 31 March 2015	<u>1,480,515</u>	<u>1,480,515</u>	<u>634,029</u>	<u>2,114,544</u>
At 1 January 2014	1,316,020	1,316,020	634,029	1,950,049
Issue of shares	-	-	-	-
At 31 March 2014	<u>1,316,020</u>	<u>1,316,020</u>	<u>634,029</u>	<u>1,950,049</u>

As at 31 March 2015, total authorised number of the ordinary shares is 1,480,522,641 shares with a par value of Baht 1 per share (31 December 2014: 1,480,522,641 shares with a par value of Baht 1 per share). Total issued and paid-up share capital is 1,480,515,030 shares with the paid-up of Baht 1 per share (31 December 2014: 1,480,515,030 shares with a paid-up of Baht 1 per share).

As at 31 March 2014, total authorised number of the ordinary shares is 1,316,105,475 shares with a par value of Baht 1 per share (31 December 2013: 1,316,105,475 shares with a par value of Baht 1 per share). Total issued and paid-up share capital is 1,316,020,126 shares with the paid-up of Baht 1 per share (31 December 2013: 1,316,020,126 shares with a paid-up of Baht 1 per share).

13 Dividends

At the Annual General Shareholders Meeting held on 25 March 2014, the shareholders approved a stock dividend to shareholders at the ratio of 8 existing shares to 1 new share and cash dividend payment amounting to Baht 0.01389 per share in respect of 2013 operating results totalling 164,494,904 shares and Baht 18.28 million, respectively. The dividends were paid to the shareholders on 21 April 2014.

14 Earnings per share

Earnings per share is calculated by dividing the profit for the period attributable to shareholders of the parent by the weighted average number of ordinary shares in issue and stock dividend declaration during the period. The weighted average number of ordinary shares in issue during the three-month period ended 31 March 2015 are 1,776,618,036 shares (2014: 1,776,618,036 shares).

As at 22 April 2015, the Company declared a stock dividend totalling 296,103,006 shares. The Company adjusted the number of ordinary shares outstanding before the event for the proportionate change in the number of ordinary shares outstanding as if the event had accrued at the beginning of the earliest period presented. The weighted average number of ordinary shares used in computing earnings per share for fiscal year 2014 has been changed as follows:

	2014	2014
	Number of share	Number of share
	As restated	As previously reported
	<u> </u>	<u> </u>
Basic earnings per share		
Weighted average number of ordinary shares		
- for the three-month period ended 31 March	1,776,618,036	1,480,515,030
Diluted earnings per share		
Weighted average number of ordinary shares		
- for the three-month period ended 31 March	1,776,618,036	1,480,515,030

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15 Cash flows from operating activities

Reconciliation of profit before income tax to cash flows from operating activities:

	Notes	Consolidated		Company	
		31 March 2015 Baht'000	31 March 2014 Baht'000	31 March 2015 Baht'000	31 March 2014 Baht'000
Profit before income tax		231,936	177,434	166,423	155,130
Adjustments for:					
Depreciation and amortisation	9	3,976	2,852	2,731	2,091
(Gain) loss on write-off of building and equipment		(185)	220	(185)	220
Amortisation of prepaid rent		16	16	-	-
Interest income		(6,791)	(6,510)	(8,189)	(9,864)
Interest expense		23,261	25,299	24,378	25,907
Dividend income	7	-	-	(112,700)	(111,720)
Amortisation of debenture issuance cost	10	382	432	382	432
Realised unearned rental and service income		(10,743)	(11,988)	(5,318)	(6,813)
Employee benefit obligations		1,241	1,183	1,241	1,183
Fair value adjustment on investment property	3, 8	39,594	33,046	28,284	36,153
Share profit from joint venture	7	(128,666)	(87,985)	-	-
Changes in operating assets and liabilities:					
- short-term investment		(131,799)	18,168	(131,799)	18,168
- trade and other receivables		(23,982)	(33,556)	(11,099)	(26,779)
- finance lease receivable		12,787	11,429	9,656	8,490
- amounts due from related parties		(116)	(191)	(29,765)	(12,458)
- deposits for leasehold land		5,000	480	5,000	480
- other non-current assets		4,842	992	4,415	917
- trade and other payables		41,261	31,306	18,419	16,489
- amounts due to related parties		151	(1,629)	1,885	(6,820)
- unearned rental and service income		914	6,444	697	2,226
- deposit received from customers		8,197	3,241	6,060	1,444
- finance lease liabilities on land leases		(30,830)	(33,492)	(22,384)	(25,619)
Cash flows generated from (used in) operating activities		40,446	137,191	(51,868)	69,257

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16 Related party transactions

Siam Future Development Public Company Limited is an associate of Major Cineplex Group Public Company Limited which owns 23.35% of the Company's shares (31 December 2014: 23.74%). Therefore, all subsidiaries and associates of Major Cineplex Group Public Company Limited are related parties.

The Group enters into transactions with related parties in the normal course of business. Significant transactions for the three-month periods ended 31 March 2015 and 2014 are summarised as follows:

a) Revenues and expenses

	Consolidated		Company	
	2015	2014	2015	2014
	Baht'000	Baht'000	Baht'000	Baht'000
For the three-month periods ended 31 March				
Rental and services income				
Group of Major Cineplex Group Public Company Limited	22,144	11,276	8,031	5,386
Related parties	7,403	8,944	5,438	5,187
	<u>29,547</u>	<u>20,220</u>	<u>13,469</u>	<u>10,573</u>
Management fee income				
Subsidiaries	-	-	12,951	13,156
Joint venture	2,459	1,926	2,459	1,926
	<u>2,459</u>	<u>1,926</u>	<u>15,410</u>	<u>15,082</u>
Interest income				
Subsidiaries	-	-	3,386	5,335
Major Cineplex Group Public Company Limited	191	191	-	-
	<u>191</u>	<u>191</u>	<u>3,386</u>	<u>5,335</u>
Management fee expense				
Major Cineplex Group Public Company Limited	2,654	836	2,569	755
	<u>2,654</u>	<u>836</u>	<u>2,569</u>	<u>755</u>
Interest expenses				
Subsidiaries	-	-	1,119	608
	<u>-</u>	<u>-</u>	<u>1,119</u>	<u>608</u>

Rental and service incomes were carried out on commercial terms and conditions and at market prices which are subject to location, lease space, lease terms, timing and type of lease. Management fee income and expense were charged at the rates specific on the agreements.

Interest income is charged at the rates between 3.10% to 7.00% per annum (2014: 3.10% to 7.00% per annum).

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16 Related party transactions (Cont'd)

b) Trade and other receivables

	Consolidated		Company	
	31 March 2015 Baht'000	31 December 2014 Baht'000	31 March 2015 Baht'000	31 December 2014 Baht'000
Group of Major Cineplex Group Public Company Limited	275	260	8	-
Joint venture	112,700	-	112,700	-
Related parties	729	-	729	-
	<u>113,704</u>	<u>260</u>	<u>113,437</u>	<u>-</u>

c) Amounts due from related parties

	Consolidated		Company	
	31 March 2015 Baht'000	31 December 2014 Baht'000	31 March 2015 Baht'000	31 December 2014 Baht'000
Major Cineplex Group Public Company Limited	2,444	2,253	-	-
Subsidiaries	-	-	337,270	307,430
Joint venture	126,381	126,456	126,381	126,456
	<u>128,825</u>	<u>128,709</u>	<u>463,651</u>	<u>433,886</u>

d) Short-term loans to related parties

	Consolidated Baht'000	Company Baht'000
For the three-month period ended 31 March 2015		
Beginning balance	25,000	248,646
Loans made during the period	-	9,000
Loans repayments during the period	-	(61,225)
Ending balance	<u>25,000</u>	<u>196,421</u>

As at 31 March 2015, short-term loans to related parties represented loans repayable upon demand. The loans bear interest at the rates between 3.10% to 7.00% per annum. (2014: 3.10% to 7.00% per annum).

e) Amounts due to related parties

	Consolidated		Company	
	31 March 2015 Baht'000	31 December 2014 Baht'000	31 March 2015 Baht'000	31 December 2014 Baht'000
Major Cineplex Group Public Company Limited	37,554	37,982	14,397	14,287
Subsidiaries	-	-	6,784	5,009
	<u>37,554</u>	<u>37,982</u>	<u>21,181</u>	<u>19,296</u>

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16 Related party transactions (Cont'd)

f) Short-term loans from subsidiaries

	Company Baht'000
For the three-month period ended 31 March 2015	
Beginning balance	172,200
Loans made during the period	41,500
Loan repayments during the period	(6,000)
Ending balance	<u>207,700</u>

As at 31 March 2015, short-term loans from subsidiaries represented unsecured loans, denominated in Thai Baht, and are repayable on demand. The loans bear interest at the rate of 2.08% to 3.10% per annum. (2014: 2.21% to 3.10% per annum).

g) Unearned rental and service income

As at 31 March 2015, the unearned rental and service income of a subsidiary includes unearned income received from Major Cineplex Group Public Company Limited amounting to Baht 98 million (31 December 2014: Baht 100 million).

h) Directors and management remuneration

Directors and management remuneration comprises of the total salaries and other benefits, including directors' fee paid to directors and management which included as an expense in the income statements as follows;

	Consolidated and Company	
	31 March 2015 Baht'000	31 March 2014 Baht'000
Short-term benefits	4,835	4,071
Post-employment benefits	570	520
	<u>5,405</u>	<u>4,591</u>

17 Commitments and contingencies

Bank guarantees

As at 31 March 2015, the Group has outstanding letters of guarantee amounting to Baht 50 million (31 December 2014: Baht 53 million) issued by the Group's bankers in respect of normal business operations.

Capital commitment

Rental contracted for at the statement of financial position date but not recognized in the financial statements are as follows:

	Consolidated		Company	
	31 March 2015 Baht'000	31 December 2014 Baht'000	31 March 2015 Baht'000	31 December 2014 Baht'000
Less than 1 year	3,585	3,995	1,935	2,345
Over than 1 year but not later than 5 years	4,583	5,479	2,245	2,729
	<u>8,168</u>	<u>9,474</u>	<u>4,180</u>	<u>5,074</u>

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18 Segment information

The Group operates in only one business segment which is the development of shopping centers and lease out space in the centers. Currently, the business is only operated in Thailand. The internal reporting provided to the chief operating decision-maker presented investment property by using cost method whereas financial statements presented at fair value.

	Unit : Baht'000		
	Consolidated		
	Internal reporting	Investment properties adjustment to be fair value	Consolidated
For the three-month period ended 31 March 2015			
Revenues			
Rental and service income	329,557		
Finance and interest income	6,791		
Other income	7,834		
Share profit from joint venture	53,030		
Total revenues	397,212	75,636 ¹	472,848
Expenses			
Cost of rental and service	215,835		
Selling and administrative expenses	55,654		
Total expenses	271,489	(53,838) ²	217,651
Profit before finance costs	125,723	129,474	255,197
Finance costs	(23,261)	-	(23,261)
Profit before income taxes	102,462	129,474	231,936
Income taxes	(8,517)	(10,334) ³	(18,815)
Profit for the period	(93,945)	119,140	213,085
Profit attributable to :			
Owners of the parent	88,645	118,117	206,762
Non-controlling interests	5,300	1,023	6,323
	93,945	119,140	213,085
Fair value adjustment on investment property, net	119,140	(119,140)	-
Profit for the period after fair value adjustment on investment property	213,085	-	213,085

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18 Segment information (Cont'd)

	Unit : Baht'000		
	Consolidated		
	Internal reporting	Investment properties adjustment to be fair value	Consolidated
For the three-month period ended 31 March 2014			
Revenues			
Rental and service income	310,419		
Finance and interest income	6,510		
Other income	7,697		
Share profit from joint venture	37,814		
Total revenues	362,440	50,171 ¹	412,611
Expenses			
Cost of rental and service	220,760		
Selling and administrative expenses	53,862		
Total expenses	274,622	(64,744) ²	209,878
Profit before finance costs	87,818	114,915	202,733
Finance costs	(25,299)	-	(25,299)
Profit before income taxes	62,519	114,915	177,434
Income taxes	(8,249)	(12,841) ³	(21,090)
Profit for the period	54,270	102,074	156,344
Profit attributable to :			
Owners of the parent	49,454	98,133	147,587
Non-controlling interests	4,816	3,941	8,757
	54,270	102,074	156,344
Fair value adjustment on investment property, net	102,074	(102,074)	-
Profit for the period after fair value adjustment on investment property	156,344	-	156,344

Additional explanation on adjustment

¹ Adjustment relates to share of profit of joint venture due to the measurement of investment property from cost method to fair value method.

² Adjustment relates to selling and administrative expenses which came from add back depreciation and adjustment of change in fair value of investment property.

³ Adjustment relates to income tax expense which came from deferred income tax expense of investment property at fair value.

19 Events occurring after the reporting date

At the Annual General Shareholders Meeting held on 22 April 2015, the shareholders approved a stock dividend to shareholders at the ratio of 5 existing shares to 1 new share and cash dividend payment amounting to Baht 0.02223 per share in respect of 2014 operating results totaling 296,103,006 shares and Baht 32.91 million, respectively. The dividends will be pay to the shareholders on 18 May 2015. And approved to decrease the authorised share capital from Baht 1,480,522,641 shares to 1,480,515,030 shares and then increase the authorised share capital to 1,776,618,036 shares by issuing 296,103,006 new ordinary shares at par value of Baht 1 each. The allotment of the newly issued shares is for stock dividend payment to shareholders.