

AUDITOR'S REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION

To the Shareholders and the Board of Directors of Siam Future Development Public Company Limited

I have reviewed the interim consolidated financial information of Siam Future Development Public Company Limited and its subsidiaries, and the interim separate financial information of Siam Future Development Public Company Limited. These comprise the consolidated and separate statements of financial position as at 31 March 2017, and the related consolidated and separate income statement, comprehensive income, changes in equity, and cash flows for the three-month period then ended, and the condensed notes to the interim financial information. Management is responsible for the preparation and presentation of this interim consolidated and separate financial information in accordance with Thai Accounting Standard 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim consolidated and separate 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 of interim financial information 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 accompanying interim consolidated and separate financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard 34, "Interim Financial Reporting".

PricewaterhouseCoopers ABAS Ltd.

Kajornkiet Aroonpirodkul
Certified Public Accountant (Thailand) No. 3445
Bangkok
8 May 2017

SIAM FUTURE DEVELOPMENT PUBLIC COMPANY LIMITED

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

31 MARCH 2017

Siam Future Development Public Company Limited
Statements of Financial Position
As at 31 March 2017

		Consolidated		Separate	
		financial information		financial information	
	Notes	(Unaudited)	(Audited)	(Unaudited)	(Audited)
		31 March	31 December	31 March	31 December
		2017	2016	2017	2016
		Baht'000	Baht'000	Baht'000	Baht'000
Assets					
Current assets					
Cash and cash equivalents		81,612	25,198	63,236	9,943
Short-term investments	3, 4	169,166	171,241	169,166	171,241
Trade and other receivables	5	181,500	126,410	116,732	81,490
Finance lease receivables due					
within one year	6	24,993	29,480	17,959	22,613
Amounts due from related parties	16 c)	5,296	6,474	573,377	548,295
Short-term loans to related parties	16 d)	18,150	18,150	181,100	206,000
Other current assets		13,788	13,679	1,334	-
Total current assets		494,505	390,632	1,122,904	1,039,582
Non-current assets					
Restricted cash		605	605	-	-
Finance lease receivables	6	550,806	605,180	350,170	401,865
Investments in subsidiaries	7	-	-	257,925	257,925
Interests in joint ventures	7	4,750,350	4,649,303	1,978,581	1,978,581
Prepaid rent, net		951	967	-	-
Investment property	3, 8	9,222,702	9,102,952	4,255,635	4,177,371
Building and equipment, net	9	67,228	58,198	33,386	27,737
Intangible assets, net	9	19,137	13,847	14,377	9,410
Deposits for leasehold land		49,387	49,387	49,387	49,387
Other non-current assets		48,608	49,253	42,020	42,630
Total non-current assets		14,709,774	14,529,692	6,981,481	6,944,906
Total assets		15,204,279	14,920,324	8,104,385	7,984,488

Director Director

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

Siam Future Development Public Company Limited
Statements of Financial Position (Cont'd)
As at 31 March 2017

	Notes	Consolidated		Separate	
		financial information		financial information	
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
		31 March	31 December	31 March	31 December
		2017	2016	2017	2016
		Baht'000	Baht'000	Baht'000	Baht'000
Liabilities and equity					
Current liabilities					
Short-term borrowings					
from financial institution		349,148	349,583	349,148	349,583
Trade and other payables	10	544,563	140,301	486,721	93,321
Amounts due to related parties	16 e)	6,973	18,808	12,199	13,999
Short-term loans from subsidiaries	16 f)	-	-	265,050	272,650
Current portion of unearned rental and service income		43,487	39,196	17,599	13,491
Current portion of debentures	11	699,529	699,389	699,529	699,389
Finance lease liabilities on land leases - current portion		141,724	124,330	146,170	101,260
Corporate income tax payable		13,458	10,469	2,025	2,025
Other current liabilities		233,176	238,681	149,516	136,990
Total current liabilities		2,032,058	1,620,757	2,127,957	1,682,708
Non-current liabilities					
Unearned rental and service income		352,128	358,893	37,003	39,065
Debentures	11	499,477	499,406	499,477	499,406
Deposits received from customers		494,620	488,689	290,155	290,578
Deferred tax liabilities		960,440	957,134	399,672	404,448
Finance lease liabilities on land leases		1,296,836	1,326,235	785,726	838,815
Employee benefit obligations		38,581	37,508	38,581	37,508
Total non-current liabilities		3,642,082	3,667,865	2,050,614	2,109,820
Total liabilities		5,674,140	5,288,622	4,178,571	3,792,528

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

Siam Future Development Public Company Limited
Statements of Financial Position (Cont'd)
As at 31 March 2017

	Consolidated		Separate	
	financial information		financial information	
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
	31 March	31 December	31 March	31 December
	2017	2016	2017	2016
	Baht'000	Baht'000	Baht'000	Baht'000
Liabilities and equity (Cont'd)				
Equity				
Share capital				
Authorised share capital	1,776,618	1,776,618	1,776,618	1,776,618
Issued and paid-up share capital	1,776,608	1,776,608	1,776,608	1,776,608
Share premium	634,029	634,029	634,029	634,029
Retained earnings				
Appropriated - legal reserve	177,666	177,666	177,666	177,666
Unappropriated	6,106,173	6,213,232	1,337,957	1,604,103
Other components of equity	(446)	(446)	(446)	(446)
Equity attributable to owners of the parent	8,694,030	8,801,089	3,925,814	4,191,960
Non-controlling interests	836,109	830,613	-	-
Total equity	9,530,139	9,631,702	3,925,814	4,191,960
Total liabilities and equity	15,204,279	14,920,324	8,104,385	7,984,488

The notes to the consolidated and separate 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 2017

	Notes	Consolidated		Separate	
		financial information		financial information	
		2017	2016	2017	2016
		Baht'000	Baht'000	Baht'000	Baht'000
Revenues					
Rental and service income		333,469	338,673	187,868	191,652
Finance and interest income		6,089	6,560	6,572	6,048
Dividend income	7	-	-	49,980	49,980
Other income		6,547	20,445	30,650	33,373
Share of profit from joint ventures	7	151,027	143,771	-	-
Total revenues		497,132	509,449	275,070	281,053
Expenses					
Cost of rental and service		137,365	127,436	75,865	72,092
Fair value adjustment on investment property, net	8	12,801	(57,605)	37,401	(83,920)
Selling expenses		7,599	4,277	6,543	3,508
Administrative expenses		48,900	45,432	43,741	40,533
Management's remuneration	16 h)	3,921	5,609	3,921	5,609
Total expenses		210,586	125,149	167,471	37,822
Profit before finance costs and income tax		286,546	384,300	107,599	243,231
Finance costs		(17,430)	(22,302)	(18,531)	(23,370)
Profit before income tax		269,116	361,998	89,068	219,861
Income tax		(15,364)	(47,128)	101	(34,105)
Profit for the period		253,752	314,870	89,169	185,756
Profit attributable to:					
Owners of the parent		248,256	310,998	89,169	185,756
Non-controlling interests		5,496	3,872	-	-
		253,752	314,870	89,169	185,756
Earnings per share					
	14				
Basic earnings per share (Baht)		0.14	0.18	0.05	0.10

The notes to the consolidated and separate 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 2017

	Consolidated		Separate	
	financial information		financial information	
	2017	2016	2017	2016
	Baht'000	Baht'000	Baht'000	Baht'000
Profit for the period	253,752	314,870	89,169	185,756
Other comprehensive income for the period	-	-	-	-
Total comprehensive income for the period	253,752	314,870	89,169	185,756
Total comprehensive income attributable to:				
Owners of the parent	248,256	310,998	89,169	185,756
Non-controlling interests	5,496	3,872	-	-
	253,752	314,870	89,169	185,756

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

Siam Future Development Public Company Limited
Statement of Changes in Equity (Unaudited)
For the three-month period ended 31 March 2017

Consolidated financial information (Baht'000)							
Attributable to owners of the parent							
Note	Issued and paid-up share capital	Share premium	Legal reserve	Unappropriated retained earnings	Other component of equity	Non-controlling interests	Total equity
Opening balance 1 January 2016	1,776,608	634,029	148,056	5,545,348	(446)	802,408	8,906,003
Legal reserve appropriation	-	-	29,610	(29,610)	-	-	-
Dividends	-	-	-	(266,491)	-	-	(266,491)
Total comprehensive income for the period	-	-	-	310,998	-	3,872	314,870
Closing balance 31 March 2016	<u>1,776,608</u>	<u>634,029</u>	<u>177,666</u>	<u>5,560,245</u>	<u>(446)</u>	<u>806,280</u>	<u>8,954,382</u>
Opening balance 1 January 2017	1,776,608	634,029	177,666	6,213,232	(446)	830,613	9,631,702
Dividends	-	-	-	(355,315)	-	-	(355,315)
Total comprehensive income for the period	-	-	-	248,256	-	5,496	253,752
Closing balance 31 March 2017	<u>1,776,608</u>	<u>634,029</u>	<u>177,666</u>	<u>6,106,173</u>	<u>(446)</u>	<u>836,109</u>	<u>9,530,139</u>

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

Siam Future Development Public Company Limited
Statement of Changes in Equity (Unaudited) (Cont'd)
For the three-month period ended 31 March 2017

Separate financial information (Baht'000)						
Note	Issued and paid-up share capital	Share premium	Legal reserve	Unappropriated retained earnings	Other component of equity	Total equity
Opening balance 1 January 2016	1,776,608	634,029	148,056	1,609,514	(446)	4,167,761
Legal reserve appropriation	-	-	29,610	(29,610)	-	-
Dividends	-	-	-	(266,491)	-	(266,491)
Total comprehensive income for the period	-	-	-	185,756	-	185,756
Closing balance 31 March 2016	1,776,608	634,029	177,666	1,499,169	(446)	4,087,026
Opening balance 1 January 2017	1,776,608	634,029	177,666	1,604,103	(446)	4,191,960
Dividends	-	-	-	(355,315)	-	(355,315)
Total comprehensive income for the period	-	-	-	89,169	-	89,169
Closing balance 31 March 2017	1,776,608	634,029	177,666	1,337,957	(446)	3,925,814

The notes to the consolidated and separate 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 2017

	Notes	Consolidated		Separate	
		financial information		financial information	
		2017	2016	2017	2016
		Baht'000	Baht'000	Baht'000	Baht'000
Cash flows from operating activities					
Cash generated from operations	15	94,331	602,218	48,177	810,937
Interest paid		(17,472)	(25,297)	(20,123)	(30,146)
Income tax paid		(10,472)	(12,612)	(6,009)	(6,030)
Net cash generated from operating activities		66,387	564,309	22,045	774,761
Cash flows from investing activities					
Purchases of property, equipment and investment property		(53,442)	(155,018)	(29,827)	(89,714)
Short-term loans made to related parties	16 d)	-	-	(600)	(285,000)
Short-term loans repayments received from related parties	16 d)	-	-	25,500	45,556
Purchases of intangible assets	9	(6,119)	-	(5,789)	-
Dividends received	7	49,980	49,980	49,980	49,980
Interest received		43	31	19	20
Net cash (used in) generated from investing activities		(9,538)	(105,007)	39,283	(279,158)
Cash flows from financing activities					
Proceeds from short-term loans from financial institution		299,565	300,000	299,565	300,000
Proceeds from short-term loans from subsidiaries	16 f)	-	-	19,000	77,650
Repayments to short-term loans from financial institution		(300,000)	-	(300,000)	-
Repayments to short-term loans from subsidiaries	16 f)	-	-	(26,600)	(103,200)
Repayments to debentures	11	-	(750,000)	-	(750,000)
Net cash used in financing activities		(435)	(450,000)	(8,035)	(475,550)
Net increase in cash and cash equivalents		56,414	9,302	53,293	20,053
Cash and cash equivalents, beginning balance		25,198	33,499	9,943	2,439
Cash and cash equivalents, ending balance		81,612	42,801	63,236	22,492

The notes to the consolidated and separate 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 2017

Supplementary information for cash flows:

Non-cash transactions

Significant non-cash transactions for the three-month period ended 31 March 2017 and 2016 are as follows:

	Consolidated		Separate	
	financial information		financial information	
	2017	2016	2017	2016
	Baht'000	Baht'000	Baht'000	Baht'000
Accounts payable arisen as a result of purchases of property, equipment and investment property	38,209	25,873	35,546	10,708
Accounts payable arisen as a result of purchases of intangible assets	260	1,699	260	1,699
Investment property increased due to reversal of finance lease contracts	50,561	-	49,849	-
Dividends payable	355,315	266,491	355,315	266,491
Increase in finance lease liabilities on land leases	-	231,526	-	231,526

The notes to the consolidated and separate 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'.

This interim consolidated and separate financial information was authorised for issue by the Board of Directors on 8 May 2017.

This interim consolidated and separate financial information has been reviewed, not audited.

2 Accounting policies

2.1 Basis of preparation

The interim financial information has been prepared in accordance with Thai Accounting Standard 34 Interim Financial Reporting. The primary financial information (statement of financial position, statement of income, statement of comprehensive income, statement of changes in equity and statement of cash flows) is presented in a format consistent with the annual financial statements complying with Thai Accounting Standard 1 Presentation of Financial Statements. The notes to the financial information are prepared in a condensed format. 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 2016.

An English version of the interim consolidated and separate financial information has been prepared from the interim financial information that is 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 2016.

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

Revised financial reporting standards are effective for annual periods beginning on or after 1 January 2017.

a) Financial reporting standards, which have significant changes and are relevant to the Group:

TAS 1 (revised 2016)	Presentation of financial statements
TAS 16 (revised 2016)	Property, plant and equipment
TAS 19 (revised 2016)	Employee benefits
TAS 27 (revised 2016)	Separate financial statements
TAS 28 (revised 2016)	Investments in associates and joint ventures
TAS 34 (revised 2016)	Interim financial reporting
TAS 38 (revised 2016)	Intangible assets
TFRS 10 (revised 2016)	Consolidated financial statements
TFRS 11 (revised 2016)	Joint arrangements

TAS 1 (revised 2016), the amendments provide clarifications on a number of issues, including:

- Materiality - an entity should not aggregate or disaggregate information in a manner that obscures useful information. Where items are material, sufficient information must be provided to explain the impact on the financial position or performance.
- Disaggregation and subtotals - line items specified in TAS 1 may need to be disaggregated where this is relevant to an understanding of the entity's financial position or performance. There is also new guidance on the use of subtotals.
- Notes - confirmation that the notes do not need to be presented in a particular order.
- OCI arising from investments accounted for under the equity method - the share of OCI arising from equity-accounted investments is grouped based on whether the items will or will not subsequently be reclassified to profit or loss. Each group should then be presented as a single line item in the statement of other comprehensive income.

TAS 16 (revised 2016), key amendments are 1) The amendments clarify that depreciation of an item of property, plant and equipment based on revenue generated by using the asset is not appropriate and 2) The amendments include bearer plants in scope of TAS 16.

TAS 19 (revised 2016), the amendments clarify that when determining the discount rate for post-employment benefit obligations, it is the currency that the liabilities are denominated in that is important and not the country where they arise.

TAS 27 (revised 2016), the amendments allow an entity a policy choice to account for investments in subsidiaries, joint ventures and associates in its separate financial statements using the equity method as described in TAS 28. While current TAS 27 allows entities to measure their investments in subsidiaries, joint ventures and associates either at cost or at fair value (when announced). The election can be made independently for each category of investment (subsidiaries, joint ventures and associates). Entities wishing to change to the equity method must do so retrospectively.

2 Accounting policies (Cont'd)

2.2 Revised accounting standards, revised financial reporting standards, and related interpretations (Cont'd)

Revised financial reporting standards are effective for annual periods beginning on or after 1 January 2017.
(Cont'd)

a) Financial reporting standards, which have significant changes and are relevant to the Group: (Cont'd)

TAS 28 (revised 2016), the amendments allow an entity which is not an investment entity, but has an interest in an associate or joint venture which is an investment entity, a policy choice when applying the equity method of accounting. The entity may choose to retain the fair value measurement applied by the investment entity associate or joint venture, or to unwind the fair value measurement and instead perform a consolidation at the level of the investment entity associate or joint venture.

TAS 34 (revised 2016), the amendments clarify that what is meant by the reference in the standard to 'information disclosed elsewhere in the interim financial report'; entities taking advantage of the relief must provide a cross-reference from the interim financial statements to the location of that information and make the information available to users on the same terms and at the same time as the interim financial statements.

TAS 38 (revised 2016), the amendments include a rebuttable presumption that the amortisation of intangible assets based on revenue is inappropriate. This presumption can be overcome if either the intangible asset is expressed as a measure of revenue (i.e. where a measure of revenue is the limiting factor on the value that can be derived from the asset), or it can be shown that revenue and the consumption of economic benefits generated by the asset are highly correlated.

TFRS 10 (revised 2016), the amendments clarify that: 1) the exception from preparing consolidated financial statements is also available to intermediate parent entities which are subsidiaries of investment entities and 2) an investment entity should consolidate a subsidiary which is not an investment entity and whose main purpose and activity is to provide services in support of the investment entity's investment activities.

TFRS 11 (revised 2016), the amendments clarify that 1) the accounting for the acquisition of an interest in a joint operation where the activities of the operation constitute a business. They require an investor to apply the principles of business combination accounting and 2) existing interests in the joint operation are not remeasured on acquisition of an additional interest, provided joint control is maintained.

The management has assessed and considered that the above revised standards do not have significantly impact to the Group.

b) Revised financial reporting standards and interpretations with minor changes and do not have impact to the Group:

There are 47 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 2016.

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:

- Level 1 : Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 : Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) .
- Level 3 : Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) .

The following table presents financial assets that are measured and recognised at fair value at 31 March 2017.

	Consolidated financial information		
	Level 2	Level 3	Total
	Baht'000	Baht'000	Baht'000
Assets			
Short-term investments - trading securities	169,166	-	169,166
Investment property	-	9,222,702	9,222,702
	Separate financial information		
	Level 2	Level 3	Total
	Baht'000	Baht'000	Baht'000
Assets			
Short-term investments - trading securities	169,166	-	169,166
Investment property	-	4,255,635	4,255,635

The following table presents financial assets that are measured and recognised at fair value at 31 December 2016.

	Consolidated financial statements		
	Level 2	Level 3	Total
	Baht'000	Baht'000	Baht'000
Assets			
Short-term investments - trading securities	171,241	-	171,241
Investment property	-	9,102,952	9,102,952
	Separate financial statements		
	Level 2	Level 3	Total
	Baht'000	Baht'000	Baht'000
Assets			
Short-term investments - trading securities	171,241	-	171,241
Investment property	-	4,177,371	4,177,371

There was no changes in valuation techniques during the period.

3 Fair value (Cont'd)

3.2 Valuation techniques used to derive Level 2 fair values

Level 2 trading securities - investment units are fair valued based on net assets value published by mutual fund management companies as the fund managers at the statements of financial position date, if there was no net assets value at the statements of financial position date the Group will determine net assets value at the last business day before the statements of financial position date.

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

The Group disclosed the movement of investment property which is classified as level 3 in note to interim financial information No. 8.

There was no changes in fair valuation techniques during the period.

3.4 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 finance department 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 mainly are at the rates of 12% per annum. The discount rate of finance lease liabilities on land leases is at the rates between 4.15% to 8% per annum. The Group has hired an independent valuer to estimate such information for this valuation.

4 Short-term investments

As at 31 March 2017 and 31 December 2016, the Group had short-term investments as follows:

	Consolidated and separate financial information			
	31 March 2017		31 December 2016	
	Cost	Fair Value	Cost	Fair Value
	Baht'000	Baht'000	Baht'000	Baht'000
Short-term investments				
Trading securities	168,709	169,166	170,628	171,241

During the quarter ended 31 March 2017, the movements of trading securities are as follows:

	Consolidated and separate financial information
	Baht'000
Beginning balance, net	171,241
Additions	178,500
Disposals	(180,420)
Fair value revaluation of short-term investment	(155)
Ending balance, net	169,166

Siam Future Development Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 31 March 2017

5 Trade and other receivables

	Consolidated financial information		Separate financial information	
	31 March 2017 Baht'000	31 December 2016 Baht'000	31 March 2017 Baht'000	31 December 2016 Baht'000
Trade receivables	92,529	84,551	55,804	52,831
<u>Less</u> Allowance for doubtful accounts	-	-	-	-
Trade receivables, net	92,529	84,551	55,804	52,831
Prepayment	38,272	5,008	26,526	2,755
Deposit receivable	7,444	2,381	4,112	2,006
Property tax receivable	24,993	20,758	14,027	12,421
Other receivables	18,262	13,712	16,263	11,477
	<u>181,500</u>	<u>126,410</u>	<u>116,732</u>	<u>81,490</u>

Outstanding trade accounts receivable can be analysed as follows:

	Consolidated financial information		Separate financial information	
	31 March 2017 Baht'000	31 December 2016 Baht'000	31 March 2017 Baht'000	31 December 2016 Baht'000
Current	58,225	55,101	33,511	28,445
Overdue 1 to 6 months	23,867	10,548	12,289	5,757
Overdue 7 to 12 months	7,676	3,380	7,283	3,189
Overdue over 12 months	2,761	15,522	2,721	15,440
	92,529	84,551	55,804	52,831
<u>Less</u> Allowance for doubtful accounts	-	-	-	-
	<u>92,529</u>	<u>84,551</u>	<u>55,804</u>	<u>52,831</u>

6 Finance lease receivables

	Consolidated financial information		Separate financial information	
	31 March 2017 Baht'000	31 December 2016 Baht'000	31 March 2017 Baht'000	31 December 2016 Baht'000
The gross receivable in the lease contracts				
Due within 1 year	45,923	54,279	31,956	40,473
Due within 2 to 5 years	170,405	207,306	111,636	148,934
Due later than 5 years	596,225	633,475	371,867	404,125
	<u>812,553</u>	<u>895,060</u>	<u>515,459</u>	<u>593,532</u>
The present value of minimum lease receivable				
Due within 1 year	24,993	29,480	17,959	22,613
Due within 2 to 5 years	91,182	116,336	60,223	85,815
Due later than 5 years	459,624	488,844	289,947	316,050
	<u>550,806</u>	<u>605,180</u>	<u>350,170</u>	<u>401,865</u>
	575,799	634,660	368,129	424,478
<u>Less</u> Allowance for doubtful accounts	-	-	-	-
	<u>575,799</u>	<u>634,660</u>	<u>368,129</u>	<u>424,478</u>
The unearned finance income	<u>236,754</u>	<u>260,400</u>	<u>147,330</u>	<u>169,054</u>

7 Investments in subsidiaries and interests in joint ventures

Movements in investments in subsidiaries and interests in joint ventures are as follows:

	Separate financial information Baht'000	
Investments in subsidiaries		
For the three-month period ended 31 March 2017		
Opening book value	257,925	
Additional (disposal)	-	
Closing book value	<u>257,925</u>	
	Consolidated financial information Baht'000	
	Separate financial information Baht'000	
Interests in joint ventures		
For the three-month period ended 31 March 2017		
Opening book value	4,649,303	1,978,581
Dividends received	(49,980)	-
Share of profit from joint ventures	151,027	-
Closing book value	<u>4,750,350</u>	<u>1,978,581</u>

During 2017, the shareholders of the joint venture approved a dividends payment at Baht 0.34 per share, (2016: Baht 0.34 per share). The dividends were paid to the Company on 31 March 2017, amounting to Baht 49.98 million (2016: Baht 49.98 million).

The details of investments in subsidiaries and interests in joint ventures as at 31 March 2017 and 31 December 2016 are as follow:

	Nature of relationship	% Ownership interest
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
West 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.

Siam Future Development Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 31 March 2017

8 Investment property

	Consolidated financial information Baht'000	Separate financial information Baht'000
For the three-month period ended 31 March 2017		
Investment property at 1 January 2017	9,102,952	4,177,371
Additions	107,329	98,639
Fair value adjustment	12,421	(20,375)
Investment property as at 31 March 2017	<u>9,222,702</u>	<u>4,255,635</u>
	Consolidated financial information Baht'000	Separate financial information Baht'000
Income statement for the three-month period ended 31 March 2017		
Increase in fair value adjustment	12,421	(20,375)
Finance costs from recording investment property	(25,222)	(17,026)
Fair value adjustment on investment property, net	<u>(12,801)</u>	<u>(37,401)</u>

9 Building and equipment and intangible assets, net

	Consolidated financial information		Separate financial information	
	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 2017				
Opening net book amount	58,198	13,847	27,737	9,410
Additions	13,789	6,119	8,204	5,789
Depreciation and amortisation	(4,759)	(829)	(2,555)	(822)
Closing net book amount	<u>67,228</u>	<u>19,137</u>	<u>33,386</u>	<u>14,377</u>

10 Trade and other payables

	Consolidated financial information		Separate financial information	
	31 March 2017 Baht'000	31 December 2016 Baht'000	31 March 2017 Baht'000	31 December 2016 Baht'000
Trade payables	14,221	10,889	7,913	5,533
Accrued expenses	88,684	75,734	48,046	44,143
Retention payable	11,105	10,028	9,246	8,209
Accrued interest expense	11,392	11,434	11,392	11,434
Dividend payable	356,491	-	356,491	-
Others	62,670	32,216	53,633	24,002
	<u>544,563</u>	<u>140,301</u>	<u>486,721</u>	<u>93,321</u>

11 Debentures

	Consolidated and separate financial information	
	31 March 2017	31 December 2016
	Baht'000	Baht'000
Current portion of debentures	699,529	699,389
Non-current portion of debentures	499,477	499,406
	<u>1,199,006</u>	<u>1,198,795</u>

The movements in the debentures can be analysed as follows:

For the three-month periods ended 31 March	Consolidated and separate financial information	
	2017	2016
	Baht'000	Baht'000
Opening amount	1,198,795	1,947,810
Redemption	-	(750,000)
Amortisation of debenture issuance cost	211	345
Closing amount	<u>1,199,006</u>	<u>1,198,155</u>

As at 31 March 2017, outstanding debentures comprise:

- 700,000 units with face value of Baht 1,000 per unit, unsubordinated and unsecured, totalling Baht 700 million, bearing interest of 4.85% per annum and mature on 19 July 2017.
- 500,000 units with face value of Baht 1,000 per unit, unsubordinated and unsecured, totalling Baht 500 million, bearing interest of 5.00% per annum and mature on 27 January 2020.

The Company has to maintain financial ratios and other criteria as stipulated in the offering documents

12 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 2017. The estimated average annual tax rate used are 15% to 20% for the Group and 20% for the Company.

13 Dividends

2017

At the Annual General Shareholders Meeting held on 21 March 2017, the shareholders approved cash dividend payment amounting to Baht 0.20 per share in respect of 2016 operating results totalling Baht 355.32 million. The dividends were paid to the shareholders on 18 April 2017.

2016

At the Annual General Shareholders Meeting held on 24 March 2016, the shareholders approved cash dividend payment amounting to Baht 0.15 per share in respect of 2015 operating results totalling Baht 266.49 million. The dividends were paid to the shareholders on 25 April 2016.

Siam Future Development Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 31 March 2017

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 during the period. The weighted average number of ordinary shares in issue during the three-month ended 31 March 2017 is 1,776,607,541 shares (2016: 1,776,607,541 shares).

15 Cash flows from operating activities

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

	Notes	Consolidated financial information		Separate financial information	
		31 March 2017 Baht'000	31 March 2016 Baht'000	31 March 2017 Baht'000	31 March 2016 Baht'000
Profit before tax		269,116	361,998	89,068	219,861
Adjustments for:					
Depreciation and amortisation	9	5,588	4,124	3,377	2,608
Amortisation of prepaid rent		16	16	-	-
Interest income		(6,089)	(6,560)	(6,572)	(6,048)
Interest expense		17,430	22,302	18,531	23,370
Dividend income	7	-	-	(49,980)	(49,980)
Amortisation of debenture issuance cost	11	211	345	211	345
Realised unearned rental and service income		(8,568)	(8,830)	(3,865)	(4,548)
Employee benefit obligations		1,073	1,096	1,073	1,096
Fair value adjustment on investment property	8	12,801	(57,605)	37,401	(83,920)
Share of profit from joint ventures	7	(151,027)	(143,771)	-	-
Unrealised gain on fair value adjustment on short-term Investments	4	155	(809)	155	(809)
Write-off withholding tax assets		28	27	-	-
Changes in operating assets and liabilities:					
- short-term investments		1,920	314,760	1,920	314,760
- trade and other receivables		(54,968)	81,209	(32,869)	378,225
- finance lease receivables		14,224	12,495	10,681	9,372
- amounts due from related parties		1,178	(162)	(25,082)	(31,977)
- other current assets		1,266	(4,632)	-	299
- deposits for leasehold land		-	34,600	-	34,600
- other non-current assets		645	107	610	640
- trade and other payables		20,742	21,896	11,461	21,072
- amounts due to related parties		(702)	(335)	(752)	(3,185)
- other current liabilities		(5,505)	25,053	12,526	10,143
- unearned rental and service income		6,093	(7,770)	5,911	(8,581)
- deposits received from customers		5,931	(5,488)	(423)	6,413
- finance lease liabilities on land leases		(37,227)	(41,848)	(25,205)	(22,819)
Cash flows generated from operating activities		94,331	602,218	48,177	810,937

16 Related party transactions

Siam Future Development Public Company Limited is an associate of Major Cineplex Group Public Company Limited which owns 25.19% of the Company's shares (31 December 2016: 24.89%). 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 2017 and 2016 are summarised as follows:

a) Revenues and expenses

	Consolidated financial information		Separate financial information	
	2017 Baht'000	2016 Baht'000	2017 Baht'000	2016 Baht'000
For the three-month periods ended 31 March				
Rental and services income				
Subsidiaries	-	-	240	240
Group of Major Cineplex Group Public Company Limited	18,300	18,896	6,729	7,062
Related parties	7,278	7,584	5,451	5,562
	<u>25,578</u>	<u>26,480</u>	<u>12,420</u>	<u>12,864</u>
Management fee income				
Subsidiaries	-	-	13,374	14,426
Joint ventures	1,350	600	1,350	600
	<u>1,350</u>	<u>600</u>	<u>14,724</u>	<u>15,026</u>
Interest income				
Subsidiaries	-	-	2,373	1,396
Major Cineplex Group Public Company Limited	122	156	-	-
	<u>122</u>	<u>156</u>	<u>2,373</u>	<u>1,396</u>
Dividend income				
Joint ventures	-	-	49,980	49,980
	<u>-</u>	<u>-</u>	<u>49,980</u>	<u>49,980</u>
Cost of rental and service				
Subsidiaries	-	-	641	653
	<u>-</u>	<u>-</u>	<u>641</u>	<u>653</u>
Management fee expense				
Major Cineplex Group Public Company Limited	1,224	2,009	1,130	1,920
	<u>1,224</u>	<u>2,009</u>	<u>1,130</u>	<u>1,920</u>
Interest expenses				
Subsidiaries	-	-	1,101	1,068
	<u>-</u>	<u>-</u>	<u>1,101</u>	<u>1,068</u>

16 Related party transactions (Cont'd)

b) Trade and other receivables

	Consolidated financial information		Separate financial information	
	31 March 2017 Baht'000	31 December 2016 Baht'000	31 March 2017 Baht'000	31 December 2016 Baht'000
	Group Major Cineplex Group Public Company Limited	117	33	81
Related parties	-	8	-	8
	<u>117</u>	<u>41</u>	<u>81</u>	<u>8</u>

c) Amounts due from related parties

	Consolidated financial information		Separate financial information	
	31 March 2017 Baht'000	31 December 2016 Baht'000	31 March 2017 Baht'000	31 December 2016 Baht'000
	Subsidiaries	-	-	568,377
Joint venture	5,000	6,300	5,000	6,300
Major Cineplex Group Public Company Limited	296	174	-	-
	<u>5,296</u>	<u>6,474</u>	<u>573,377</u>	<u>548,295</u>

d) Short-term loans to related parties

	Consolidated financial information		Separate financial information	
	31 March 2017 Baht'000	31 December 2016 Baht'000	31 March 2017 Baht'000	31 December 2016 Baht'000
	Subsidiaries	-	-	181,100
Major Cineplex Group Public Company Limited	18,150	18,150	-	-
	<u>18,150</u>	<u>18,150</u>	<u>181,100</u>	<u>206,000</u>

Movement of short-term loans to related parties during the periods are as follows:

	Consolidated financial information Baht'000	Separate financial information Baht'000
For the three-month period ended 31 March 2017		
Beginning balance	18,150	206,000
Loans made during the period	-	600
Repayments received during the period	-	(25,500)
Ending balance	<u>18,150</u>	<u>181,100</u>

Short-term loans to subsidiaries are repayable upon demand, bearing interest at the rate of 5.00% per annum (2016: 5.00% per annum).

Short-term loans to Major Cineplex Group Public Company Limited are repayable upon demand, bearing interest at the rate of 2.72% per annum (2016: 2.72% per annum).

16 Related party transactions (Cont'd)

e) Amounts due to related parties

	Consolidated financial information		Separate financial information	
	31 March 2017 Baht'000	31 December 2016 Baht'000	31 March 2017 Baht'000	31 December 2016 Baht'000
Subsidiaries	-	-	7,987	8,895
Major Cineplex Group Public Company Limited	6,973	18,808	4,212	5,104
	<u>6,973</u>	<u>18,808</u>	<u>12,199</u>	<u>13,999</u>

f) Short-term loans from subsidiaries

	Separate financial information	
	31 March 2017 Baht'000	31 December 2016 Baht'000
Subsidiaries	<u>265,050</u>	<u>272,650</u>

Movement of short-term loans from subsidiaries during the periods are as follows:

	Separate financial information Baht'000
For the three-month period ended 31 March 2017	
Beginning balance	272,650
Loans received during the period	19,000
Loans repaid during the period	(26,600)
Ending balance	<u>265,050</u>

Short-term loans from subsidiaries represent unsecured loans denominated in Thai Baht, and are repayable on demand. The loans bear interest at the rate of 1.24% to 2.72% per annum. (2016: 1.26% to 2.72% per annum).

g) Unearned rental and service income

As at 31 March 2017, the unearned rental and service income of a subsidiary includes unearned income received from Major Cineplex Group Public Company Limited amounting to Baht 86 million (31 December 2016: Baht 87 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 separate financial information	
	31 March 2017 Baht'000	31 March 2016 Baht'000
Short-term benefits	3,600	5,052
Post-employment benefits	321	557
	<u>3,921</u>	<u>5,609</u>

Siam Future Development Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 31 March 2017

17 Commitments and contingencies

Bank guarantees

As at 31 March 2017, the Group has outstanding letters of guarantee amounting to Baht 52 million (31 December 2016: Baht 52 million) issued by bankers in respect of normal business operations.

Contingent liabilities - capital expenditure

Capital expenditure contracted as at the statement of financial position date but not recognised in the financial information are as follows:

	Consolidated financial information		Separate financial information	
	31 March 2017	31 December 2016	31 March 2017	31 December 2016
	Baht'000	Baht'000	Baht'000	Baht'000
Less than 1 year	9,662	12,479	8,974	11,379
Over than 1 year but not later than 5 years	1,837	2,451	1,837	2,451
	11,499	14,930	10,811	13,830

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 presents investment property using cost method.

Profit and loss of cost method for the three-month periods ended 31 March 2017 and 2016 are as follows:

	Consolidated financial information	
	For the three-month period ended	
	31 March 2017	31 March 2016
	Baht'000	Baht'000
Revenues		
Rental and service income	333,469	338,673
Finance and interest income	6,089	6,560
Other income	6,547	20,445
Share profit from joint ventures	80,336	63,288
Total revenues	426,441	428,966
Expenses		
Cost of rental and service	225,509	220,223
Selling and administrative expenses	61,168	56,088
Total expenses	286,677	276,311
Profit before finance costs and income tax	139,764	152,655
Finance costs	(17,430)	(22,302)
Profit before income tax	122,334	130,353
Income tax	(166)	(16,912)
Profit for the period	122,168	113,441
Profit before fair value adjustment on investment property, net attributable to		
Owners of the parent	117,862	107,458
Non-controlling interests	4,306	5,983
	122,168	113,441

18 Segment information (Cont'd)

Profit and loss of cost method for the three-month periods ended 31 March 2017 and 2016 are as follows:
(Cont'd)

	Consolidated financial information	
	For the three-month period ended	
	31 March 2017 Baht'000	31 March 2016 Baht'000
Fair value adjustment on investment property, net	131,584	201,429
Profit for the period after fair value adjustment on investment property	253,752	314,870
Profit after fair value adjustment on investment property, net attributable to		
Owners of the parent	248,256	310,998
Non-controlling interests	5,496	3,872
	253,752	314,870