

N.C. HOUSING PUBLIC COMPANY LIMITED

**INTERIM CONSOLIDATED FINANCIAL STATEMENTS AND FINANCIAL STATEMENTS
FOR THE THREE-MONTH AND NINE-MONTH PERIODS
ENDED SEPTEMBER 30, 2007 AND 2006**

REVIEW REPORT OF THE AUDITOR

To The Shareholders and Board of Directors of
N.C. Housing Public Company Limited

I have reviewed the accompanying consolidated balance sheet of N.C. Housing Public Company Limited and subsidiaries as at September 30, 2007, and the related consolidated statements of income for the three-month periods and nine-month periods ended September 30, 2007 and 2006, and the consolidated statements of changes in shareholders equity, and cash flows for the nine-month periods ended September 30, 2007 and 2006 and the balance sheet of N.C. Housing Public Company Limited as at September 30, 2007, and the related statements of income for the three-month periods and nine-month periods ended September 30, 2007 and 2006, changes in shareholders' equity, and cash flows for the nine-month periods ended September 30, 2007 and 2006. These financial statements are the responsibility of the Company's management as to their correctness and completeness of the presentation. My responsibility is to issue a report on these financial statements based on my review.

I conducted my review in accordance with generally accepted auditing standards applicable to review engagements. This standard requires that I plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. I have not performed an audit and, accordingly, I do not express an audit opinion.

Based on my review, nothing has come to my attention that causes me to believe that the accompanying financial statements are not presented fairly, in all material respects, in accordance with generally accepted accounting principles.

I draw attention to Note 28 with regard to accounting change on the accounting for investments in subsidiaries presented in the Company financial statements under the cost method rather than the equity method with Federation of Accounting Professions issued Notification No. 26/2549 regarding Accounting Standard No.44 "Consolidated Financial Statements and Accounting for Investments in Subsidiaries" (Amendment No.1).

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I have previously audited, in accordance with generally accepted auditing standards, the consolidated financial statements and financial statements for the year ended December 31, 2006 of N.C. Housing Public Company Limited and in his report dated February 28, 2007, expressed an unqualified opinion on those financial statements. The consolidated balance sheet and balance sheet as at December 31, 2006 presented herewith for comparative purposes only, were a part of the audited financial statements. I have not performed any audit procedure since that date.

(Miss Chantira Wongsri - Udomporn)

Certified Public Accountant

Registration No. 4996

Dharmniti Auditing Company Limited

Bangkok, Thailand

November 12, 2007

2007/965/8170

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N.C. HOUSING PUBLIC COMPANY LIMITED

BALANCE SHEETS

		In Thousand Baht				
		Consolidated		The Company Only		
Note		As at September 30, 2007	As at December 31, 2006	As at September 30, 2007	As at December 31, 2006 (Restated)	
CURRENT ASSETS						
	Cash and cash equivalents	3.3, 5	25,971	18,458	24,224	16,292
	Current investment	6	7,816	7,782	853	839
	Trade accounts receivable - net	3.4, 7	2,839	3,834	2,279	3,139
	Receivables from related parties	4	-	-	732	-
	Unbilled receivables - net	3.2, 3.4, 8	23,941	9,481	23,941	9,481
	Accrued income - construction	3.4	4,290	6,453	-	-
	Accrued income - commission		7,161	7,161	-	-
	Inventories - net	3.5, 9	652,366	791,927	651,293	790,781
	Property development	3.6, 10	2,565,928	2,666,744	2,561,548	2,662,766
	Construction materials	3.5	70	84	70	84
	Other current assets	11	23,041	24,338	8,923	13,776
	Total current assets		3,313,423	3,536,262	3,273,863	3,497,158
NON-CURRENT ASSETS						
	Investment in subsidiaries - at cost method	3.7, 12, 28	-	-	11,945	11,945
	Property, plant and equipment - net	3.8, 13	228,189	244,824	227,410	243,411
	Withholding income tax		17,278	13,488	17,227	11,211
	Other non-current assets		5,614	5,063	5,578	5,023
	Total non-current assets		251,081	263,375	262,160	271,590
	TOTAL ASSETS		3,564,504	3,799,637	3,536,023	3,768,748

Notes to interim financial statements form an integral part of these statements

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N.C. HOUSING PUBLIC COMPANY LIMITED

BALANCE SHEETS (CONT.)

LIABILITIES AND SHAREHOLDERS' EQUITY

In Thousand Baht						
		Consolidated		The Company Only		
Note	As at September	As at December	As at September	As at December		
	30, 2007	31, 2006	30, 2007	31, 2006	(Restated)	
CURRENT LIABILITIES						
Bank overdrafts and short - term loans						
	from financial institutions	14	126,841	130,279	122,486	125,912
	Payable for purchase of land		71,327	71,327	71,327	71,327
	Notes payable		27,096	27,345	27,096	25,495
	Trade accounts payable		28,462	16,875	27,301	15,900
	Payable to related parties	4	4,225	3,542	23,284	22,532
	Short-term loan from related parties	4, 17	-	-	22,224	44,648
	Unrealized income	3.2, 8	40,449	18,286	40,449	18,286
	Accured expenses	4	10,428	19,374	10,204	19,218
	Accured commission		19,775	19,775	12,810	12,810
	Accrued interest	4	2,503	4,880	2,503	4,880
	Other current liabilities		7,658	7,009	7,101	6,677
	Total current liabilities		338,764	318,692	366,785	367,685
NON-CURRENT LIABILITIES						
	Long-term loans from financial institutions	15	991,729	1,253,465	991,729	1,253,465
	Loan from directors	4, 16	143,050	84,450	143,050	84,450
	Retention from subcontractors		44,947	55,645	42,003	51,879
	Total non-current liabilities		1,179,726	1,393,560	1,176,782	1,389,794
TOTAL LIABILITIES			1,518,490	1,712,252	1,543,567	1,757,479

Notes to interim financial statements form an integral part of these statements

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N.C. HOUSING PUBLIC COMPANY LIMITED

BALANCE SHEETS (CONT.)

LIABILITIES AND SHAREHOLDERS' EQUITY (CONT.)

					In Thousand Baht				
					Consolidated		The Company Only		
	Note	As at September 30, 2007	As at December 31, 2006		As at September 30, 2007	As at December 31, 2006		As at September 30, 2007	As at December 31, 2006 (Restated)
SHAREHOLDERS' EQUITY									
Share capital									
Authorized share capital	18								
1,200,000,000 ordinary shares of Baht 1 each		1,200,000	1,200,000		1,200,000	1,200,000		1,200,000	1,200,000
Issued and paid-up share capital									
1,185,985,052 ordinary shares capital of Baht 1 each	18	1,185,985	1,185,985		1,185,985	1,185,985		1,185,985	1,185,985
Paid-in capital									
Premium on share capital		577,530	577,530		577,530	577,530		577,530	577,530
Retained earnings									
Appropriated - legal reserve	20	24,712	23,512		23,512	23,512		23,512	23,512
Unappropriated	28	257,787	300,358		205,429	205,429		224,242	224,242
TOTAL SHAREHOLDER'S EQUITY		2,046,014	2,087,385		1,992,456	1,992,456		2,011,269	2,011,269
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY		3,564,504	3,799,637		3,536,023	3,536,023		3,768,748	3,768,748

Notes to interim financial statements form an integral part of these statements

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N.C. HOUSING PUBLIC COMPANY LIMITED

STATEMENTS OF INCOME

FOR THE THREE-MONTH PERIODS ENDED SEPTEMBER 30, 2007 AND 2006

		In Thousand Baht				
		Consolidated		The Company Only		
Note		2007	2006	2007	2006	
					(Restated)	
REVENUES						
	Sales	3.2	225,044	272,316	225,944	272,316
	Construction income	3.2	-	1,948	-	-
	Service income	3.2	1,292	2,355	-	-
	Dividends received	4	-	-	21,340	-
	Other income	4	2,494	1,518	2,567	1,386
	Total Revenues		228,830	278,137	249,851	273,702
EXPENSES						
	Cost of sales	3.2,4	160,192	182,483	160,506	182,609
	Cost of construction	3.2,4	73	2,099	-	-
	Cost of service	3.2	806	878	-	-
	Selling and administrative expenses	4	60,366	69,032	59,008	65,949
	Directors' remuneration		80	80	80	80
	Income tax reversal		-	(483)	-	(125)
	Loss from non refund withholding income tax		-	-	-	-
	Total Expenses		221,517	254,089	219,594	248,513
	Income before interest and income tax		7,313	24,048	30,257	25,189
	Interest expenses	4	11,947	15,463	12,565	15,956
	Income tax	24	24	31	-	-
	Net income		(4,658)	8,554	17,692	9,233
EARNINGS PER SHARE (Baht per share)						
	Net income	21	(0.004)	0.007	0.015	0.008
DILUTED EARNINGS PER SHARE (Baht per share)						
	Net income	21	(0.004)	0.007	0.015	0.008

Notes to interim financial statements form an integral part of these statements

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N.C. HOUSING PUBLIC COMPANY LIMITED

STATEMENTS OF INCOME

FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2007 AND 2006

		In Thousand Baht				
		Consolidated		The Company Only		
Note		2007	2006	2007	2006	
				(Restated)		
REVENUES						
	Sales	3.2	602,951	890,373	603,851	890,373
	Construction income	3.2	4,845	15,401	-	668
	Service income	3.2	4,003	6,461	-	-
	Dividends received	4	-	-	21,340	-
	Other income	4	7,670	7,200	6,310	6,552
	Total Revenues		619,469	919,435	631,501	897,593
EXPENSES						
	Cost of sales	3.2,4	431,919	600,345	432,346	601,046
	Cost of construction	3.2,4	2,962	10,762	-	412
	Cost of service	3.2	2,422	2,901	-	-
	Selling and administrative expenses	4	189,527	230,171	184,801	221,177
	Directors' remuneration		270	280	270	280
	Loss from non refund withholding income tax		2,205	1,063	-	-
	Total Expenses		629,305	845,522	617,417	822,915
	Income before interest and income tax		(9,836)	73,913	14,084	74,678
	Interest expense	4	30,855	38,099	32,897	39,254
	Income tax	24	639	2,160	-	1,835
	Net income		(41,330)	33,654	(18,813)	33,589
EARNINGS PER SHARE (Baht per share)						
	Net income	21	(0.035)	0.030	(0.016)	0.030
DILUTED EARNINGS PER SHARE (Baht per share)						
	Net income	21	(0.035)	0.030	(0.016)	0.028

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N.C. HOUSING PUBLIC COMPANY LIMITED

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE NINE - MONTH PERIODS ENDED SEPTEMBER 30, 2007 AND 2006

In Thousand Baht					
	Share capital issued and paid-up	Premium on share capital	Retained earnings		Total
Note			Appropriated legal reserve	Unappropriated	
<u>Consolidated</u>					
Beginning balance, 2007	1,185,985	577,530	23,512	300,358	2,087,385
Net income for the period 2007	-	-	-	(41,330)	(41,330)
Appropriated - legal reserve	-	-	1,200	(1,200)	-
Dividend paid	-	-	-	(41)	(41)
Capital - ordinary shares	-	-	-	-	-
Ending balance, 2007	<u>1,185,985</u>	<u>577,530</u>	<u>24,712</u>	<u>257,787</u>	<u>2,046,014</u>
beginning balance, 2006	1,100,000	577,530	20,872	305,251	2,003,653
Net income for the period 2006	-	-	-	33,654	33,654
Appropriated - legal reserve	-	-	-	-	-
Dividend paid	-	-	-	(55,000)	(55,000)
Capital - ordinary shares	85,985	-	-	-	85,985
Ending balance, 2006	<u>1,185,985</u>	<u>577,530</u>	<u>20,872</u>	<u>283,905</u>	<u>2,068,292</u>
<u>The Company Only</u>					
Beginning balance, 2007 before restated	1,185,985	577,530	23,512	300,358	2,087,385
Cumulative effect of accounting change (no tax burden)	28 -	-	-	(76,116)	(76,116)
Balance as restated	1,185,985	577,530	23,512	224,242	2,011,269
Net income for the period 2007	-	-	-	(18,813)	(18,813)
Appropriated - legal reserve	-	-	-	-	-
Dividend paid	-	-	-	-	-
Capital - ordinary shares	-	-	-	-	-
Ending balance, 2007	<u>1,185,985</u>	<u>577,530</u>	<u>23,512</u>	<u>205,429</u>	<u>1,992,456</u>
Beginning balance, 2006 before restated	1,100,000	577,530	20,872	305,251	2,003,653
Cumulative effect of accounting change (no tax burden)	28 -	-	-	(75,034)	(75,034)
Balance as restated	1,100,000	577,530	20,872	230,217	1,928,619
Net income for the period 2006 (restated)	-	-	-	33,589	33,589
Appropriated - legal reserve	-	-	-	-	-
Dividend paid	-	-	-	(55,000)	(55,000)
Capital - ordinary shares	85,985	-	-	-	85,985
Ending balance, 2006	<u>1,185,985</u>	<u>577,530</u>	<u>20,872</u>	<u>208,806</u>	<u>1,993,193</u>

Notes to interim financial statements form an integral part of these statements

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N.C. HOUSING PUBLIC COMPANY LIMITED

STATEMENTS OF CASH FLOWS

FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2007 AND 2006

	In Thousand Baht			
	Consolidated		The Company Only	
	2007	2006	2007	2006
				(Restated)
CASH FLOWS FROM OPERATING ACTIVITIES				
Net income	(41,330)	33,654	(18,813)	33,589
<u>Add (less) Adjustments to reconcile net profit to net cash</u>				
provided by (used in) operating activities :				
Depreciation and amortization	17,034	19,642	16,529	18,499
Loss from sale of fixed assets	-	(976)	-	(976)
Loss from written off fixed assets	238	8	238	8
Gain from written off trade account payable and retention	(1,007)	(839)	(1,007)	(819)
Loss from property-expropriated	668	-	668	-
Loss from write off deposit	-	107	-	107
Loss from write off withhold tax	2,205	1,063	-	-
Income from operating activities before changes in operating assets and liabilities	(22,192)	52,659	(2,385)	50,408
Decrease (increase) in operating assets				
Trade accounts receivable	995	(4,323)	860	(4,139)
Receivables from related parties	-	-	(732)	(10)
Unbilled receivables	(14,460)	6,456	(14,460)	6,456
Accrued income - construction	2,163	1,454	-	2,631
Accrued income - commission	-	(1,596)	-	-
Inventories	139,561	(5,853)	139,488	(5,746)
Property development	100,816	123,616	101,218	124,000
Construction materials	14	5	14	5
Other current assets	629	756	4,185	3,981
Withholding income tax	(5,995)	(7,840)	(6,016)	(7,310)
Other non-current assets	(551)	(1,196)	(555)	(1,283)

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N.C. HOUSING PUBLIC COMPANY LIMITED

STATEMENTS OF CASH FLOWS (CONT.)

FOR THE NINE - MONTH PERIODS ENDED SEPTEMBER 30, 2007 AND 2006

	In Thousand Baht			
	Consolidated		The Company Only	
	2007	2006	2007	2006
				(Restated)
Increase (decrease) in operating liabilities				
Payable for purchase of land	-	(10,259)	-	(10,259)
Notes payable	(249)	(2,644)	1,601	(1,703)
Trade accounts payable	11,587	(33,767)	11,401	(35,836)
Payable to related parties	1,602	(5,356)	1,671	(22,812)
Unrealized income	22,163	(4,890)	22,163	(4,890)
Accrued income tax	-	-	-	-
Accrued expenses	(8,858)	(25,929)	(8,926)	(25,152)
Accrued commission	-	5,925	-	4,853
Accrued interest	(2,377)	1,388	(2,377)	1,388
Other current liabilities	649	(3,031)	424	(3,812)
Retention	(10,698)	(11,285)	(9,876)	(8,527)
Net cash provided by (used in) operating activities	214,799	74,290	237,698	62,243
CASH FLOWS FROM INVESTING ACTIVITIES				
Increase in current investment	(34)	(35)	(14)	(14)
Increase in property, plant and equipment	2	1,385	2	1,385
Cash received from sale of fixed assets	(639)	(2,676)	(768)	(2,508)
Net cash provided by (used in) investing activities	(671)	(1,326)	(780)	(1,137)
CASH FLOWS FROM FINANCING ACTIVITIES				
Increase (decrease) in bank overdrafts and short-term loans from				
financial institutions	(3,438)	(410,296)	(3,426)	(414,357)
Increase in short-term loan				
from related parties	-	-	(22,424)	36,800
Loan from directors	58,600	78,550	58,600	78,550
Decrease in long-term loans	(261,736)	182,983	(261,736)	182,984
Proceeds from capital increase	-	85,985	-	85,985
Dividend paid	(41)	(55,000)	-	(55,000)
Net cash provided by (used in) financing activities	(206,615)	(117,778)	(228,986)	(85,038)

Notes to interim financial statements form an integral part of these statements

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N.C. HOUSING PUBLIC COMPANY LIMITED

STATEMENTS OF CASH FLOWS (CONT.)

FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2007 AND 2006

	In Thousand Baht			
	Consolidated		The Company Only	
	2007	2006	2007	2006
				(Restated)
Net increase (decrease) in cash and cash equivalents	7,513	(44,814)	7,932	(23,932)
Cash and cash equivalents, beginning of period	18,458	62,652	16,292	35,441
Cash and cash equivalents, ending of period	25,971	17,838	24,224	11,509
Supplemental disclosures of cash flows information				
1) Cash and cash equivalents consisted of :-				
Cash in hand and at financial institutions	25,971	17,838	24,224	11,509
2) Cash paid during the period for :-				
Interest expense	76,549	84,898	78,189	86,420
Income tax	6,431	10,275	6,016	9,419

3) For the nine-month period of year 2006, the Company had transferred some existing land and construction on property development as part of operating fixed assets cost amounting to Baht 2.32 million.

Notes to interim financial statements form an integral part of these statements

N.C. HOUSING PUBLIC COMPANY LIMITED
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2007 AND 2006

1. GENERAL INFORMATION

(a) Legal status and address of the Company

The Company was registered to be a limited company on February 2, 1994 and converted to be The Public Company Limited under the Limited Public Company Act with the Ministry of Commerce on November 27, 2003, and the Company name was changed to N.C. Housing Public Company Limited.

The address of its registered office is as follows:

1/765 Moo 17 Soi Amporn Paholyotin Rd. K.M. 26 Tambol Kukod Aumpur Lumlookka
 Patumtanee, Thailand.

(b) Nature of the Company’s business

The Company operates its principal business as a real estate developer in various areas such as building house for sell including the land, providing construction services, building condominium for sell, providing rental space in club house, etc.

(c) Employees

As at September 30, 2007 and 2006, the Company and subsidiaries have 172 employees and 197 employees, respectively (141 employees and 158 employees, respectively for the Company only).

(d) Supplemental disclosures of expense information

Supplemental disclosures of expense information are as follows:

	In Thousand Baht			
	Consolidated		The Company Only	
	For the three-month periods ended		For the three-month periods ended	
	September 30,		September 30,	
	2007	2006	2007	2006
Depreciation	5,551	6,171	5,419	5,815
Employee benefit cost	18,298	18,789	16,602	16,206
Directors’ remuneration	80	80	80	80

	In Thousand Baht			
	Consolidated		The Company Only	
	For the nine- month periods ended		For the nine - month periods ended	
	September 30,		September 30,	
	2007	2006	2007	2006
Depreciation	17,034	19,642	16,529	18,499
Employee benefit cost	57,539	57,996	51,826	48,964
Directors’ remuneration	270	280	270	280

2. BASIS FOR INTERIM CONSOLIDATION AND OPERATIONS

- 2.1 The accompanying interim consolidated financial statements include the accounts of N.C. Housing Public Company Limited and the following subsidiaries are owned directly and indirectly by the Company :-

	Percentage of Holding by		Nature of Business
	N.C. Housing Public Co., Ltd.		
	As at September	As at December	
	30, 2007	31, 2006	
N.C. Property Management Co., Ltd.	100.00	100.00	Contractor and project management
Quality Living Management Co., Ltd.	100.00	100.00	Property management service
N.C. Estate Co., Ltd.	100.00	100.00	Real estate developer

- 2.2 The acquisition of subsidiaries are recorded by Purchase Method.
- 2.3 Significant intercompany transactions between the Company and subsidiaries have been eliminated.
- 2.4 The interim consolidated financial statements are prepared by using uniform accounting policies for transaction alike and other events in similar circumstances.

3. SIGNIFICANT ACCOUNTING POLICIES

3.1 Basis for preparation of interim financial statements

The Company and its subsidiary interim financial statements are prepared in accordance with generally accepted accounting principles and accounting standards prescribed by Accounting Act and presented accordingly to the Instruction of the Department of Business Development, the Ministry of Commerce for Public Company Limited., B.E. 2544 which are promulgated by the Federation of Accounting Professions (“FAP”) B.E. 2547.

3.2 Recognition of revenues and expenses

Revenue from sales of land and houses are recognized on the percentage of completion method. The calculations is based on percentage of incurred actual cost which will compare with both total estimation cost excluded land cost and evaluation from engineer. Revenue is recognized on sale contracts on which the deposits are collected for not less than 20 percent of contract price, the Company will discontinue recognizing revenue on sale contracts for which customers default the payment of installment over 3 periods.

The excess of buyers’ payment over the percentage of work completion is recorded as unrealized income. And the excess of work completion over buyers’ payment is recorded as unbilled receivable.

Allowance for cost of sales are based on the estimated cost of real estate project and recognize on the percentage of sale revenue which will be periodically reviewed in case the significant cost changes.

Revenue from sale condominiums is recognized on the percentage of completion method and the total agreements to sell condominiums should not be less than 40% of the areas opening for sales buyer's paid deposits and installments should not be less than 20% of the corresponding contract sales amounts.

Revenue from construction is recognized on the percentage of completion method. The part of not due is recognized as “Accrued income”

A subsidiary recognizes the revenue from construction on the percentage of completion method. The part of not due is recognized as “Accrued income”

A subsidiary recognizes service income on a time proportion basis in accordance with contract.

The Company and subsidiaries recognize other revenues and expenses on the accrual basis.

3.3 Cash and cash equivalents

Cash and cash equivalents consist of cash in hand and at banks and deposits at financial institutions which are promissory notes with original maturity of 3 months or less and excluded deposits which are pledged as collateral.

3.4 Allowance for doubtful accounts

The Company and subsidiaries provide allowance for doubtful accounts equal to the estimated collection losses that may be incurred in the collection of all receivables. The estimated losses are based on historical collection experience coupled with a review of the current status of existing receivables.

3.5 Inventories

Inventories are real estate for sale which are stated at the lower of cost or net realizable value. Cost is included land, land developing, construction and direct expense including interest.

Construction materials are valued at cost (first-in, first-out method) or net realizable value, whichever is lower.

The Company ceases to capture the related interest as part of inventories cost when construction of the project had finished or suspended.

3.6 Property development

Property development is stated at cost. Cost is included land, land developing, construction and direct expense including interest.

The Company ceases to capture the related interest as part of property development cost when construction of the project had finished or suspended.

3.7 Investment in subsidiaries

Investments in subsidiaries are stated at cost method. The Company recognizes impairment loss on the investment in the statement of income. The Company recognizes dividends receive when the subsidiaries announce paid dividends.

Equity securities that are not marketable are stated at cost less impairment losses.

3.8 Property, plant and equipment

Land is stated at Cost.

Plant and equipment are stated at cost less accumulated depreciation.

Depreciation is calculated by the straight-line method, based on the estimated useful lives of the assets as follows:

Buildings	20 years
Building improvement	20 years
Machinery and equipments	5 years
Sample house and sales office buildings	5 years
Office equipments	5 years
Furniture and fixtures	5 years
Vehicles	5 years

3.9 Impairment of Assets

The Company and its subsidiary companies the impairment of assets whenever events indicate that the carrying value of an asset exceeds its realizable value. Realisable value is determined the value of an asset’s net selling price and its value in use whichever is higher. The value in use is derived from management estimates.

The Company and its subsidiary companies recognize an impairment loss in the earnings statements whenever the carrying value of an asset exceeds its realizable value. The Company and its subsidiary companies will reverse the impairment loss when there are indications that the value of the asset is no longer impaired or the amount of impairment has decreased.

3.10 Related parties

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

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

3.11 Use of accounting estimates

Preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates for certain accounting transactions, affecting amounts reported in the financial statement and notes related thereto. Subsequent actual results may differ from these estimates.

3.12 Provisions for estimated liabilities

A Provision for estimated liabilities is recognized in the balance sheet when the Company has a present legal or constructive obligation as a result of a part event, and it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

3.13 Financial instruments

The Company and its subsidiary companies have no policy to speculated in or engage in the trading of any financial derivative instruments.

Financial instruments carried in the balance sheet include cash and cash equivalents, current investments, trade accounts receivable, loans to related party, trade accounts payable and loans from financial instructions. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item.

3.14 Employee benefits

The Company and its subsidiary companies and their employees have jointly established provident funds as approved by the Ministry of Finance in accordance with the Provident Fund Act B.E. 2530. The funds are contributed by the Company, its subsidiary companies and their employees at the rate of 2 - 5 percent of their basic salary and will be paid to employees upon termination in accordance with the rules of each company's staff provident fund.

The funds are managed by TISCO Asset Management Public Company Limited.

3.15 Basic earnings per share

Basic earnings per share is calculated by dividing the net earnings for the period by the weighted average number of ordinary shares held by outside parties in issue and paid-up during the period.

Diluted earnings per share is calculated by dividing net earning for the period by the sum of the weighted average number of ordinary shares in issue during the period and the weighted average number of ordinary shares which would need to be issued to convert all dilutive potential ordinary shares into ordinary shares. The calculation assumes that the conversion took place either at the beginning of the period or on the date the potential ordinary shares were issued.

3.16 Income tax

The Company records income tax expense, if any, based on the amount currently payable under the Revenue Code. For the income tax calculation method and policies had been disclosed in Note to financial statement no.24.

4. TRANSACTIONS WITH RELATED COMPANIES

The Company has certain transactions with its related companies. A portion of the Company’ s assets, liabilities, revenues, cost and expenses arose from the transactions with the related companies which are related through common shareholdings and/or directorships. The effects of these transactions, which are in the normal course of business, were reflected in the accompanying financial statements on the basis determined by the companies concerned.

The significant transactions between the Company and its related companies reflected in the accompanying consolidated financial statements are as follows:-

The significant outstanding balance at September 30 , 2007 and December 31 , 2006 are as follow:-

	Type of relation	In Thousand Baht			
		Consolidated		The Company Only	
		As at September 30, 2007	As at December 31, 2006	As at September 30, 2007	As at December 31, 2006
Receivable from related parties					
- Quality Living Management Co., Ltd.	Subsidiary	-	-	53	-
- N.C. Property Management Co., Ltd.	Subsidiary	-	-	679	-
		-	-	732	-
Payable to related parties					
- Quality Living Management Co., Ltd.	Subsidiary	-	-	62	42
- N.C. Property Management Co., Ltd.	Subsidiary	-	-	18,801	19,012
- N.C. Estate Co., Ltd.	Subsidiary	-	-	206	-
- Sathaporn Wattana Partnership	Co-shareholding and directing	-	948	-	919
- S.C. Construction And Decoration Co., Ltd.	Co-shareholding and directing	167	128	167	128
- Sathaporn Wattana Trading Co., Ltd.	Co-shareholding and directing	4,058	2,466	4,048	2,431
		4,225	3,542	23,284	22,532
Short-term loan from related parties					
- Quality Living Management Co., Ltd.	Subsidiary	-	-	3,500	3,300
- N.C. Estate Co., Ltd.	Subsidiary	-	-	1,724	12,524
- N.C. Property Management Co., Ltd.	Subsidiary	-	-	17,000	28,824
		-	-	22,224	44,648

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		In Thousand Baht			
		Consolidated		The Company Only	
	Type of relation	As at September	As at December	As at September	As at December
		30, 2007	31, 2006	30, 2007	31, 2006
Short-term loan from directors					
- Mr. Namchai Tanthathedtham	Director	137,050	84,450	137,050	84,450
-Mr. Somchao Tanthathedtham	Director	6,000	-	6,000	-
		<u>143,050</u>	<u>84,450</u>	<u>143,050</u>	<u>84,450</u>
Accrued interest					
- Mr. Namchai Tanthathoedtham	Director	2,095	1,381	2,095	1,381
- Mr. Somchao Tanthathoedtham	Director	103	75	103	75
		<u>2,198</u>	<u>1,456</u>	<u>2,198</u>	<u>1,456</u>
Rental fee payable					
- Mrs. Patcharin Tanthathoedtham	Shareholder's relative	495	-	495	-

		In Thousand Baht			
		Consolidated		The Company Only	
		For the three-month periods ended		For the three-month periods ended	
		September 30,		September 30,	
Pricing basis		2007	2006	2007	2006
Transaction during the period					
Dividends received					
N.C. Property Management Co., Ltd.	Baht 100 per share	-	-	10,000	-
N.C. Estate Co., Ltd.	Baht 5,690 per share	-	-	11,340	-
Other income - rental					
Quality Living Management Co., Ltd.	Agreed price not market price	-	-	15	15
N.C. Property Management Co., Ltd.	Agreed price not market price	-	-	8	30
Other income - Utility					
Quality Living Management Co., Ltd.	At cost	-	-	5	5
N.C. Property Management Co., Ltd.	At cost	-	-	1	5
Property development cost					
N.C. Property Management Co., Ltd.					
- Construction - building	At cost plus 10% - 15%	-	-	53	47
- Construction - fence	At cost plus 25% - 30%	-	-	318	-
Purchase construction materials					
S.C. Construction And Decoration Co., Ltd.	Market price	54	5	54	5
Sathaporn Wattana Trading Co., Ltd.	Market price	7,007	3,345	6,995	3,205
Sathaporn Homemart (1999) Co., Ltd.	Market price	-	133	-	133
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 5,000 per project	-	-	423	553

		In Thousand Baht			
		Consolidated		The Company Only	
		For the three-month periods ended		For the three-month periods ended	
		September 30,		September 30,	
Pricing basis		2007	2006	2007	2006
<u>Transaction during the year</u>					
Other expense - rental					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	165	165	165	165
Interest expenses					
Quality Living Management Co., Ltd.	In year 2007, at the rate of 7.00% p.a.	-	-	62	3
	In year 2006, at the rate of 6.00% p.a.				
N.C. Property Management Co., Ltd.	In year 2007, at the rate of 7.00% p.a.	-	-	471	317
	In year 2006, at the rate of 6.00% p.a.				
N.C. Estate Co., Ltd.	In year 2007, at the rate of 5% p.a.	-	-	132	265
	In year 2006, at the rate of 8.25-8.50% p.a.				
Mr. Namchai Tanthathoedtham	At the rate of 6.25% p.a.	2,095	1,268	2,095	1,268
Mr. Somchao Tanthathoedtham	At the rate of 6.25% p.a.	103	-	103	-

		Consolidated (In Thousand Baht)			
		For the three-month periods		For the three-month periods	
		ended September 30, 2007		ended September 30, 2006	
Pricing basis		At cost	Appraisal value from	At cost	Appraisal value from
			Land Department		Land Department
Land sales					
N.C. Property Management Co., Ltd.	Appraisal value from Land Department	375	900	-	-

		In Thousand Baht			
		Consolidated		The Company Only	
		For the nine-month periods ended		For the nine-month periods ended	
		September 30,		September 30,	
Pricing basis		2007	2006	2007	2006
<u>Transactions during the period</u>					
Dividends received					
N.C. Property Management Co., Ltd.	Baht 100 per share	-	-	10,000	-
N.C. Estate Co., Ltd.	Baht 5,690 per share	-	-	11,340	-
Other income - rental					
Quality Living Management Co., Ltd.	Agreed price not market price	-	-	45	45
N.C. Property Management Co., Ltd.	Agreed price not market price	-	-	23	90
Other income - Utility					
Quality Living Management Co., Ltd.	At cost	-	-	13	13
N.C. Property Management Co., Ltd.	At cost	-	-	3	13
Property development cost					
N.C. Property Management Co., Ltd.					
- Construction - building	At cost plus 10% - 15%	-	-	53	620
- Construction - fence	At cost plus 25% - 30%	-	-	318	-
Purchase of construction materials					
S.C. Construction And Decoration Co., Ltd.	Market price	476	45	476	45
Sathaporn Wattana Trading Co., Ltd.	Market price	16,195	16,978	15,887	16,530
Sathaporn Home-mart (1999) Co., Ltd.	Market price	-	209	-	209
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 5,000 per project	-	-	1,441	1,783

		In Thousand Baht			
		Consolidated		The Company Only	
		For the nine-month periods ended		For the nine-month periods ended	
		September 30,		September 30,	
Pricing basis		2007	2006	2007	2006
Other expense - rental					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	495	495	495	495
Interest expenses					
Quality Living Management Co., Ltd.	In year 2007, at the rate of 7.00-7.50% p.a.	-	-	189	18
	In year 2006, at the rate of 6.00% p.a.				
N.C. Property Management Co., Ltd.	In year 2007, at the rate of 7.00-7.50% p.a.	-	-	1,427	748
	In year 2006, at the rate of 6.00% p.a.				
N.C. Estate Co., Ltd.	In year 2007, at the rate of 5.00-8.50% p.a.	-	-	641	608
	In year 2006, at the rate of 6.00-8.50% p.a.				
Mr. Namchai Tanthathoedtham	At the rate of 6.25% p.a.	5,682	2,222	5,682	2,222
Mr. Somchao Tanthathoedtham	At the rate of 6.25% p.a.	344	21	344	21

		Consolidated (In Thousand Baht)			
		For the nine-month periods		For the nine-month periods	
		ended September 30, 2007		ended September 30, 2006	
Pricing basis		At cost	Appraisal value from	At cost	Appraisal value from
			Land Department		Land Department
Land sales					
N.C. Property Management Co., Ltd.	Appraisal value from Land Department	375	900	-	-

5. CASH AND CASH EQUIVALENTS

		In Thousand Baht			
		Consolidated		The Company Only	
		As at September	As at December	As at September	As at December
		30, 2007	31, 2006	30, 2007	31, 2006
Cash in hand		23,034	13,683	22,996	13,651
Cash at bank - current accounts		1,014	1,548	721	1,068
Cash at bank - savings accounts		1,923	3,227	507	1,573
Total		25,971	18,458	24,224	16,292

Bank accounts are carried interest at the floating rate which are set by bank.

6. CURRENT INVESTMENT

As at September 30, 2007 and December 31, 2006, the Company had current investment in fixed deposit amounting to Baht 0.85 million and Baht 0.84 million. They are pledged as collateral for customer's loan and gasoline.

As at September 30, 2007 and December 31, 2006, the subsidiaries had current investment - savings accounts amounting to Baht 6.96 million and Baht 6.74 million, respectively. They are pledged as collateral for Bank over drafts limit and bank guarantee from bank (see note 14).

Bank deposits are carried interest at the floating rate of the bank.

7. TRADE ACCOUNTS RECEIVABLE

Trade accounts receivable consist of the following:

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2007	As at December 31, 2006	As at September 30, 2007	As at December 31, 2006
Real Estate				
Receivable from installment	2,526	3,386	2,526	3,386
Contractor and project management				
Management receivable	493	629	-	-
Property manager services				
Management receivable	67	66	-	-
Total	3,086	4,081	2,526	3,386
Less Allowance for doubtful accounts	(247)	(247)	(247)	(247)
Trade accounts receivable-net	2,839	3,834	2,279	3,139

The accounts receivable were classified by aging as follows:

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2007	As at December 31, 2006	As at September 30, 2007	As at December 31, 2006
Over 0 month to 3 months	2,232	2,722	1,993	2,166
Over 3 months to 6 months	-	406	-	267
Over 6 months to 12 months	854	953	533	953
Total	3,086	4,081	2,526	3,386

Receivable from installment consist of

		In Thousand Baht			
		Consolidated		The Company Only	
		As at September 30, 2007	As at December 31, 2006	As at September 30, 2007	As at December 31, 2006
Contracted sales value	(In Million Baht)	5,627.50	5,860.39	5,627.50	5,860.39
Installment dues	(Thousand Baht)	5,122,255	5,394,372	5,122,255	5,394,372
Less collected amount	(Thousand Baht)	(5,119,729)	(5,390,986)	(5,119,729)	(5,390,986)
Receivable from installment	(Thousand Baht)	2,526	3,386	2,526	3,386

8. UNBILLED RECEIVABLE / UNREALIZED INCOME

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2007	As at December 31, 2006	As at September 30, 2007	As at December 31, 2006
Installment dues	5,122,255	5,394,372	5,122,255	5,394,372
Less recognized income	(5,105,747)	(5,385,567)	(5,105,747)	(5,385,567)
	16,508	8,805	16,508	8,805
The transactions consist of				
Descriptions as below				
Unbilled receivables	23,941	9,481	23,941	9,481
Unrealized incomes collected from both the deposit of purchase and sale contract paid under 20% of its contract amount and the excess installment over the project progression.	(40,449)	(18,286)	(40,449)	(18,286)
	(16,508)	(8,805)	(16,508)	(8,805)

9. INVENTORIES - NET

Inventories - net consist of

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2007	As at December 31, 2006	As at September 30, 2007	As at December 31, 2006
Houses for sales	652,351	791,898	651,293	790,781
Construction in progress	15	29	-	-
	652,366	791,927	651,293	790,781
Less allowance for declining value of inventories	-	-	-	-
Inventories - net	652,366	791,927	651,293	790,781

The Company has commitment under the signed purchase and sale contract as follow:-

	Consolidated			
	As at September 30, 2007		As at December 31, 2006	
	Unit	In Million Baht	Unit	In Million Baht
House for sales	203	652.37	262	791.90
The selling contracted house	(26)	(55.39)	(34)	(53.07)
House for sale - net	177	596.98	228	738.83

	The Company Only			
	As at September 30, 2007		As at December 31, 2006	
	Unit	In Million Baht	Unit	In Million Baht
House for sales	203	651.29	262	790.78
The selling contracted house	(26)	(55.39)	(34)	(53.07)
House for sale - net	177	595.90	228	737.71

As at September 30, 2007 inventories of the project in the amount of Baht 651.29 million are mortgaged as collateral for long-term loans with two financial institutions in the amount of Baht 2,512.49 million (see note 15).

As at December 31, 2006 inventories of the project in the amount of Baht 790.78 million are mortgaged as collateral for long - term loans with two financial institutions in the amount of Bah 2,597.99 million. They are also mortgaged as collateral for short-term loan with a financial institution in the amount of Baht 200 million. The total mortgage value of such project inventories adds up to Baht 2,797.99 million (see note 14 and 15).

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10. PROPERTY DEVELOPMENT

10.1 Actual property development cost consist of

Consolidated (In Thousand Baht)											
As at September 30, 2007											
Project	Land	Land development	Utilities	Construction in progress	Sample houses	Sale office buildings	Interest capitalization	Total	Less transfer to inventory	Less transfer to cost of sale	Property development cost - net
Baan Pha Thani Klong 6	453,885	2,792	14,069	-	-	-	22,359	493,105	-	-	493,105
Baan Pha Piyaom 3	79,847	17,113	41,767	237,055	4,965	-	12,740	393,487	(5,051)	(388,436)	-
Baan Pha Piyaom 7	107,844	30,308	43,700	249,552	-	-	32,525	463,929	(30,247)	(390,709)	42,973
Baan Pha Piyaom 8	38,844	18,754	34,563	220,785	-	-	10,683	323,629	(60,827)	(238,064)	24,738
Baan Pha Piyaom 9	100,385	21,520	35,057	105,935	15,780	-	19,984	298,661	(69,487)	(89,249)	139,925
Baan Pha Piyaom 11	65,526	1,427	-	-	-	-	2,821	69,774	-	-	69,774
Baan Pha Green Park Royal Pinklao	144,523	444	8,275	130,203	2,217	-	7,339	293,001	(32,880)	(260,121)	-
Baan Pha Green Park Pracha-Utid	194,199	52,430	91,080	190,885	15,316	-	46,569	590,479	(104,722)	(227,835)	257,922
Baan Pha Green park Rangsit 2	188,657	3,317	42,314	411,349	5,836	-	10,615	662,088	(2,923)	(659,165)	-
Baan Pha Green park Phutta-Monthon	131,427	25,529	39,040	214,721	1,639	-	16,846	429,202	(126,452)	(210,527)	92,223
Baan Narisa	121,421	1,222	10,760	138,934	-	716	9,477	282,530	(32,669)	(246,098)	3,763
Baan Pha Thanyathani	-	-	-	222,473	-	-	-	222,473	(22,057)	(185,226)	15,190
Baan Pha Thanyathani village 2	239,985	54,329	47,924	50,634	29,850	-	31,006	453,728	(76,962)	(43,652)	333,114
Baan Pha Thanyathani village 3	473,761	1,546	139	-	-	-	4,804	480,250	-	-	480,250
Baan Pha Rim Had Jomtien	76,359	10,115	55,127	200,883	10,289	-	17,329	370,102	(14,861)	(351,506)	3,735
Baan Pha Rim Had Jomtien 2	165,076	-	-	-	-	-	-	165,076	-	-	165,076
Khon Kan Condominium	7,413	110	32,764	40,811	-	-	5,528	86,626	-	-	86,626
Baan Pha Green park Klong 3	151,525	28,222	47,080	102,009	10,599	-	21,425	360,860	(73,213)	(100,021)	187,626
Baan Pha Green park Klong 3 Phase 2	30,675	5,223	-	-	-	-	1,200	37,098	-	-	37,098
Baan Pha Piyaom 10	90,949	2,465	-	-	-	-	2,566	95,980	-	-	95,980
Baan Pha Rangsit	17,452	10,768	3,863	3,463	-	-	1,264	36,810	-	-	36,810
	<u>2,879,753</u>	<u>287,634</u>	<u>547,522</u>	<u>2,519,692</u>	<u>96,491</u>	<u>716</u>	<u>277,080</u>	<u>6,608,888</u>	<u>(652,351)</u>	<u>(3,390,609)</u>	<u>2,565,928</u>

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Consolidated (In Thousand Baht)

As at December 31, 2006

Project	Land	Land development	Utilities	Construction in progress	Sample houses	Sale office buildings	Interest capitalization	Total	Less transfer to inventory	Less transfer to cost of sale	Property development cost - net
Baan Pha Thani Klong 6	555,994	2,792	14,069	-	-	-	22,359	595,214	-	-	595,214
Baan Pha Piyaom 3	79,848	17,113	41,767	237,055	4,965	-	12,740	393,488	(5,051)	(388,437)	-
Baan Pha Piyaom 7	107,845	30,308	42,435	231,103	-	-	32,525	444,216	(41,559)	(304,820)	97,837
Baan Pha Piyaom 8	38,844	18,754	33,789	201,994	-	-	10,683	304,064	(85,602)	(164,009)	54,453
Baan Pha Piyaom 9	100,385	21,520	34,888	93,826	15,780	-	14,755	281,154	(76,180)	(61,167)	143,807
Baan Pha Piyaom Liab Klong 7	71,818	12,379	-	-	-	-	1,944	86,141	-	-	86,141
Baan Pha Green Park											
Royal Pinklao	144,523	444	8,275	129,326	2,217	-	7,339	292,124	(57,938)	(234,186)	-
Baan Pha Green Park											
Pracha-Utid	194,199	52,401	90,892	181,852	14,302	-	37,533	571,179	(131,408)	(178,239)	261,532
Baan Pha Green park Rangsit 2	188,657	3,317	42,314	411,349	5,836	-	10,615	662,088	(2,924)	(659,164)	-
Baan Pha Green park											
Phutta-Monthon	131,427	25,530	38,937	204,564	1,639	-	13,736	415,833	(126,164)	(166,782)	122,887
Baan Narisa	121,421	1,222	10,759	137,162	-	716	9,477	280,757	(35,170)	(245,587)	-
Baan Pha Thanyathani	-	-	-	219,314	-	-	-	219,314	(38,320)	(168,600)	12,394
Baan Pha Thanyathani village 2	239,629	53,462	29,249	27,281	29,850	-	21,067	400,538	(92,423)	(1,233)	306,882
Baan Pha Thanyathani village 3	473,761	-	-	-	-	-	-	473,761	-	-	473,761
Baan Pha Rim Had Jomtien	76,359	10,115	55,127	200,593	10,289	-	17,329	369,812	(31,630)	(334,463)	3,719
Baan Pha Rim Had Jomtien 2	165,076	-	-	-	-	-	-	165,076	-	-	165,076
Khon Kan Condominium	7,413	94	32,592	40,425	-	-	5,528	86,052	-	-	86,052
Baan Pha Green Park Klong 3	151,525	28,222	45,124	88,977	10,599	-	15,548	339,995	(67,529)	(52,575)	219,891
Baan Pha Green Park Klong 3											
Phase 2	30,675	5,223	-	-	-	-	1,200	37,098	-	-	37,098
	<u>2,879,399</u>	<u>282,896</u>	<u>520,217</u>	<u>2,404,821</u>	<u>95,477</u>	<u>716</u>	<u>234,378</u>	<u>6,417,904</u>	<u>(791,898)</u>	<u>(2,959,262)</u>	<u>2,666,744</u>

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The Company Only (In Thousand Baht)

As at September 30, 2007

Project	Land	Land development	Utilities	Construction in progress	Sample houses	Sale office buildings	Interest capitalization	Total	Less:transfer to inventory	Less transfer to cost of sale	Property development cost - net
Baan Pha Thani Klong 6	453,885	2,792	14,069	-	-	-	22,359	493,105	-	-	493,105
Baan Pha Piyaom 3	79,847	17,113	41,767	237,055	4,965	-	12,740	393,487	(5,051)	(388,436)	-
Baan Pha Piyaom 7	107,845	30,308	43,700	249,552	-	-	32,525	463,930	(30,247)	(390,709)	42,974
Baan Pha Piyaom 8	38,844	18,754	34,563	220,785	-	-	10,683	323,629	(60,827)	(238,064)	24,738
Baan Pha Piyaom 9	100,385	21,520	35,057	105,935	15,780	-	19,984	298,661	(69,487)	(89,249)	139,925
Baan Pha Piyaom 11	65,526	1,427	-	-	-	-	2,821	69,774	-	-	69,774
Baan Pha Green Park											
Royal Pinklao	144,523	444	8,275	130,203	2,217	-	7,339	293,001	(32,880)	(260,121)	-
Baan Pha Green Park											
Pracha-Utid	194,199	52,430	91,080	190,393	15,316	-	46,569	589,987	(104,797)	(227,761)	257,429
Baan Pha Green park Rangsit 2	188,657	3,317	42,314	411,349	5,836	-	10,615	662,088	(2,923)	(659,165)	-
Baan Pha Green park											
Phutta-Monthon	131,427	25,529	39,040	214,924	1,639	-	16,846	429,405	(126,487)	(210,492)	92,426
Baan Narisa	121,421	1,222	10,760	138,934	-	716	9,477	282,530	(32,669)	(246,098)	3,763
Baan Pha Thanyathani	-	-	-	222,473	-	-	-	222,473	(20,890)	(186,393)	15,190
Baan Pha Thanyathani village 2	239,629	54,329	47,924	50,634	29,850	-	31,006	453,372	(76,962)	(43,652)	332,758
Baan Pha Thanyathani village 3	473,761	1,546	139	-	-	-	4,804	480,250	-	-	480,250
Baan Pha Rim Had Jomtien	72,609	10,115	55,127	200,898	10,289	-	17,329	366,367	(14,860)	(351,507)	-
Baan Pha Rim Had Jomtien 2	165,076	-	-	-	-	-	-	165,076	-	-	165,076
Khon Kan Condominium	7,413	110	32,764	40,811	-	-	5,528	86,626	-	-	86,626
Baan Pha Green park Klong 3	151,525	28,222	47,080	102,009	10,599	-	21,425	360,860	(73,213)	(100,021)	187,626
Baan Pha Green park Klong 3											
Phase 2	30,675	5,223	-	-	-	-	1,200	37,098	-	-	37,098
Baan Pha Piyaom 10	90,949	2,465	-	-	-	-	2,566	95,980	-	-	95,980
Baan Pha Rangsit	17,452	10,768	3,863	3,463	-	-	1,264	36,810	-	-	36,810
	<u>2,875,648</u>	<u>287,634</u>	<u>547,522</u>	<u>2,519,418</u>	<u>96,491</u>	<u>716</u>	<u>277,080</u>	<u>6,604,509</u>	<u>(651,293)</u>	<u>(3,391,668)</u>	<u>2,561,548</u>

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The Company Only (In Thousand Baht)

As at December 31, 2006

Project	Land	Land development	Utilities	Construction in progress	Sample houses	Sale office buildings	Interest capitalization	Total	Less transfer to inventory	Less transfer to cost of sale	Property development cost - net
Baan Pha Thani Klong 6	555,994	2,792	14,069	-	-	-	22,359	595,214	-	-	595,214
Baan Pha Piyaom 3	79,847	17,113	41,767	237,055	4,965	-	12,740	393,487	(5,051)	(388,436)	-
Baan Pha Piyaom 7	107,845	30,308	42,435	231,103	-	-	32,525	444,216	(41,560)	(304,819)	97,837
Baan Pha Piyaom 8	38,844	18,754	33,789	201,994	-	-	10,683	304,064	(85,602)	(164,009)	54,453
Baan Pha Piyaom 9	100,385	21,520	34,888	93,826	15,780	-	14,755	281,154	(76,179)	(61,167)	143,808
Baan Pha Piyaom Liab Klong 7	71,818	12,379	-	-	-	-	1,944	86,141	-	-	86,141
Baan Pha Green Park											
Royal Pinklao	144,523	444	8,275	129,326	2,217	-	7,339	292,124	(57,938)	(234,186)	-
Baan Pha Green Park											
Pracha-Utid	194,199	52,401	90,892	181,360	14,302	-	37,533	570,687	(131,483)	(178,164)	261,040
Baan Pha Green park Rangsit 2	188,657	3,317	42,314	411,349	5,836	-	10,615	662,088	(2,924)	(659,164)	-
Baan Pha Green park											
Phutta-Monthon	131,427	25,529	38,937	204,798	1,639	-	13,736	416,066	(126,199)	(166,747)	123,120
Baan Narisa	121,421	1,222	10,760	137,162	-	716	9,477	280,758	(35,170)	(245,588)	-
Baan Pha Thanyathani	-	-	-	219,314	-	-	-	219,314	(37,094)	(169,827)	12,393
Baan Pha Thanyathani village 2	239,629	53,462	29,249	27,280	29,850	-	21,068	400,538	(92,422)	(1,234)	306,882
Baan Pha Thanyathani village 3	473,761	-	-	-	-	-	-	473,761	-	-	473,761
Baan Pha Rim Had Jomtien	72,609	10,115	55,127	200,624	10,289	-	17,329	366,093	(31,630)	(334,463)	-
Baan Pha Rim Had Jomtien 2	165,076	-	-	-	-	-	-	165,076	-	-	165,076
Khon Kan Condominium	7,413	94	32,592	40,425	-	-	5,528	86,052	-	-	86,052
Baan Pha Green park Klong 3	151,525	28,222	45,124	88,977	10,599	-	15,548	339,995	(67,529)	(52,575)	219,891
Baan Pha Green park Klong 3											
Phase 2	30,675	5,223	-	-	-	-	1,200	37,098	-	-	37,098
	<u>2,875,648</u>	<u>282,895</u>	<u>520,218</u>	<u>2,404,593</u>	<u>95,477</u>	<u>716</u>	<u>234,379</u>	<u>6,413,926</u>	<u>(790,781)</u>	<u>(2,960,379)</u>	<u>2,662,766</u>

As at September 30, 2007, land and construction of some project in the amount of Baht 2,561.55 million are mortgaged as collateral against credit facilities for long-term loans with two financial institutions in the amount of Baht 2,512.49 million (see note 15).

As at December 31, 2006, land and construction of some project in the amount of Baht 2,662.77 million are mortgaged as collateral against credit facilities for long-term loans with two financial institutions in the amount of Baht 2,597.99 million. In addition, they are also mortgaged as collateral for a short-term loan with a financial institution in the amount of Baht 200 million (see note 14 and 15).

Portions of the interest expense incurred for the three-month periods ended September 30, 2007 and 2006 amounting to approximately Baht 10.63 million and Baht 15.30 million, respectively and for the nine-month periods ended September 30, 2007 and 2006 amounting to approximately Baht 42.70 million and Baht 51.29 million, respectively were capitalized as part of property development cost for the periods.

10.2 OBLIGATION AND COMMITMENT UNDER REAL ESTATE PROJECTS

	Consolidated		The Company Only	
	As at September	As at December	As at September	As at December
	30, 2007	31, 2006	30, 2007	31, 2006
	(For nine-month)	(For the year)	(For nine-month)	(For the year)
Number of projects on hand, beginning of the year	15	16	15	16
Number of closing projects	-	(2)	-	(2)
Number of newly open projects	3	1	3	1
Number of projects on hand, ending of the year	18	15	18	15
Contracted sales value (In million Baht)	5,627.50	5,860.39	5,627.50	5,860.39
As percentage of total current projects value	49.83	51.92	49.83	51.92

As at September 30, 2007 and December 31, 2006 the Company has obligation and commitment to complete the public utility development project in the amount of Baht 240.23 million and Baht 116.27 million, respectively.

11. OTHER CURRENT ASSETS

Other current assets consist of the following :

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September	As at December	As at September	As at December
	30, 2007	31, 2006	30, 2007	31, 2006
Advance expense	2,870	6,962	2,825	6,933
Property – Expropriated	4,532	4,532	4,532	4,532
Receivables - the Revenue Department	960	1,096	914	919
Advance expense	10,720	8,158	-	-
Retention from construction services	2,009	2,009	-	-
Other current assets	2,618	1,581	1,320	1,392
	23,709	24,338	9,591	13,776
Less: Allowance of loss from property - expropriated	(668)	-	(668)	-
	23,041	24,338	8,923	13,776

As at September 30, 2007 and December 31, 2006 the Company’s lands pending development from Pattaya as referred to title deeds number 2051 and 2052 that have been acquired by the government and given compensation in the amount of Baht 3,864 Million and receivable from advance in the full amount have been recorded in other current liabilities. At present, it is in the process of land ownership transfer.

12. INVESTMENT IN SUBSIDIARIES - AT COST METHOD

The Company Only									
Type of business	Relationship	Paid - up share capital	Percentage of holding	Cost Method (In Thousand Baht)		Equity Method (In Thousand Baht)		Dividend (In Baht)	
				As at September	As at December	As at September	As at December		
				(In Thousand Baht)	(%)	30 , 2007	31 , 2006		30 , 2007
Subsidiaries :-									
N.C. Property Management Co., Ltd.	Contractor and Project management	Co - Shareholding/ Directing	10,000	100	11,865	11,865	56,410	67,785	10,000
N.C. Estate Co., Ltd.	Real Estate	Co - Shareholding/ Directing	2,000	100	80	80	3,912	15,348	11,340
Quality Living Management Co., Ltd.	Property manager service	Co - Shareholding/ Directing	1,000	100	-	-	5,221	4,928	-
					11,945	11,945	65,543	88,061	
<u>Less</u> Allowance for declining value of investment					-	-			
Investment in subsidiaries- net					11,945	11,945			

13. PROPERTY, PLANT AND EQUIPMENT - NET

Property, plant and equipment - net consist of

	Consolidated (In Thousand Baht)			
	Balance as at December 31, 2006	Additions	Deduction	Balance as at September 30, 2007
	<u>At cost</u>			
Land - office	1,948	-	-	1,948
- clubhouse	93,204	-	(231)	92,973
Building- office	11,236	-	-	11,236
- clubhouse	132,828	-	-	132,828
Sample house and sale office building	38,810	-	-	38,810
Building improvement	6,258	-	-	6,258
Machinery and equipment	6,502	41	-	6,543
Office equipment	45,371	472	(582)	45,261
Furniture and fixtures	13,378	123	-	13,501
Vehicles	20,715	3	-	20,718
Total	370,250	639	(813)	370,076
<u>Less</u> Accumulated depreciation				
Building- office	(6,226)	(420)	-	(6,646)
- clubhouse	(26,444)	(5,288)	-	(31,732)
Sample house and sale office building	(26,988)	(4,119)	-	(31,107)
Building improvement	(1,705)	(234)	-	(1,939)
Machinery and equipment	(4,885)	(543)	-	(5,428)
Office equipment	(33,852)	(3,610)	573	(36,889)
Furniture and fixtures	(7,934)	(1,525)	-	(9,459)
Vehicles	(17,392)	(1,295)	-	(18,687)
Total	(125,426)	(17,034)	573	(141,887)
Property, plant and equipment - net	244,824			228,189

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	The Company Only (In Thousand Baht)			
	Balance as at December 31, 2006	Additions	Deduction	Balance as at September 30, 2007
<u>At cost</u>				
Land - office	1,948	-	-	1,948
- clubhouse	93,204	-	(231)	92,973
Building- office	11,236	-	-	11,236
- clubhouse	132,828	-	-	132,828
Sample house and sale office building	38,810	-	-	38,810
Building improvement	6,258	-	-	6,258
Machinery and equipment	5,151	58	-	5,209
Office equipment	43,472	584	(582)	43,474
Furniture and fixtures	13,159	123	-	13,282
Vehicles	16,108	3	-	16,111
Total	<u>362,174</u>	<u>768</u>	<u>(813)</u>	<u>362,129</u>
<u>Less Accumulated depreciation</u>				
Building- office	(6,226)	(420)	-	(6,646)
- clubhouse	(26,444)	(5,288)	-	(31,732)
Sample house and sale office building	(26,988)	(4,119)	-	(31,107)
Building improvement	(1,705)	(234)	-	(1,939)
Machinery and equipment	(4,058)	(359)	-	(4,417)
Office equipment	(32,674)	(3,415)	573	(35,516)
Furniture and fixtures	(7,777)	(1,493)	-	(9,270)
Vehicles	(12,891)	(1,201)	-	(14,092)
Total	<u>(118,763)</u>	<u>(16,529)</u>	<u>573</u>	<u>(134,719)</u>
Property, plant and equipment - net	<u>243,411</u>			<u>227,410</u>

Land, building and sale office's building including land and clubhouse's building in the total amount of Baht 111.39 million are mortgaged as collateral against the loans and overdrafts from two commercial banks in the total amount of Baht 30 million (see note 14).

The fixed assets had been fully depreciated, as follows:

Transaction (At cost)	The Company Only (In Thousand Baht)	
	As at September	As at December
	30, 2007	31, 2006
Sample house and sale office building	11,282	7,144
Machinery and equipment	2,236	1,902
Office equipment	20,160	14,590
Furniture and fixtures	3,281	3,218
Vehicles	9,837	8,430
Total	<u>46,796</u>	<u>35,284</u>

14. BANK OVERDRAFTS AND SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

This account consist of :-

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2007	As at December 31, 2006	As at September 30, 2007	As at December 31, 2006
Bank overdrafts from financial institutions	29,841	33,279	25,486	28,912
Short-term loans	97,000	97,000	97,000	97,000
	<u>126,841</u>	<u>130,279</u>	<u>122,486</u>	<u>125,912</u>

	Credit line (Million Baht)		Rate	Due Date	Guarantee
	2007	2006			
Bank Overdraft					
The parent company					
- Siam Commercial Bank	20	20	MOR per annum	At called	- By the mortgage of the Company's land and construction on there. - By some director
- Bankthai	10	10	MOR per annum	At called	- By the mortgage of the Company's land and construction on there.
	<u>30</u>	<u>30</u>			
The subsidiary					
	5	5	2007 : Since Jan. - May at the rate of MOR per annum Since Jun. at the rate of Fixed deposit rate plus 2.00%	At called	- By the subsidiary's savings account
			2006 : MOR per annum		
Total Credit line	<u>35</u>	<u>35</u>			
Short-term loans					
The parent company					
- Bank of Ayudhya	35	35	MLR less 0.25% per annum (In year 2007, at the rate of 7.00-7.50% per annum . In year 2006, at the rate of 7.25-7.75% per annum)	25 th October 2007	-
- Siam Commercial Bank	-	200	MLR per annum (In year 2006, at the rate of 7.25-7.75% per annum)	1 year since the loan date	- By the mortgage of the Company's land and construction on there.
- Bankthai					
<u>The first loan</u>	50	50	Three months fixed deposit rate plus 2.00% (In year 2007, at the rate of 4.50-6.75% per annum In year 2006, at the rate of 7.00% per annum)	91 days since the loan date	- By the director's three months fixed deposits - By some director
<u>The second loan</u>	12	12	Three months fixed deposit rate plus 2.00% (In year 2007, at the rate of 4.50-6.75% per annum In year 2006, at the rate of 6.75% per annum)	91 days since the loan date	-
	<u>97</u>	<u>297</u>			
Total Credit line	<u>132</u>	<u>332</u>			

Under the terms of the agreements, the Company shall strictly comply with the conditions of agreements.

Addition, in some context of those loans agreement required the Company to conform to some major prohibitions such as (1) not to disposal or transfer or rent or pledge or mortgage over the Company’s mortgaged securities, (2) not to commit any obligation that would result other person to gain an ownership over the Company’s asset, (3) not to engage into any liability or obligation of each time over of Baht 10 million except that there is a letter of permission from the banks, (4) to maintenance a proper financial ratio and to require the acceptance from the banks prior to pay dividend, etc.

15. LONG-TERM LOANS

This account consist of

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September	As at December	As at September	As at December
	30, 2007	31, 2006	30, 2007	31, 2006
Loans from local banks				
The first credit line	566,138	827,886	566,138	827,886
The second credit line	425,591	425,579	425,591	425,579
Total	991,729	1,253,465	991,729	1,253,465

	Credit line (Million Baht)		Rate	Guarantee
	2007	2006		
Long-term loans				
<u>First loan</u>				
- Siam Commercial Bank	1,735.49	1,820.99	In year 2007 and 2006 : MLR, MLR less 0.50-1.00% per annum (In year 2007, at the rate of 6.375-7.50% per annum In year 2006, at the rate of 6.75-7.75% per annum)	- By the mortgage of the project’s land and construction on there.
<u>Second loan</u>				
- Bankthai	777.00	777.00	MLR plus 0.50% per annum (In year 2007, at the rate of 7.625 - 8.25% per annum In year 2006, at the rate of 7.75 - 8.50% per annum)	- By the mortgage of the project’s land and construction on there.
	<u>2,512.49</u>	<u>2,597.99</u>		

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The first credit line

The Company has to repay the loan when the payments are made from its customers on the dates which real estate title deeds are transferred to the customers. The loan have to be fully settled within specify periods. However, the Company did not forecast the portion of the long-term loans, which is expected to be repaid within the next one year for presenting under the current liabilities in the balance sheet. Loan as per said was guaranteed by the Company’s land and construction of project. (see note 9 and 10)

The second credit line

The Company has to repay the principal within three years, after the mortgaging of land, (on December 29, 2004). However, the Company did not forecast the portion of the long-term loans, which is expected to be repaid within the next one year for presenting under the current liabilities in the balance sheet. Loan as per said was guaranteed by the Company’s land including construction of project. (see note 9 and 10)

16. LOAN FROM DIRECTORS

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September	As at December	As at September	As at December
	30, 2007	31, 2006	30, 2007	31, 2006
	(for the nine-month)	(for the year)	(for the nine-month)	(for the year)
Balance, beginning of period	84,450	-	84,450	-
Addition during the period	89,300	150,830	89,300	150,830
Deduction during the period	(30,700)	(66,380)	(30,700)	(66,380)
Balance, ending of period	<u>143,050</u>	<u>84,450</u>	<u>143,050</u>	<u>84,450</u>

Loan from directors incurred during the year 2007 and 2006 mainly intended to utilize for the Company’s working capital and loan repaid.

Loan from directors carried interest rates at 6.25% per annum and will be paid when requested.

17. SHORT-TERM LOAN FROM RELATED PARTIES

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September	As at December	As at September	As at December
	30, 2007	31, 2006	30, 2007	31, 2006
	(for the nine-month)	(for the year)	(for the nine-month)	(for the year)
N.C. Property Management Co., Ltd.				
Balance, beginning of period	-	-	28,824	-
Addition during the period	-	-	5,800	43,324
Deduction during the period	-	-	(17,624)	(14,500)
Balance, ending of period	<u>-</u>	<u>-</u>	<u>17,000</u>	<u>28,824</u>

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	In Thousand Baht			
	Consolidated		The Company Only	
	As at September	As at December	As at September	As at December
	30, 2007	31, 2006	30, 2007	31, 2006
(for the nine-month)	(for the year)	(for the nine-month)	(for the year)	
N.C. Estate Co., Ltd.				
Balance, beginning of period	-	-	12,524	9,024
Addition during the period	-	-	300	3,500
Deduction during the period	-	-	(11,100)	-
Balance, ending of period	-	-	1,724	12,524
Quality Living Management Co., Ltd.				
Balance, beginning of period	-	-	3,300	-
Addition during the period	-	-	1,650	5,300
Deduction during the period	-	-	(1,450)	(2,000)
Balance, ending of period	-	-	3,500	3,300
	-	-	22,224	44,648

The short-term loans from related companies issued as promissory notes carried interest rate of 5.00% - 8.50% per annum in year 2007 and interest rate of 6.00 % - 8.50 % per annum in year 2006 and will be paid when requested.

18. SHARE CAPITAL

At the extraordinary meeting No.2/2004 held on October 5, 2004, it was unanimously resolved to approve as follows:

To approve the split in par value of the Company's ordinary shares from Baht 5 per share 200,000,000 shares to Baht 1.00 per share 1,000,000,000 shares. The split in par value has already been registered with the Ministry of Commerce on October 11, 2004.

At the board of directors' meeting No.7/2004 held on November 10, 2004, it was unanimously resolved to approve as follows:

To approve the increment of registered share capital of Baht 200,000,000 divided into new common stocks in number of 200,000,000 shares from the former registered share capital of Baht 1,000,000,000 aggregating to the new registered share capital of Baht 1,200,000,000 divided into common stock of 1,200,000,000 shares at per value of Baht 1 per share. In the amount of 100,000,000 shares newly issued ordinary shares are to be offered for sales to existing shareholders at the ratio of 10 existing shares per 1 newly issued ordinary share at the price of Baht 1 per share which the Company has already registered the incremental shares with the Department of Business Development on December 28, 2004 and in the amount of 100,000,000 shares newly issued ordinary shares to be allocated to serve the exercise of right under the Warrant to purchase ordinary shares.

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To approve Warrants to Purchase Ordinary Shares to be offered to the existing shareholders are as follows:

Type	:	Warrants to Purchase Ordinary Shares of N.C. Housing Public Co., Ltd., specified name of the holder
Term	:	1 year from the issuing date
Amount of warrants	:	100,000,000 units (one hundred million units)
Offering for sale	:	to the existing shareholders of the Company who subscribed for new ordinary shares under its right at the ratio of 1 new ordinary share to 1 unit of warrant.
Amount of shares for the exercise of warrants	:	100,000,000 shares, accounting for 9.09 percent of the total issued shares of the Company.
Offering price	:	Baht 0 per unit
Exercise ratio	:	1 unit of Warrant : 1 ordinary share
Exercise price	:	Baht 1 per ordinary share
Exercise period	:	exercise date of the Warrants is 1 time on the last day that the Warrants are due for its one-year maturity period. In the event that the exercise date falls on any non-business day, the exercise date shall be postponed to the next business day.
Exercise condition	:	follow the rules of The Office of the Securities and Exchange Commission and The Stock Exchange of Thailand.
Offering date	:	June 30, 2005
Expiration date	:	June 30, 2006
Secondary Market	:	The Company will undertake the process to have the Warrants listed in the Stock Exchange of Thailand within 45 days from the issuance date of the Warrants in pursuant to the related notifications. (The Stock Exchange of Thailand (SET) has granted a listing of certificates representing the rights to purchase shares (warrants) of N.C. Housing Public Company Limited No.1 (NCH-W1) from July 19, 2005. The SET has allowed warrants of NCH amounting 100,000,000 units to be traded on the SET under the sector of warrants to subscribe common shares using the trading name of “NCH-W1” commencing from July 19, 2005 onwards.)

The meeting of the board of directors of N.C. Housing Public Company Limited “The Company” No.2/2005 on May 12th, 2005 has established the closing date of the shareholders register book in order to determine shareholders’ entitlement to purchase the newly issued ordinary shares and to receive warrants to purchase the Company’s ordinary shares on May 27th, 2005.

June 29, 2006 is the last date in exercised warrant “NCH-W1” of shareholders. The shareholders have exercised their warrant of 85,985,052 units to buy the Company’s common stocks at a value of 1 Baht per share for 85,985,052 shares in exchange portion one by one as revealed on above paragraphs. At the exercised date, the market value of the Company’s common stock shows its value of 1.10 Baht per share. The Company has already registered those new issued shares with the Department of Business Development on July 6, 2006.

As at June 30, 2006 the outstanding warrant “NCH-W1” of 14,014,948 units after that last exercised warrants are automatically expired as a result of no longer valid exercised period.

As at December 31, 2006 the Company and subsidiaries have issued and paid - up share capital as follow :

	Amount of shares	Price of Baht (Baht)	Amount (Baht)
Issued and paid-up share capital, beginning	1,100,000,000	1	1,100,000,000.00
Share incurred by exercised warrant on June 29, 2006	<u>85,985,052</u>	1	<u>85,985,052.00</u>
	<u><u>1,185,985,052</u></u>		<u><u>1,185,985,052.00</u></u>

19. FINANCIAL INSTRUMENTS

a. Accounting Policies

Details of significant accounting policies are disclosed in Note 3.

b. Financial Risk Management

The Company and subsidiaries manage their financial risk exposure on financial assets and financial liabilities in normal business by its internal management and control system and the Company and subsidiaries do not hold or issue any derivative instruments. The significant financial assets and financial liabilities of the Company and its subsidiary comprise cash and cash equivalents, current investment, bank overdrafts and short-term loans from financial institutions, trade account receivable and payable including cheque, unbilled receivable, accrued income, loans, accrued expenses and retentions.

c. Interest Rate Risk

The Company and its subsidiary expose significant interest rate risks which arise from deposit at financial institutions, current investment in fixed deposit at bank, bank overdrafts and short-term loans from financial institutions, long-term loans from financial institutions, loan from director and loan from related company. Interest rate risk arises from the potential for a change in interest rate to have an adverse effect on the Company and the subsidiary in the current reporting period and in future years.

d. Fair Value

The fair value of significant financial assets and financial liabilities does not differ from their carrying value except for the fair value of long-term investments and long-term debts which cannot be properly calculated, accordingly, no disclosure is made.

20. LEGAL RESERVE

Under the provision of the Public Limited Companies Act B.E.2535, the Company is required to appropriate at least 5% of its annual net income after deduction of the deficit brought forward (if any) as reserve fund until the reserve reaches 10% of the authorized share capital. The reserve is not available for dividend distribution.

In year 2007, two subsidiaries had appropriated its legal reserve at the amount of Baht 1.2 million as reserve fund until the reserve reaches 10% of the authorized share capital.

21. EARNINGS PER SHARE

21.1 Basic earning per share is calculated by dividing the net income for the period by the weighted average number of ordinary shares held by outside parties in issued and paid-up during the period.

		Consolidated		The Company Only	
		For the three-month periods ended		For the three-month periods ended	
		September 30,		September 30,	
		2007	2006	2007	2006
				(restated)	
Net income for the period	(Thousand Baht)	(4,658)	8,554	17,692	9,233
Weighted average number of					
ordinary shares	(Thousand Shares)	1,185,985	1,185,985	1,185,985	1,185,985
Basic earning per share	(Baht per share)	(0.004)	0.007	0.015	0.008

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		Consolidated		The Company Only	
		For the nine-month periods ended		For the nine-month periods ended	
		September 30,		September 30,	

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		2007	2006	2007	2006
					(restated)
Net income for the period	(Thousand Baht)	(41,330)	33,654	(18,813)	33,589
Weighted average number of					
ordinary shares	(Thousand Shares)	1,185,985	1,130,289	1,185,985	1,130,289
Basic earning per share	(Baht per share)	(0.035)	0.030	(0.016)	0.030

21.2 Diluted earning per share is calculated by dividing the net income for the periods by the weighted average number of ordinary shares which are issued and paid-up during the periods. The number of ordinary share will plus assumed conversions amount of warrants 85,985,052 units that were exercised the right by the existing shareholders 1 unit of warrant per 1 ordinary share.

		Consolidated		The Company Only	
		For the three-month periods ended		For the three-month periods ended	
		September 30,		September 30,	
		2007	2006	2007	2006
					(restated)
Net income for the years	(Thousand Baht)	(4,658)	8,554	17,692	9,233
Weighted average number of					
ordinary shares	(Thousand shares)	1,185,985	1,185,985	1,185,985	1,185,985
Diluted earning per share	(Baht per share)	(0.004)	0.007	0.015	0.008

		Consolidated		The Company Only	
		For the nine-month periods ended		For the nine-month periods ended	
		September 30,		September 30,	
		2007	2006	2007	2006
					(restated)
Net income for the periods	(thousand Baht)	(41,330)	33,654	(18,813)	33,589
Weighted average number of					
ordinary shares	(thousand shares)	1,185,985	1,185,985	1,185,985	1,185,985
Diluted earning per share	(Baht per share)	(0.035)	0.030	(0.016)	0.028

22. DIVIDEND

At the Board of Directors Meeting No.1/2006 held on February 24, 2006, the board of directors passed the resolution to propose to the shareholders a dividend payment for the operating period of 2005 to all shareholders whose names appeared on the shareholder registration book as of May 3, 2006, 12.00 o'clock at Baht 0.05 per share amounting to Baht 55 million. The Company will pay the dividend on May 19, 2006.

At the extraordinary shareholders’ meeting of a subsidiary No. 1/2007 held on July 16, 2007 the Company’s shareholders approved a dividend payment for the operating period of 2004 to all shareholders at Baht 5,690 per share amounting to Baht 11.38 million. The company pay the dividend on July 14,2007.

And at the extraordinary shareholders’ meeting of the other subsidiary No. 1/2007 held on July 23, 2007, the Company’s shareholders approved a dividend payment for the operating period of 2003 to all share holders at Baht 100 per share amounting to Baht 10 million. The company pay the dividend on July 26, 2007.

23. PROVIDENT FUND

The Company established a contributory registered provident fund covering all permanent employees in accordance with the provident Fund Act B.E.2530.

Under the provident fund plan, employees’ and Company’s contributions are equivalent to certain percentages of employees’ basic salaries, The employees are entitled to the Company’s contributions in accordance with the rules and regulations of the fund and on the length of service with the Company. The Company appointed a fund manager to manage the fund in accordance with the terms and conditions prescribed in the Provident Fund Act B.E. 2530.

The Company and subsidiaries’s contribution for the three-month periods ended September 30, 2007 and 2006 amounted to Baht 0.53 million and Baht 0.50 million, respectively, and for the nine-month periods ended September 30, 2007 and 2006 amounted to Baht 1.53 million and Baht 1.48 million, respectively.

The Company’s contributions for the three-month periods ended September 30, 2007 and 2006 amounted to Baht 0.49 million and Baht 0.44 million, respectively, and for the nine-month periods ended September 30, 2007 and 2006 amounted to Baht 1.39 million and Baht 1.25 million, respectively.

24. CORPORATE INCOME TAX

The Company computed corporate income tax to the revenue and expense recognition in accordance with the Revenue Code and the Revenue Department principles re: Por 61/2539 regarding computing of net profit per tax and corporate income tax for real estate business, which difference from net profit that complying with the generally accepted accounting principal; such as recognition of revenue and cost of sales, capturing of interest expense and depreciation and property development system, etc.

Policies :-	Revenue Department principles	The Company’s Accounting policies
Revenue from sales and cost of sales	Recognizing revenue based on term of installment	Recognizing based on percentage of completion method
Interest expenses	Capturing interest to cost of project until the project completing for sale only	Capturing interest to cost of project based on each unit of construction (house) until completing of such unit or ceases to capture interest when finishing of building of each unit (house)
Depreciation - property development system of the project	To be depreciated as period cost, based on straight line, 5 years	Recognizing based on percentage of completion method

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	Amount
	<u>(Thousand Baht)</u>
Net profit (loss) before per book	(18,813)
Difference in income and expenses between A/C and tax	
<u>Add</u> : Cost of sale not recognized as expenses by tax (depreciation of property development)	21,480
<u>Less</u> : Undue installment	10,241
Expenses - tax deductible re : Por. 61/2539	(6,202)
Interest expenses recognized as expenses re : Por. 61/2539	(25,089)
<u>Add</u> : Add back expenses	<u>2,910</u>
Net profit before income tax per tax	(15,473)
<u>Less</u> : Corporate income tax 25%	<u>-</u>
Net profit (loss) after income tax per tax	<u><u>(15,473)</u></u>

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25. BUSINESS SEGMENT INFORMATION

Business segment information of the Company and subsidiaries is presented as follows:-

	For the three-month period ended September 30, 2007 (In Thousand Baht)							
	Real Estate	Contractor	Project management	Property manager services	Total	Elimination DR.	CR.	Consolidated
Revenues								
Sales	225,944	-	-	-	225,944	(900)	-	225,044
Construction income	-	78	-	-	78	(78)	-	-
Service income	-	-	241	1,474	1,715	(423)	-	1,292
Other income	2,710	265	140	73	3,188	(694)	-	2,494
Total revenues	228,654	343	381	1,547	230,925			228,830
Expenses								
Cost of sales	160,506	-	-	-	160,506	-	(314)	160,192
Cost of construction	-	154	-	-	154	-	(81)	73
Cost of service	-	-	142	664	806	-	-	806
Selling and administrative expenses	59,030	759	229	798	60,816	-	(450)	60,366
Directors' remuneration	80	-	-	-	80	-	-	80
Total expenses	219,616	913	371	1,462	222,362			221,517
Income before interest and income tax	9,038	(570)	10	85	8,563	-	-	7,313
Interest expenses	12,565	-	-	-	12,565	-	(618)	11,947
Income tax	11	-	-	13	24	-	-	24
Net income	(3,538)	(570)	10	72	(4,026)			(4,658)

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	For the nine-month period ended September 30, 2007 (In Thousand Baht)							
	Real	Contractor	Project	Property manager	Total	Elimination		Consolidated
	Estate		management	services		DR.	CR.	
Revenues								
Sales	603,851	-	-	-	603,851	(900)	-	602,951
Construction income	-	5,215	-	-	5,215	(370)	-	4,845
Service income	-	-	864	4,580	5,444	(1,441)	-	4,003
Other income	6,979	2,422	401	209	10,011	(2,341)	-	7,670
Total revenues	610,830	7,637	1,265	4,789	624,521			619,469
Expenses								
Cost of sales	432,346	-	-	-	432,346	-	(427)	431,919
Cost of construction	-	3,247	-	-	3,247	-	(285)	2,962
Cost of service	-	-	434	1,988	2,422	-	-	2,422
Selling and administrative expenses	184,961	3,097	513	2,480	191,051	-	(1,524)	189,527
Directors' remuneration	270	-	-	-	270	-	-	270
Loss from non refund withholding income tax	-	1,577	261	367	2,205	-	-	2,205
Total expenses	617,577	7,921	1,208	4,835	631,541			629,305
Income before interest and income tax	(6,747)	(284)	57	(46)	(7,020)	-	-	(9,836)
Interest expense	33,113	-	-	-	33,113	-	(2,258)	30,855
Income tax	45	467	77	50	639	-	-	639
Net income	(39,905)	(751)	(20)	(96)	(40,772)			(41,330)
As at July 30, 2007								
Property, plant and equipment - net	227,410	366	60	353	228,189			228,189

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	For the three-month period ended September 30, 2006 (In Thousand Baht)							
	Real	Contractor	Project	Property	Total	Elimination		Consolidated
	Estate		management	management		DR.	CR.	
			services	services				
Revenues								
Sales	272,316	-	-	-	272,316	-	-	272,316
Construction income	-	1,995	-	-	1,995	(47)	-	1,948
Service income	-	-	1,097	1,811	2,908	(553)	-	2,355
Other income	1,673	362	114	9	2,158	(640)	-	1,518
Total revenues	<u>273,989</u>	<u>2,357</u>	<u>1,211</u>	<u>1,820</u>	<u>279,377</u>			<u>278,137</u>
Expenses								
Cost of sales	182,609	-	-	-	182,609	-	(126)	182,483
Cost of construction	-	2,061	-	-	2,061	38	-	2,099
Cost of service	-	-	331	547	878	-	-	878
Selling and administrative expenses	66,047	2,081	442	1,068	69,638	-	(606)	69,032
Directors' remuneration	80	-	-	-	80	-	-	80
Income tax reversal	(125)	-	(358)	-	(483)	-	-	(483)
Total expenses	<u>248,611</u>	<u>4,142</u>	<u>415</u>	<u>1,615</u>	<u>254,783</u>			<u>254,089</u>
Income before interest and income tax	25,378	(1,785)	796	205	24,594			24,048
Interest expenses	16,044	6	-	-	16,050	-	(587)	15,463
Income tax	-	-	-	31	31	-	-	31
Net income (loss)	<u>9,334</u>	<u>(1,791)</u>	<u>796</u>	<u>174</u>	<u>8,513</u>			<u>8,554</u>

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For the nine-month period ended September 30, 2006 (In Thousand Baht)

	Real	Contractor	Project	Property manager	Total	Elimination		Consolidated
	Estate		management	services		DR.	CR.	
Revenues								
Sales	890,373	-	-	-	890,373	-	-	890,373
Construction income	-	16,021	-	-	16,021	(620)	-	15,401
Service income	-	-	2,748	5,496	8,244	(1,783)	-	6,461
Other income	7,196	1,265	225	49	8,735	(1,535)	-	7,200
Total revenues	897,569	17,286	2,973	5,545	923,373			919,435
Expenses								
Cost of sales	601,046	-	-	-	601,046	-	(701)	600,345
Cost of construction	-	11,158	-	-	11,158	-	(396)	10,762
Cost of service	-	-	967	1,934	2,901	-	-	2,901
Selling and administrative expenses	221,358	7,013	665	3,078	232,114	-	(1,943)	230,171
Directors' remuneration	280	-	-	-	280	-	-	280
Loss from non refund withholding income tax	-	902	161	-	1,063	-	-	1,063
Total expenses	822,684	19,073	1,793	5,012	848,562			845,522
Income before interest and income tax	74,885	(1,787)	1,180	533	74,811			73,913
Interest expense	39,442	32	-	-	39,474	-	(1,375)	38,099
Income tax	1,835	-	244	81	2,160	-	-	2,160
Net income	33,608	(1,819)	936	452	33,177			33,654
As at September 30, 2006								
Property, plant and equipment - net	247,347	1,103	162	519	249,131			249,131

26. AGREEMENTS

- 26.1 The Company entered into a building rental agreement with Mrs. Narerut Chinthommit for a period of 3 years commencing on July 10, 2006 to July 10, 2009. The annual rental charge under the agreement amounted to Baht 360,000.00 (Baht 30,000.00 per month).
- 26.2 The Company entered into a building rental agreement with Mr. Tawanwit Tamsirisi and Ms. Montanat Tamsirisi for a period of 3 years commencing on March 1, 2005 to February 29, 2008. The annual rental charge under the agreement amounted to Baht 480,000.00 (Baht 40,000.00 per month).
- 26.3 The Company entered into a sales office building rental agreement with Pisuk Country Club Co., Ltd. and Surasit RealEstate Co., Ltd. for a period of 3 years commencing on April 1, 2005 to March 31, 2008. The annual rental charge under the agreement amounted to Baht 1,200,000.00 (Baht 100,000.00 per month).
- 26.4 The Company entered into a service agreement with 96 Advertising Co., Ltd. for a period of 2 years commencing on November 14, 2005 to November 13, 2007. The annual fee under the agreement amounted to Baht 513,600.00 (Baht 42,800.00 per month).
- 26.5 The Company entered into a service agreement with T.R. Advertising Partnership for a period of 3 years commencing on May 1, 2006 to April 30, 2008. The annual fee under the agreement amounted to Baht 577,800.00. (Baht 48,150.00 per month).

27. COMMITMENTS AND CONTINGENT LIABILITIES

- a) As at September 30, 2007 the Company and subsidiaries have contingent liabilities from letters of guarantees issued by several banks to government agency and third parties amounting to Baht 153.32 million (Baht 152.24 million for the Company only).
- b) As at September 30, 2007 the Company had contingent liability from letters of guarantee issued by a bank on behalf of the subsidiary for electricity usage amounting to Baht 0.80 million.
- c) As at September 30, 2007 the Company have contingent liabilities from purchase of land as part of property development amounting to approximately Baht 58.09 million.

28. The Change in Accounting policy

Since, the first quarter of 2007, the Company has changed the Accounting for investments in associates presented in the Company’s financial statements under the cost method rather than the equity method in accordance with Federation of Accounting Professions issued Notification No. 26/2549 regarding Accounting Standard No.44 “Consolidated Financial Statements and Accounting for Investments in Subsidiaries” (Amendment No.1)

The Company’s financial statements for the first quarter of 2006 were restated according to this accounting change for comparative purpose. The effect of the change to the Company’s balance sheet as at December 31, 2006, and to the Company’s statement of income for the period of three-months and nine-months period ended September 30, 2006 are as follows:-

	In thousand Baht <u>The Company Only</u>
<u>Balance Sheet as at December 31, 2006</u>	
Decrease in investments in subsidiaries	76,116
Decrease in retained earnings	76,116
<u>Statements of Income for the period of three-months ended September 30, 2006</u>	
Decrease in share of loss from investments accounted for using equity method	679
<u>Statements of Income for the period of nine-months ended September 30, 2006</u>	
Decrease in share of profit from investments accounted for using equity method	65

29. RECLASSIFICATION

Certain reclassifications have been made for the three-month and nine-month periods ended September 30, 2006 consolidated financial statements to the reclassifications and additional disclosure used for the three-month and nine-month periods ended September 30, 2007 consolidated financial statements. Reclassified items were as follows:

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	<u>In thousand Baht</u>
	Consolidated
	<u>Increase (Decrease)</u>
<u>Statements of Income for the period of three-months ended</u>	
<u>September 30, 2006</u>	
Selling and administrative expenses	(725)
Cost of service	725
<u>Statements of Income for the period of nine-months ended</u>	
<u>September 30, 2006</u>	
Selling and administrative expenses	(2,441)
Cost of service	2,441

30. AUTHORIZATION FOR ISSUE OF FINANCIAL STATEMENTS

These financial statements are authorized to issue by Company’s directors on November 12, 2007.