

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

**INTERIM CONSOLIDATED FINANCIAL STATEMENTS AND FINANCIAL STATEMENTS
FOR THE THREE - MONTH AND NINE - MONTH PERIODS
ENDED SEPTEMBER 30, 2008 AND 2007**

REVIEW REPORT OF THE AUDITOR

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

I have reviewed the accompanying consolidated balance sheet of N.C. Housing Public Company Limited and its subsidiaries as at September 30, 2008, and the related consolidated statements of income for the three-month periods and nine-month periods ended September 30, 2008 and 2007, and the consolidated statements of changes in shareholders equity, and cash flows for the nine-month periods then ended September 30, 2008 and 2007, and the balance sheet of N.C. Housing Public Company Limited as at September 30, 2008, and the related statements of income for the three-month periods and nine-month periods ended September 30, 2008 and 2007, changes in shareholders' equity, and cash flows for the nine-month periods then ended September 30, 2008 and 2007. 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 have previously audited, in accordance with generally accepted auditing standards, the consolidated financial statements and financial statements for the year ended December 31, 2007, of N.C. Housing Public Company Limited and its subsidiaries and in my report dated February 28, 2008, expressed an unqualified opinion on those financial statements. The consolidated balance sheet and balance sheet as at December 31, 2007, 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 13, 2008
2008/1048/8787

“UNAUDITED”

“REVIEWED”

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

BALANCE SHEETS

ASSETS

In Thousand Baht

	Note	Consolidated		The Company Only	
		As at September	As at December	As at September	As at December
		30, 2008	31, 2007	30, 2008	31, 2007
CURRENT ASSETS					
Cash and cash equivalents	4	6,872	15,130	3,099	13,498
Trade accounts receivable - net	5	6,433	8,554	-	2,482
Receivables from related parties	3	-	-	-	17
Unbilled receivables - net	6	16,314	19,486	16,314	19,486
Accrued income - commission		-	7,161	-	-
Inventories - net	7	516,207	614,204	515,015	613,085
Property development	8	2,423,271	2,499,988	2,419,022	2,495,778
Construction materials		-	18	-	18
Other current assets	9	10,037	19,070	5,938	6,061
Total current assets		2,979,134	3,183,611	2,959,388	3,150,425
NON-CURRENT ASSETS					
Deposit pledged as collateral	10	7,755	7,851	755	872
Investment in subsidiaries - at cost method	11	-	-	11,945	11,945
Property, plant and equipment - net	12	197,971	222,901	197,565	222,243
Intangible assets - net	13	3,200	3,200	3,200	3,200
Withholding income tax		14,837	19,663	14,033	19,594
Other non-current assets		3,074	2,531	2,459	2,509
Total non-current assets		226,837	256,146	229,957	260,363
TOTAL ASSETS		3,205,971	3,439,757	3,189,345	3,410,788

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

“UNAUDITED”

“REVIEWED”

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

BALANCE SHEETS (CONT.)

LIABILITIES AND SHAREHOLDERS' EQUITY

		In Thousand Baht				
		Consolidated		The Company Only		
Note		As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007	
CURRENT LIABILITIES						
	Bank overdrafts and short - term loans					
	from financial institutions	14	138,061	146,319	133,591	142,095
	Notes payable		23,522	18,889	23,522	18,889
	Trade accounts payable		19,664	28,774	19,092	27,858
	Advance proceed form sale of land		30,000	-	30,000	-
	Payable for purchase of land		68,361	71,327	68,361	71,327
	Payable to related parties	3	7,581	4,443	11,992	23,002
	Short-term loan from related parties	3	-	-	21,874	20,674
	Unrealized income	6	34,702	53,254	34,702	53,254
	Accured expenses	3	11,086	13,078	10,555	12,893
	Accured commission		-	19,774	-	12,810
	Accrued interest	3	8,102	7,313	8,486	7,680
	Other current liabilities		8,959	5,028	8,184	4,331
	Total current liabilities		350,038	368,199	370,359	394,813
NON-CURRENT LIABILITIES						
	Long-term loans from financial institutions	15	670,240	843,257	670,240	843,257
	Loan from directors	3	168,870	158,550	168,870	158,550
	Retention from subcontractors		40,060	43,979	37,701	41,143
	Total non-current liabilities		879,170	1,045,786	876,811	1,042,950
TOTAL LIABILITIES			1,229,208	1,413,985	1,247,170	1,437,763

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

“UNAUDITED”

“REVIEWED”

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

BALANCE SHEETS (CONT.)

LIABILITIES AND SHAREHOLDERS' EQUITY (CONT.)

					In Thousand Baht				
					Consolidated		The Company Only		
	Note	As at September 30, 2008	As at December 31, 2007		As at September 30, 2008	As at December 31, 2007		As at September 30, 2008	As at December 31, 2007
SHAREHOLDERS' EQUITY									
Share capital									
Authorized share capital									
1,200,000,000 ordinary shares									
of Baht 1.00 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 1.00 each									
		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									
	17	24,712	24,712		23,512	23,512		23,512	23,512
Unappropriated									
		188,536	237,545		155,148	185,998		155,148	185,998
TOTAL SHAREHOLDER'S EQUITY		1,976,763	2,025,772		1,942,175	1,973,025		1,942,175	1,973,025
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY		3,205,971	3,439,757		3,189,345	3,410,788		3,189,345	3,410,788

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

“UNAUDITED”

“REVIEWED”

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF INCOME

FOR THE THREE - MONTH PERIODS ENDED SEPTEMBER 30, 2008 AND 2007

In Thousand Baht					
		Consolidated		The Company Only	
Note	2008	2007	2008	2007	
REVENUES					
	Sales	186,247	225,044	186,247	225,944
	Construction income	-	-	-	-
	Service income	856	1,292	-	-
	Dividends income	3	-	16,999	21,340
	Other income	3	2,029	2,017	2,567
	Total Revenues	189,132	228,830	205,263	249,851
EXPENSES					
	Cost of sales	3	159,443	160,192	159,479
	Cost of construction		-	73	-
	Cost of service		685	806	-
	Selling and administrative expenses	3	58,536	60,366	57,528
	Directors' remuneration		180	80	180
	Total Expenses	218,844	221,517	217,187	219,594
	Income before interest and income tax		(29,712)	7,313	(11,924)
	Interest expense	3	11,763	11,947	11,935
	Income tax		-	24	-
	Net income (loss)	(41,475)	(4,658)	(23,859)	17,692
	Profit (loss) attribution				
	Shareholders' equity of the parent company		(41,475)	(4,658)	(23,859)
	Minority interest		-	-	-
		(41,475)	(4,658)	(23,859)	17,692
EARNINGS PER SHARE (Baht per share)					
19	Net income (loss)				
	Shareholders' equity of the parent company		(0.035)	(0.004)	(0.020)
	Minority interest		-	-	-
		(0.035)	(0.004)	(0.020)	0.015

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

"UNAUDITED"

"REVIEWED"

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF INCOME
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2008 AND 2007

In Thousand Baht					
		Consolidated		The Company Only	
Note	2008	2007	2008	2007	
REVENUES					
Sales	564,112	602,951	564,112	603,851	
Construction income	-	4,845	-	-	
Service income	2,699	4,003	-	-	
Dividends income	3	-	16,999	21,340	
Other income	3	7,670	5,496	6,310	
Total Revenues	<u>572,522</u>	<u>619,469</u>	<u>586,607</u>	<u>631,501</u>	
EXPENSES					
Cost of sales	3	420,152	431,919	420,504	
Cost of construction		-	2,962	-	
Cost of service		2,030	2,422	-	
Selling and administrative expenses	3	165,426	189,527	162,659	
Directors' remuneration		380	270	380	
Loss from non refund withholding income tax		489	2,205	489	
Total Expenses		<u>588,477</u>	<u>629,305</u>	<u>584,032</u>	
Income before interest and income tax		(15,955)	(9,836)	2,575	
Interest expense	3	33,053	30,855	33,425	
Income tax	21	-	639	-	
Net income		<u>(49,008)</u>	<u>(41,330)</u>	<u>(30,850)</u>	
Profit (loss) attribution					
Shareholders' equity of the parent company		(49,008)	(41,330)	(30,850)	
Minority interest		-	-	-	
		<u>(49,008)</u>	<u>(41,330)</u>	<u>(30,850)</u>	
EARNINGS PER SHARE (Baht per share)					
Net income (loss)	19				
Shareholders' equity of the parent company		(0.041)	(0.035)	(0.026)	
Minority interest		-	-	-	
		<u>(0.041)</u>	<u>(0.035)</u>	<u>(0.026)</u>	

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

“UNAUDITED”

“REVIEWED”

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE NINE - MONTH PERIODS ENDED SEPTEMBER 30, 2008 AND 2007

		In Thousand Baht						
		Shareholders' equity of the parent company						
		Share capital	Premium on	Retained earnings		Total	Minority	Total
		issued and	share capital	Appropriated	Unappropriated		interest	
Note		paid-up		legal reserve				
Consolidated								
	Beginning balance, 2008	1,185,985	577,530	24,712	237,545	2,025,772	-	2,025,772
	Net income for the period 2008	-	-	-	(49,008)	(49,008)	-	(49,008)
	Appropriated - legal reserve	17	-	-	-	-	-	-
	Dividend paid	18	-	-	(1)	(1)	-	(1)
	Ending balance, 2008	<u>1,185,985</u>	<u>577,530</u>	<u>24,712</u>	<u>188,536</u>	<u>1,976,763</u>	<u>-</u>	<u>1,976,763</u>
	Beginning balance, 2007	1,185,985	577,530	23,512	300,358	2,087,385	-	2,087,385
	Net income for the period 2007	-	-	-	(41,330)	(41,330)	-	(41,330)
	Appropriated - legal reserve	17	-	1,200	(1,200)	-	-	-
	Dividend paid	18	-	-	(41)	(41)	-	(41)
	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>	<u>-</u>	<u>2,046,014</u>
The Company Only								
	Beginning balance, 2008	1,185,985	577,530	23,512	185,998	1,973,025	-	1,973,025
	Net income for the period 2008	-	-	-	(30,850)	(30,850)	-	(30,850)
	Appropriated - legal reserve	17	-	-	-	-	-	-
	Dividend paid	-	-	-	-	-	-	-
	Ending balance, 2008	<u>1,185,985</u>	<u>577,530</u>	<u>23,512</u>	<u>155,148</u>	<u>1,942,175</u>	<u>-</u>	<u>1,942,175</u>
	Beginning balance, 2007 before restated	1,185,985	577,530	23,512	300,358	2,087,385	-	2,087,385
	Cumulative effect of accounting							
	change (no tax burden)	-	-	-	(76,116)	(76,116)	-	(76,116)
	Balance as restated	1,185,985	577,530	23,512	224,242	2,011,269	-	2,011,269
	Net income for the period 2007	-	-	-	(18,813)	(18,813)	-	(18,813)
	Appropriated - legal reserve	17	-	-	-	-	-	-
	Dividend paid	-	-	-	-	-	-	-
	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>	<u>-</u>	<u>1,992,456</u>

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

“UNAUDITED”

“REVIEWED”

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CASH FLOWS

FOR THE NINE - MONTH PERIODS ENDED SEPTEMBER 30, 2008 AND 2007

	In Thousand Baht			
	Consolidated		The Company Only	
	2008	2007	2008	2007
CASH FLOWS FROM OPERATING ACTIVITIES				
Net income (loss)	(49,008)	(41,330)	(30,850)	(18,813)
<u>Add</u> (less) Adjustments to reconcile net profit to net cash provided by (used in) operating activities :				
Depreciation and amortization	13,047	17,034	12,720	16,529
Gain from sale of fixed assets	(28)	-	(28)	-
Loss from written off fixed assets	-	238	-	238
Doubtful debts	423	-	423	-
Gain from written off trade account payable and retention	(1)	(1,007)	(1)	(1,007)
Loss from property - expropriated	-	668	-	668
Gain from written-off accrued expenses	(118)	-	(118)	-
Loss from written-off current asset	15	-	-	-
Loss from written-off withholding tax	489	2,205	489	-
Dividend income	-	-	(16,999)	(21,340)
Interest income	(41)	(56)	(18)	(23)
Interest expenses	33,053	30,855	33,425	32,897
Income taxes expenses	-	639	-	-
Income from operating activities before changes in operating assets and liabilities	(2,169)	9,246	(957)	9,149
Decrease (increase) in operating assets				
Trade accounts receivable	1,835	995	2,196	860
Receivables from related parties	-	-	17	(732)
Unbilled receivables	3,172	(14,460)	3,172	(14,460)
Accrued income - construction	-	2,163	-	-
Accrued income - commission	7,161	-	-	-
Inventories	97,997	139,561	98,070	139,488
Property development	116,388	143,516	116,427	143,918
Construction materials	16	14	18	14
Other current assets	8,883	629	(14)	4,185
Other non-current assets	(543)	(551)	50	(555)

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

“UNAUDITED”

“REVIEWED”

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CASH FLOWS (CONT.)

FOR THE NINE - MONTH PERIODS ENDED SEPTEMBER 30, 2008 AND 2007

	In Thousand Baht			
	Consolidated		The Company Only	
	2008	2007	2008	2007
Increase (decrease) in operating liabilities				
Payable for purchase of land	(2,966)	-	(2,966)	-
Notes payable	4,633	(249)	4,633	1,601
Trade accounts payable	(9,109)	11,587	(8,765)	11,401
Payable to related parties	3,138	1,602	(11,010)	1,885
Unrealized income	(18,552)	22,163	(18,552)	22,163
Accrued expenses	(1,874)	(8,858)	(2,220)	(8,926)
Accrued commission	(19,774)	-	(12,810)	-
Other current liabilities	33,934	446	33,853	424
Retention deducted from constructor	(3,919)	(10,698)	(3,442)	(9,876)
Cash receivable from operations	218,251	297,106	197,700	300,539
Interest received	41	56	18	23
Withholding taxes refunded	10,685	-	10,685	-
Income taxes paid	(6,351)	(6,431)	(5,613)	(6,016)
Net cash provided by (used in) operating activities	222,626	290,731	202,790	294,546
CASH FLOWS FROM INVESTING ACTIVITIES				
Increase (decrease) in deposit pledged as collateral	96	(34)	117	(14)
Increase in property, plant and equipment	34	2	34	2
Cash paid for purchase of fixed assets	(5,892)	(639)	(5,817)	(768)
Dividend received	-	-	16,999	21,340
Net cash provided by (used in) investing activities	(5,762)	(671)	11,333	20,560
CASH FLOWS FROM FINANCING ACTIVITIES				
Increase (decrease) in bank overdrafts and short-term loans				
from financial institutions	(8,258)	(3,438)	(8,504)	(3,426)
Cash received from short-term loan from related parties	-	-	12,700	7,750
Cash payment from short-term loan from related parties	-	-	(11,500)	(30,174)
Cash received from loan from directors	25,400	89,300	25,400	89,300
Cash payment from loan from directors	(15,080)	(30,700)	(15,080)	(30,700)
Cash received from long-term loans	153,363	94,170	153,363	94,170
Cash payment from long-term loans	(326,380)	(355,906)	(326,380)	(355,906)
Interest paid	(54,166)	(75,932)	(54,521)	(78,188)
Dividend paid	(1)	(41)	-	-
Net cash provided by (used in) financing activities	(225,122)	(282,547)	(224,522)	(307,174)

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

“UNAUDITED”

“REVIEWED”

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CASH FLOWS (CONT.)

FOR THE NINE - MONTH PERIODS ENDED SEPTEMBER 30, 2008 AND 2007

	In Thousand Baht			
	Consolidated		The Company Only	
	2008	2007	2008	2007
Net increase (decrease) in cash and cash equivalents	(8,258)	7,513	(10,399)	7,932
Cash and cash equivalents, beginning of period	15,130	18,458	13,498	16,292
Cash and cash equivalents, ending of period	6,872	25,971	3,099	24,224

Supplemental disclosures of cash flows information

1) Cash and cash equivalents consisted of :-

Cash in hand	338	23,034	320	22,996
Cash at bank	6,534	2,937	2,779	1,228
Total	6,872	25,971	3,099	24,224

2) The first quarter of year 2008, the Company had transferred some property development as part of inventories amounting to Baht 86.77 million.

3) The third quarter of year 2008, the Company had transferred land and construction as part of property development amounting to Baht 17.74 million.

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

"UNAUDITED"

"REVIEWED"

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

NOTES TO INTERIM FINANCIAL STATEMENTS

SEPTEMBER 30, 2008 AND 2007

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 12130, Thailand.

(b) Nature of the Company's business

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

(c) Employees

As at September 30, 2008 and 2007, the Company and subsidiaries have 162 employees and 172 employees, respectively (137 employees and 141 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,	
	2008	2007	2008	2007
Depreciation	4,293	5,551	4,197	5,419
Employee benefit cost	18,208	18,298	16,396	16,602
Directors' remuneration	180	80	180	80

	In Thousand Baht			
	Consolidated		The Company Only	
	For the nine-month periods ended		For the nine-month periods ended	
	September 30,		September 30,	
	2008	2007	2008	2007
Depreciation	13,047	17,034	12,720	16,529
Employee benefit cost	52,058	57,539	47,249	51,826
Directors' remuneration	380	270	380	270

2. BASIS OF INTERIM FINANCIAL STATEMENT PREPARATION AND PRINCIPLES OF CONSOLIDATION

2.1 Basis for preparation of interim financial statements

2.1.1 The interim financial statements are prepared on a full financial statements basis which are required to conform to accounting standard determined on Thai Accounting Standards No. 35 Financial Reporting (newly adjusted in 2007) as a result of in respect of Thai Accounting Standards No. 41 Interim Financial Reporting (newly adjusted in 2007). Moreover, these are also including related interpretations and guidelines promulgated by the Federation of Accounting Professions, applicable rules and regulations of the Securities and Exchange Commission and with generally accepted accounting principles in Thailand.

2.1.2 Adoption of new accounting standards

Since 2007, The Federation of Accounting Professions (FAP) has issued Notification No.38/2550 dated September 21, 2007 and No. 62/2550 dated December 7, 2007 regarding Thai Accounting Standards (TAS), which were announced in the Royal Gazette. The Notifications require mandating of the new Thai Accounting Standards (Revised 2007) which consist of 10 sets of standards instead of using the cancelled pervious versions.

TAS 25 Cash Flow Statements

TAS 33 Borrowing Costs

TAS 49 Construction Contracts

TAS 35 Financial Reporting and Presentation

TAS 39 Changes in Accounting Policies and Estimates, and Corrections of Errors

TAS 41 Interim Financial Reporting

TAS 29 Leases (cancelled TAS 7 Hire-purchase)

TAS 31 Inventory

TAS 43 Business Combinations

TAS 51 Intangible Assets (newly accounting standard)

Thai Accounting Standards that mentioned above are effective for the financial statements for fiscal years beginning on or after January 1, 2008. The management has assessed the effect of these revised accounting standards and classified them subject to its material impact level to the Company's financial statement as follows:

Revised Thai Accounting Standards that have insignificant impact to the Company's financial statement are the Thai Accounting Standards No. 25, 33, 49, 35, 39, 41, 29 and 31. The management believes that these revised accounting standards will not have significant impact to the Company's financial statement.

Revised Thai Accounting Standards that have no any impact to the Company's financial statement are the Thai Accounting Standards No. 43 and 51. The management believes that these revised accounting standards will not precisely relevant to the Company's business.

2.2 Basis of interim consolidated and operations

2.2.1 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
	direct and indirect		
	As at September	As at December	
	30, 2008	31, 2007	
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 (Dormaney)

2.2.2 The percentage of total assets and total revenues of the subsidiaries included in the consolidated financial statements are as follows:

	Percentage of total assets		Percentage of total		Percentage of total	
	included in consolidated		revenues included in		revenues included in	
	balance sheet as at		consolidated income		consolidated income	
			statement		statement	
			for the three-month		for the nine-month periods	
			periods ended		ended	
	September	December	September	September	September	September
	30, 2008	31, 2007	30, 2008	30, 2007	30, 2008	30, 2007
<u>Subsidiary companies</u>						
N.C. Property Management Co., Ltd.	0.48	0.80	0.01	0.08	0.05	1.15
Quality Living Management Co., Ltd.	0.02	0.04	0.45	0.46	0.47	0.51
N.C. Estate Co., Ltd.	0.21	0.20	-	-	-	-

2.2.3 The acquisition of subsidiaries are recorded by Purchase Method.

2.2.4 Significant intercompany transactions between the Company and subsidiaries have been eliminated.

2.2.5 The interim consolidated financial statements are prepared by using uniform accounting policies for transaction alike and other events in similar circumstances.

2.3 Significant accounting policies

The Company and Subsidiaries prepare of the interim financial statements for the three-month periods and nine-month periods ended September 30, 2008 and 2007, with the same accounting policies used in the preparation of the annual financial statements for the year ended December 31, 2007.

3. 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, 2008 and December 31, 2007, are as follow:-

	Type of relation	In Thousand Baht			
		Consolidated		The Company Only	
		As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
Receivable from related parties					
- Quality Living Management Co., Ltd.	Subsidiary	-	-	-	6
- N.C. Property Management Co., Ltd.	Subsidiary	-	-	-	11
		-	-	-	17
Payable to related parties					
- Quality Living Management Co., Ltd.	Subsidiary	-	-	183	-
- N.C. Property Management Co., Ltd.	Subsidiary	-	-	4,230	18,576
- S.C. Construction And Decoration Co., Ltd.	Co-shareholding and directing	166	134	166	134
- Sathaporn Wattana Trading Co., Ltd.	Co-shareholding and directing	7,415	4,309	7,413	4,292
		7,581	4,443	11,992	23,002
Short-term loan from related parties					
- Quality Living Management Co., Ltd.	Subsidiary				
Balance, beginning of period		-	-	3,500	3,300
Addition during the period		-	-	-	2,250
Deduction during the period		-	-	-	(2,050)
Balance, ending of period		-	-	3,500	3,500
- N.C. Estate Co., Ltd.	Subsidiary				
Balance, beginning of period		-	-	1,724	12,524
Addition during the period		-	-	-	300
Deduction during the period		-	-	-	(11,100)
Balance, ending of period		-	-	1,724	1,724

		In Thousand Baht			
		Consolidated		The Company Only	
Type of relation		As at September	As at December	As at September	As at December
		30, 2008	31, 2007	30, 2008	31, 2007
- N.C. Property Management Co., Ltd.	Subsidiary				
Balance, beginning of period		-	-	15,450	28,824
Addition during the period		-	-	12,700	5,850
Deduction during the period		-	-	(11,500)	(19,224)
Balance, ending of period		-	-	16,650	15,450
		-	-	21,874	20,674
Short-term loan from directors					
- Manager of legacy					
Mr.Namchai Tanthathoedtham *	Director				
Balance, beginning of period		137,050	84,450	137,050	84,450
Addition during the period		-	58,500	-	58,500
Deduction during the period		-	(5,900)	-	(5,900)
Balance, ending of period		137,050	137,050	137,050	137,050
- Mr. Somchao Tanthathoedtham	Director				
Balance, beginning of period		21,500	-	21,500	-
Addition during the period		25,400	30,800	25,400	30,800
Deduction during the period		(15,080)	(9,300)	(15,080)	(9,300)
Balance, ending of period		31,820	21,500	31,820	21,500
		168,870	158,550	168,870	158,550
Accrued interest from short-term loan					
- Quality Living Management Co., Ltd.	Subsidiary	-	-	52	62
- N.C. Property Management Co., Ltd.	Subsidiary	-	-	308	284
- N.C. Estate Co., Ltd.	Subsidiary	-	-	25	22
		-	-	385	368
Accrued interest					
- Manager of legacy					
Mr.Namchai Tanthathoedtham *	Director	4,294	4,254	4,294	4,254
- Mr. Somchao Tanthathoedtham	Director	911	162	911	162
		5,205	4,416	5,205	4,416
Rental fee payable					
- Mrs. Patcharin Tanthathoedtham	Shareholder's relative	495	-	495	-
* Manager of legacy Mr.Namchai Tanthathoedtham					
- Mr. Somchao Tanthathoedtham					
- Mr. Prasit Tanthathoedtham					
- Mr. Somnuek Tanthathoedtham					
- Mr. Sujin Thanthathoedtham					

The short-term loans from related companies issued as promissory notes carried interest rate of 2.375% - 3.50% per annum in year 2008 and interest rate of 5.00% - 8.50% per annum in year 2007 and will be paid when requested.

Loan from directors incurred 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.

	Pricing basis	In Thousand Baht			
		Consolidated		The Company Only	
		For the three-month periods end September30,		For the three-month periods end September30,	
		2008	2007	2008	2007
<u>Transaction during the period</u>					
Dividends received					
N.C. Property Management Co., Ltd.	In year 2008, Baht 170 per share	-	-	16,999	10,000
	In year 2007, Baht 100 per share				
N.C. Estate Co., Ltd.	Baht 5,690 per share	-	-	-	11,340
Other income - rental					
Quality Living Management Co., Ltd.	Baht 5,000 per month	-	-	15	15
N.C. Property Management Co., Ltd.	Baht 2,500 per month	-	-	8	8
Other income - Utility					
Quality Living Management Co., Ltd.	Baht 1,401.87 per month	-	-	5	5
N.C. Property Management Co., Ltd.	Baht 350.47 per month	-	-	1	1
Property development cost					
N.C. Property Management Co., Ltd.					
- Construction - building	At cost plus 10% - 15%	-	-	-	53
- Construction - fence	At cost plus 25% - 30%	-	-	-	318
Purchase construction materials					
S.C. Construction And Decoration Co., Ltd.	Market price	-	54	-	54
Sathaporn Wattana Trading Co., Ltd.	Market price	6,921	7,007	6,919	6,995
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 30,000 per project	-	-	513	423
Utility					
N.C. Property Management Co., Ltd.	At cost	-	-	3	-
Other expense - rental					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	165	165	165	165
Interest expenses					
Quality Living Management Co., Ltd.	In year 2008, at the rate of 3.50% p.a.	-	-	31	62
	In year 2007, at the rate of 7.00% p.a.				
N.C. Property Management Co., Ltd.	In year 2008, at the rate of 3.50% p.a.	-	-	177	471
	In year 2007, at the rate of 7.00% p.a.				
N.C. Estate Co., Ltd.	In year 2008, at the rate of 3.50% p.a.	-	-	16	132
	In year 2007, at the rate of 5.00% p.a.				
Manager of legacy					
- Mr.Namchai Tanthathoedtham *	At the rate of 6.25% p.a.	2,159	2,095	2,159	2,095
Mr. Somchao Tanthathoedtham	At the rate of 6.25% p.a.	499	103	499	103
In Thousand Baht					
		Consolidated		The Company Only	
		For the three-month periods end September 30, 2008		For the three-month periods end September 30, 2007	
		At cost	Appraisal value from Land Department	At cost	Appraisal value from Land Department
		Pricing basis		Pricing basis	
Land sales	Appraisal value from				
N.C. Property Management Co., Ltd.	Land Department	-	-	357	900

		In Thousand Baht			
		Consolidated		The Company Only	
		For the nine-month periods end September 30,		For the nine-month periods end September 30,	
Pricing basis		2008	2007	2008	2007
Transaction during the period					
Dividends received					
N.C. Property Management Co., Ltd.	In year 2008, Baht 170 per share	-	-	16,999	10,000
	In year 2007, Baht 100 per share				
N.C. Estate Co., Ltd.	Baht 5,690 per share	-	-	-	11,340
Other income - rental					
Quality Living Management Co., Ltd.	Baht 5,000 per month	-	-	45	45
N.C. Property Management Co., Ltd.	Baht 2,500 per month	-	-	23	23
Other income - Utility					
Quality Living Management Co., Ltd.	Baht 1,401.87 per month	-	-	13	13
N.C. Property Management Co., Ltd.	Baht 350.47 per month	-	-	3	3
Property development cost					
N.C. Property Management Co., Ltd.					
- Construction - building	At cost plus 10% - 15%	-	-	-	53
- Construction - fence	At cost plus 25% - 30%	-	-	-	318
Purchase construction materials					
S.C. Construction And Decoration Co., Ltd.	Market price	-	476	-	476
Sathaporn Wattana Trading Co., Ltd.	Market price	17,565	16,195	17,563	15,887
Acquisition of assets					
S.C. Construction And Decoration Co., Ltd.	Market price	32	-	32	-
Management fee					
Quality Living Management Co., Ltd.	Minimum Baht 30,000 per project	-	-	1,299	1,441
Utility					
N.C. Property Management Co., Ltd.	At cost	-	-	16	357
Utility (Servitude)					
N.C. Property Management Co., Ltd.	At cost	-	-	234	-
Other expense - rental					
Mrs. Patcharin Tanthathoedtham	Baht 55,000 per month	495	495	495	495
Interest expenses					
Quality Living Management Co., Ltd.	In year 2008, at the rate of 2.375-3.50% p.a.	-	-	72	189
	In year 2007, at the rate of 7.00-7.50% p.a.				
N.C. Property Management Co., Ltd.	In year 2008, at the rate of 2.375-3.50% p.a.	-	-	412	1,427
	In year 2007, at the rate of 7.00-7.50% p.a.				
N.C. Estate Co., Ltd.	In year 2008, at the rate of 2.375-3.50% p.a.	-	-	36	641
	In year 2007, at the rate of 5.00-8.50% p.a.				
Manager of legacy					
- Mr.Namchai Tanthathoedtham *	At the rate of 6.25% p.a.	6,430	5,682	6,430	5,682
Mr. Somchao Tanthathoedtham	At the rate of 6.25% p.a.	1,211	344	1,211	344
		In Thousand Baht			
		Consolidated		The Company Only	
		For the nine-month periods end September 30, 2008		For the nine-month periods end September 30, 2007	
Pricing basis		At cost	Appraisal value from Land Department	At cost	Appraisal value from Land Department
Land sales	Appraisal value from				
N.C. Property Management Co., Ltd.	Land Department	-	-	357	900

4. CASH AND CASH EQUIVALENTS

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
Cash in hand	338	12,126	320	12,073
Cash at bank - current accounts	1,746	716	570	675
Cash at bank - savings accounts	4,788	2,288	2,209	750
Total	6,872	15,130	3,099	13,498

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

5. TRADE ACCOUNTS RECEIVABLE

Trade accounts receivable consist of the following:

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
Real Estate				
Receivable from installment	533	2,729	533	2,729
Contractor and project management				
Management receivable	6,106	6,069	-	-
Property manager services				
Management receivable	327	3	-	-
Total	6,966	8,801	533	2,729
Less Allowance for doubtful accounts	(533)	(247)	(533)	(247)
Trade accounts receivable-net	6,433	8,554	-	2,482

The accounts receivable were classified by aging as follows:

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
Over 0 month to 3 months	327	7,947	-	2,196
Over 3 months to 6 months	166	-	-	-
Over 6 months to 12 months	5,748	854	-	533
Over 12 months	725	-	533	-
Total	6,966	8,801	533	2,729

Changes in the allowance for doubtful accounts during the periods are as follows:-

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September	As at December	As at September	As at December
	30, 2008	31, 2007	30, 2008	31, 2007
	(For the nine-month)	(For the year)	(For the nine-month)	(For the year)
Beginning balance	247	247	247	247
Increase	286	-	286	-
Decrease	-	-	-	-
Ending balance	<u>533</u>	<u>247</u>	<u>533</u>	<u>247</u>

Receivable from installment consist of

		Consolidated		The Company Only	
		As at September	As at December	As at September	As at December
		30, 2008	31, 2007	30, 2008	31, 2007
Contracted sales value	(In Million Baht)	<u>6,359.56</u>	<u>5,829.81</u>	<u>6,359.56</u>	<u>5,829.81</u>
Installment dues	(In Thousand Baht)	5,910,963	5,362,454	5,910,963	5,362,454
<u>Less</u> collected amount	(In Thousand Baht)	<u>(5,910,430)</u>	<u>(5,359,725)</u>	<u>(5,910,430)</u>	<u>(5,359,725)</u>
Receivable from installment	(In Thousand Baht)	<u>533</u>	<u>2,729</u>	<u>533</u>	<u>2,729</u>

6. UNBILLED RECEIVABLE / UNREALIZED INCOME

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September	As at December	As at September	As at December
	30, 2008	31, 2007	30, 2008	31, 2007
Installment dues	5,910,963	5,362,454	5,910,963	5,362,454
<u>Less</u> recognized income	<u>(5,892,575)</u>	<u>(5,328,686)</u>	<u>(5,892,575)</u>	<u>(5,328,686)</u>
	<u>18,388</u>	<u>33,768</u>	<u>18,388</u>	<u>33,768</u>
The transactions consist of				
Descriptions as below				
Unbilled receivables	16,314	19,486	16,314	19,486
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.	<u>(34,702)</u>	<u>(53,254)</u>	<u>(34,702)</u>	<u>(53,254)</u>
	<u>(18,388)</u>	<u>(33,768)</u>	<u>(18,388)</u>	<u>(33,768)</u>

"UNAUDITED"**"REVIEWED"**

7. INVENTORIES - NET

Inventories - net consist of

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
Houses and condominiums for sales	516,027	614,197	515,015	613,085
Construction in progress	-	7	-	-
	516,027	614,204	515,015	613,085
<u>Less allowance for declining value of inventories</u>	-	-	-	-
<u>Inventories - net</u>	<u>516,027</u>	<u>614,204</u>	<u>515,015</u>	<u>613,085</u>

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

	Consolidated			
	As at September 30, 2008		As at December 31, 2007	
	Unit	In Million Baht	Unit	In Million Baht
House and condominiums for sales	291	516.03	196	614.20
The selling contracted house and condominiums	(76)	(57.02)	(31)	(60.75)
<u>House and condominiums for sale - net</u>	<u>215</u>	<u>459.01</u>	<u>165</u>	<u>553.45</u>

	The Company Only			
	As at September 30, 2008		As at December 31, 2007	
	Unit	In Million Baht	Unit	In Million Baht
House and condominiums for sales	291	515.01	196	613.08
The selling contracted house and condominiums	(76)	(57.02)	(31)	(60.75)
<u>House and condominiums for sale - net</u>	<u>215</u>	<u>457.99</u>	<u>165</u>	<u>552.33</u>

As at September 30, 2008, inventories of the project in the amount of Baht 515.01 million are mortgaged as collateral for long-term loans with three financial institutions in the amount of Baht 2,600.74 million (see note 15).

As at December 31, 2007, inventories of the project in the amount of Baht 613.08 million are mortgaged as collateral for long-term loans with two financial institutions in the amount of Baht 2,409.97 million (see note 15).

"UNAUDITED"

"REVIEWED"

- 11 -

8. PROPERTY DEVELOPMENT

8.1 Actual property development cost consist of :

Consolidated (In Thousand Baht)											
As at September 30, 2008											
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
Baan Pha Thani Klong 6	449,209	2,792	14,069	-	-	-	22,359	488,429	-	-	488,429
Baan Pha Piyarom 3	79,847	17,113	41,767	237,055	4,965	-	12,740	393,487	5,051	388,436	-
Baan Pha Piyarom 7	107,844	30,308	44,787	264,944	-	-	32,525	480,408	18,883	450,348	11,177
Baan Pha Piyarom 8	38,844	18,754	36,811	223,283	-	-	10,683	328,375	6,241	322,134	-
Baan Pha Piyarom 9	100,385	21,706	35,706	122,094	15,780	-	24,651	320,322	58,121	118,353	143,848
Baan Pha Piyarom 11	70,202	1,671	-	-	-	-	1,472	73,345	-	-	73,345
Baan Pha Green Park Royal Pinklao	144,523	2,370	8,275	131,273	2,217	-	7,339	295,997	14,140	281,857	-
Baan Pha Green Park Pracha-Utid	194,199	52,460	91,236	206,940	15,316	-	54,732	614,883	72,152	291,643	251,088
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	39,371	221,830	1,639	-	17,421	437,217	93,097	275,407	68,713
Baan Narisa	121,421	1,222	10,760	140,468	-	716	9,477	284,064	6,627	276,048	1,389
Baan Pha Thanyathani	44,562	-	-	234,468	-	-	-	279,030	51,193	205,135	22,702
Baan Pha Thanyathani village 2	240,005	54,294	66,539	85,122	29,850	-	41,078	516,888	72,807	106,254	337,827
Baan Pha Thanyathani village 3	473,761	1,581	-	-	-	-	-	475,342	-	-	475,342
Baan Pha Rim Had Jomtien	76,175	10,115	55,127	201,004	10,289	-	17,329	370,039	5,867	360,614	3,558
Baan Pha Rim Had Jomtien 2	163,492	-	-	-	-	-	-	163,492	-	-	163,492
Khon Kan Condominium	7,413	110	33,182	41,525	-	-	5,528	87,758	56,050	31,708	-
Baan Pha Green park Klong 3	151,525	28,224	49,953	122,938	10,599	-	26,381	389,620	34,634	167,449	187,537
Baan Pha Green park Klong 3 Phase 2	30,675	5,841	-	-	-	-	1,200	37,716	-	-	37,716
Baan Pha Piyarom 10	90,949	6,993	1,418	12,610	-	-	3,669	115,639	-	-	115,639
Baan Pha Rangsit Klong 7	17,452	10,784	14,003	37,662	-	-	3,025	82,926	18,420	23,037	41,469
	<u>2,922,567</u>	<u>295,184</u>	<u>585,318</u>	<u>2,694,565</u>	<u>96,491</u>	<u>716</u>	<u>302,224</u>	<u>6,897,065</u>	<u>516,207</u>	<u>3,957,587</u>	<u>2,423,271</u>

“UNAUDITED”

“REVIEWED”

- 12 -

Consolidated (In Thousand Baht)

As at December 31, 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
Baan Pha Thani Klong 6	449,209	2,792	14,069	-	-	-	22,359	488,429	-	-	488,429
Baan Pha Piyarom 3	79,847	17,113	41,767	237,055	4,965	-	12,740	393,487	5,051	388,436	-
Baan Pha Piyarom 7	107,844	30,308	43,706	255,867	-	-	32,525	470,250	32,333	413,841	24,076
Baan Pha Piyarom 8	38,844	18,754	35,183	224,441	-	-	10,683	327,905	53,634	273,687	584
Baan Pha Piyarom 9	100,385	21,520	35,154	107,258	15,780	-	21,297	301,394	64,445	89,655	147,294
Baan Pha Piyarom 11	70,202	1,671	-	-	-	-	1,472	73,345	-	-	73,345
Baan Pha Green Park Royal Pinklao	144,523	444	8,275	130,714	2,217	-	7,339	293,512	19,271	274,241	-
Baan Pha Green Park Pracha-Utid	194,199	52,460	91,095	194,161	15,316	-	48,922	596,153	94,906	246,686	254,561
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	39,046	216,541	1,639	-	17,421	431,603	125,462	228,458	77,683
Baan Narisa	121,421	1,222	10,760	139,038	-	716	9,477	282,634	25,478	253,393	3,763
Baan Pha Thanyathani	-	-	-	226,362	-	-	-	226,362	23,928	189,516	12,918
Baan Pha Thanyathani village 2	239,965	54,294	61,003	61,665	29,850	-	33,707	480,484	72,286	71,143	337,055
Baan Pha Thanyathani village 3	473,761	1,546	-	-	-	-	-	475,307	-	-	475,307
Baan Pha Rim Had Jomtien	76,194	10,115	55,127	200,994	10,289	-	17,329	370,048	14,940	351,536	3,572
Baan Pha Rim Had Jomtien 2	163,492	-	-	-	-	-	-	163,492	-	-	163,492
Khon Kan Condominium	7,413	110	32,764	40,874	-	-	5,528	86,689	-	-	86,689
Baan Pha Green park Klong 3	151,525	28,222	49,423	105,557	10,599	-	22,886	368,212	75,437	110,748	182,027
Baan Pha Green park Klong 3 Phase 2	30,675	5,223	-	-	-	-	1,200	37,098	-	-	37,098
Baan Pha Piyarom 10	90,949	2,629	-	-	-	-	3,274	96,852	-	-	96,852
Baan Pha Rangsit Klong 7	17,452	10,784	4,539	7,525	-	-	1,546	41,846	4,103	2,500	35,243
	<u>2,877,984</u>	<u>288,053</u>	<u>564,225</u>	<u>2,559,401</u>	<u>96,491</u>	<u>716</u>	<u>280,320</u>	<u>6,667,190</u>	<u>614,197</u>	<u>3,553,005</u>	<u>2,499,988</u>

“UNAUDITED”

“REVIEWED”

- 13 -

The Company Only (In Thousand Baht)

As at September 30, 2008

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
Baan Pha Thani Klong 6	449,209	2,792	14,069	-	-	-	22,359	488,429	-	-	488,429
Baan Pha Piyarom 3	79,847	17,113	41,767	237,055	4,965	-	12,740	393,487	5,051	388,436	-
Baan Pha Piyarom 7	107,844	30,308	44,787	264,944	-	-	32,525	480,408	18,883	450,348	11,177
Baan Pha Piyarom 8	38,844	18,754	36,811	223,283	-	-	10,683	328,375	6,241	322,134	-
Baan Pha Piyarom 9	100,385	21,706	35,706	122,094	15,780	-	24,651	320,322	58,121	118,353	143,848
Baan Pha Piyarom 11	70,202	1,671	-	-	-	-	1,472	73,345	-	-	73,345
Baan Pha Green Park Royal Pinklao	144,523	2,370	8,275	131,273	2,217	-	7,339	295,997	14,140	281,857	-
Baan Pha Green Park Pracha-Utid	194,199	52,460	91,236	206,448	15,316	-	54,732	614,391	72,152	291,643	250,596
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	39,371	221,989	1,639	-	17,421	437,376	93,132	275,373	68,871
Baan Narisa	121,421	1,222	10,760	140,468	-	716	9,477	284,064	6,627	276,048	1,389
Baan Pha Thanyathani	44,562	-	-	234,468	-	-	-	279,030	49,966	206,362	22,702
Baan Pha Thanyathani village 2	239,629	54,294	66,539	85,141	29,850	-	41,078	516,531	72,807	106,254	337,470
Baan Pha Thanyathani village 3	473,761	1,581	-	-	-	-	-	475,342	-	-	475,342
Baan Pha Rim Had Jomtien	72,609	10,115	55,127	201,012	10,289	-	17,329	366,481	5,867	360,614	-
Baan Pha Rim Had Jomtien 2	163,492	-	-	-	-	-	-	163,492	-	-	163,492
Khon Kan Condominium	7,413	110	33,182	41,525	-	-	5,528	87,758	56,050	31,708	-
Baan Pha Green park Klong 3	151,525	28,224	49,953	122,938	10,599	-	26,381	389,620	34,634	167,449	187,537
Baan Pha Green park Klong 3 Phase 2	30,675	5,841	-	-	-	-	1,200	37,716	-	-	37,716
Baan Pha Piyarom 10	90,949	6,993	1,418	12,610	-	-	3,669	115,639	-	-	115,639
Baan Pha Rangsit Klong 7	17,452	10,784	14,003	37,662	-	-	3,025	82,926	18,420	23,037	41,469
	<u>2,918,625</u>	<u>295,184</u>	<u>585,318</u>	<u>2,694,259</u>	<u>96,491</u>	<u>716</u>	<u>302,224</u>	<u>6,892,817</u>	<u>515,015</u>	<u>3,958,780</u>	<u>2,419,022</u>

“UNAUDITED”

“REVIEWED”

- 14 -

The Company Only (In Thousand Baht)

As at December 31, 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	449,209	2,792	14,069	-	-	-	22,359	488,429	-	-	488,429
Baan Pha Piyarom 3	79,847	17,113	41,767	237,055	4,965	-	12,740	393,487	5,051	388,436	-
Baan Pha Piyarom 7	107,844	30,308	43,706	255,867	-	-	32,525	470,250	32,333	413,841	24,076
Baan Pha Piyarom 8	38,844	18,754	35,183	224,441	-	-	10,683	327,905	53,634	273,687	584
Baan Pha Piyarom 9	100,385	21,520	35,154	107,258	15,780	-	21,297	301,394	64,445	89,655	147,294
Baan Pha Piyarom 11	70,202	1,671	-	-	-	-	1,472	73,345	-	-	73,345
Baan Pha Green Park											
Royal Pinklao	144,523	444	8,275	130,714	2,217	-	7,339	293,512	19,271	274,241	-
Baan Pha Green Park											
Pracha-Utid	194,199	52,460	91,095	193,670	15,316	-	48,922	595,662	94,981	246,611	254,070
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	39,046	216,731	1,639	-	17,421	431,793	125,497	228,423	77,873
Baan Narisa	121,421	1,222	10,760	139,038	-	716	9,477	282,634	25,478	253,393	3,763
Baan Pha Thanyathani	-	-	-	226,362	-	-	-	226,362	22,706	190,738	12,918
Baan Pha Thanyathani village 2	239,629	54,294	61,003	61,664	29,850	-	33,707	480,147	72,286	71,143	336,718
Baan Pha Thanyathani village 3	473,761	1,546	-	-	-	-	-	475,307	-	-	475,307
Baan Pha Rim Had Jomtien	72,609	10,115	55,127	201,007	10,289	-	17,329	366,476	14,940	351,536	-
Baan Pha Rim Had Jomtien 2	163,492	-	-	-	-	-	-	163,492	-	-	163,492
Khon Kan Condominium	7,413	110	32,764	40,874	-	-	5,528	86,689	-	-	86,689
Baan Pha Green park Klong 3	151,525	28,222	49,423	105,557	10,599	-	22,886	368,212	75,437	110,748	182,027
Baan Pha Green park Klong 3											
Phase 2	30,675	5,223	-	-	-	-	1,200	37,098	-	-	37,098
Baan Pha Piyarom 10	90,949	2,629	-	-	-	-	3,274	96,852	-	-	96,852
Baan Pha Rangsit Klong 7	17,452	10,784	4,539	7,525	-	-	1,546	41,846	4,102	2,501	35,243
	<u>2,874,063</u>	<u>288,053</u>	<u>564,225</u>	<u>2,559,112</u>	<u>96,491</u>	<u>716</u>	<u>280,320</u>	<u>6,662,980</u>	<u>613,085</u>	<u>3,554,117</u>	<u>2,495,778</u>

As at September 30, 2008 and December 31, 2007, land and construction of some project in the amount of Baht 2,419.02 million and Baht 2,495.78 million, respectively, are mortgaged as collateral against credit facilities for long-term loans with three and two financial institutions in the amount of Baht 2,600.74 million and Baht 2,409.97 million respectively (see note 15).

Portions of the interest expense incurred for the three-month periods ended September 30, 2008 and 2007, amounting to approximately Baht 6.12 million and Baht 10.63 million, respectively, were capitalized as part of property development cost for the period. The capitalization rate for calculate interest is 7.71% and 8.52%, respectively, and for the nine-month periods ended September 30, 2008 and 2007 mounting to approximately Baht 21.90 million and Baht 42.70 million, respectively, were capitalized as part of property development cost for the period. The capitalization rate for calculate interest is 7.48% and 7.28%, respectively.

8.2 OBLIGATION AND COMMITMENT UNDER REAL ESTATE PROJECTS

	Consolidated		The Company Only	
	As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
	(For nine-month)	(For the year)	(For nine-month)	(For the year)
Number of projects on hand, beginning of period	19	16	19	16
Number of closing projects	-	-	-	-
Number of newly open projects	-	3	-	3
Number of projects on hand, ending of period	19	19	19	19
Contracted sales value (In million Baht)	6,359.56	5,829.81	6,359.56	5,829.81
As percentage of total current projects value	57.11	51.65	57.11	51.65

As at September 30, 2008 and December 31, 2007 the Company has obligation and commitment to complete the public utility development project in the amount of Baht 200.64 million and Baht 210.20 million, respectively.

9. OTHER CURRENT ASSETS

Other current assets consist of the following :

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
Prepaid expense	2,416	2,032	2,379	2,007
Property - Expropriated	1,565	1,584	1,584	1,584
Receivables - the Revenue Department	878	946	878	914
Advance expense	3,913	10,917	-	-
Retention from construction services	-	2,009	-	-
Account receivable from lawsuit (see Note No. 23.6a)	1,960	560	1,960	560
Other current assets	1,402	1,582	1,234	1,556
Total	12,134	19,630	8,035	6,621
Less Allowance for doubtful accounts	(2,097)	(560)	(2,097)	(560)
Net	10,037	19,070	5,938	6,061

Changes in the allowance for doubtful accounts during the periods are as follows:-

	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
	(For the nine-month)	(For the year)	(For the nine-month)	(For the year)
Beginning balance	560	560	560	560
increase	1,537	-	1,537	-
Decrease	-	-	-	-
Ending balance	2,097	560	2,097	560

As at September 30, 2008, the Company and subsidiary's land pending development from Pattaya as referred to title deed number 2050 had been taken back by the government and given compensation at Baht 1.44 million (Baht 1.41 million for the Company only). The payment received in advance full amount was recorded in other current liabilities. At present, it is in the process of land ownership transfer.

10. DEPOSIT PLEDGED AS COLLATERAL

As at September 30, 2008 and December 31, 2007, the Company had fixed deposit amounting to Baht 0.76 million and Baht 0.87 million, respectively. They are pledged as collateral for customer's loan and gasoline.

As at September 30, 2008 and December 31, 2007, the subsidiaries had current investment - savings accounts amounting to Baht 7.00 million and Baht 6.98 million, respectively. They are pledged as collateral for bank overdraft limit and bank guarantee from bank (see note 14).

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

11. 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 Thousand Baht)		
				As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007	For the nine-month periods ended September 30,		
		(In Thousand Baht)	(%)					2008	2007	
Subsidiaries :-										
N.C. Property Management Co., Ltd.	Contractor and Project management	Co - Shareholding/ Directing	10,000	100	11,865	11,865	38,355	55,746	16,999	10,000
N.C. Estate Co., Ltd.	Real Estate	Co - Shareholding/ Directing	2,000	100	80	80	4,029	4,781	-	11,340
Quality Living Management Co., Ltd.	Property manager service	Co - Shareholding/ Directing	1,000	100	-	-	4,191	4,205	-	-
					11,945	11,945	46,575	64,732	16,999	21,340
Less Allowance for declining value of investment					-	-				
Investment in subsidiaries- net					11,945	11,945				

The Company has recognized the equity gain (loss) in subsidiaries based on the reviewed financial statements.

12. PROPERTY, PLANT AND EQUIPMENT - NET

Property, plant and equipment - net consist of

		Consolidated (In Thousand Baht)			
		Balance as at December 31, 2007	Additions	Deduction	Balance as at September 30, 2008
<u>At cost</u>					
Land	- office	1,948	-	-	1,948
	- clubhouse	92,973	-	(10,714)	82,259
Building	- office	11,236	-	-	11,236
	- clubhouse	132,828	-	(8,664)	124,164
Sample house and sale office building		38,810	4,588	-	43,398
Building improvement		6,258	31	-	6,289
Machinery and equipment		6,565	27	-	6,592
Office equipment		45,046	932	(1,311)	44,667
Furniture and fixtures		13,501	280	-	13,781
Vehicles		20,718	34	-	20,752
Total		369,883	5,892	(20,689)	355,086
<u>Less Accumulated depreciation</u>					
Building	- office	(6,788)	(420)	-	(7,208)
	- clubhouse	(33,515)	(5,287)	1,609	(37,193)
Sample house and sale office building		(32,494)	(1,437)	-	(33,931)
Building improvement		(2,018)	(234)	-	(2,252)
Machinery and equipment		(5,600)	(415)	-	(6,015)
Office equipment		(37,558)	(2,790)	1,305	(39,043)
Furniture and fixtures		(9,971)	(1,510)	-	(11,481)
Vehicles		(19,038)	(954)	-	(19,992)
Total		(146,982)	(13,047)	2,914	(157,115)
Property, plant and equipment - net		222,901			197,971

"UNAUDITED"

"REVIEWED"

- 17 -

	The Company Only (In Thousand Baht)			
	Balance as at December 31, 2007	Additions	Deduction	Balance as at September 30, 2008
<u>At cost</u>				
Land - office	1,948	-	-	1,948
- clubhouse	92,973	-	(10,714)	82,259
Building- office	11,236	-	-	11,236
- clubhouse	132,828	-	(8,664)	124,164
Sample house and sale office building	38,810	4,588	-	43,398
Building improvement	6,258	31	-	6,289
Machinery and equipment	5,231	27	-	5,258
Office equipment	43,263	859	(1,311)	42,811
Furniture and fixtures	13,282	280	-	13,562
Vehicles	16,111	32	-	16,143
Total	<u>361,940</u>	<u>5,817</u>	<u>(20,689)</u>	<u>347,068</u>
<u>Less Accumulated depreciation</u>				
Building- office	(6,788)	(420)	-	(7,208)
- clubhouse	(33,515)	(5,287)	1,609	(37,193)
Sample house and sale office building	(32,494)	(1,437)	-	(33,931)
Building improvement	(2,018)	(234)	-	(2,252)
Machinery and equipment	(4,531)	(272)	-	(4,803)
Office equipment	(36,137)	(2,626)	1,305	(37,458)
Furniture and fixtures	(9,772)	(1,493)	-	(11,265)
Vehicles	(14,442)	(951)	-	(15,393)
Total	<u>(139,697)</u>	<u>(12,720)</u>	<u>2,914</u>	<u>(149,503)</u>
Property, plant and equipment - net	<u>222,243</u>			<u>197,565</u>

Land, building and sale office's building including land and clubhouse's building in the total amount of Baht 111.39 million (net book value amount of Baht 86.29 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 but still in use, as follows:

Transaction	In Thousand Baht			
	Consolidated		The Company Only	
	As at September 30, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
Sample house and sale office building	12,631	11,282	12,631	11,282
Machinery and equipment	3,321	2,408	3,059	2,258
Office equipment	25,489	20,189	24,745	19,827
Furniture and fixtures	3,916	3,357	3,493	3,312
Vehicles	18,841	13,860	14,254	9,273
Total	<u>64,198</u>	<u>51,096</u>	<u>58,182</u>	<u>45,952</u>

"UNAUDITED"

"REVIEWED"

- 18 -

13. INTANGIBLE ASSETS

	In Thousand Baht	
	As at September 30, 2008	As at December 31, 2007
Work - in progress - system development	3,200	3,200
	<u>3,200</u>	<u>3,200</u>

Intangible assets is a real estate management system development which is under making towards progress for the digitalization between construction site and head office to create quality management and delivery of digitized file from the site to the Company's FTP site.

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, 2008	As at December 31, 2007	As at September 30, 2008	As at December 31, 2007
Bank overdrafts from financial institutions	41,061	49,319	36,591	45,095
Short-term loans	97,000	97,000	97,000	97,000
	<u>138,061</u>	<u>146,319</u>	<u>133,591</u>	<u>142,095</u>

	Credit line (Million Baht)		Rate	Due Date	Guarantee
	As at September 30, 2008	As at December 31, 2007			
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	2008 : At the rate of Fixed deposit rate plus 2.00% 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
Total Credit line	<u>35</u>	<u>35</u>			

	Credit line (Million Baht)		Rate	Due Date	Guarantee
	As at September	As at December			
	30, 2008	31, 2007			
<u>Short-term loans</u>					
The parent company					
- Bank of Ayudhya	35	35	MLR less 0.25% per annum (In year 2008, at the rate of 6.875-7.25% per annum . In year 2007, at the rate of 7.00-7.50% per annum)	24 th October 2008	-
- Bankthai					
<u>The first loan</u>	50	50	Three months fixed deposit rate plus 2.00% (In year 2008, at the rate of 4.75%-5.50% per annum In year 2007, at the rate of 4.50- 6.75%per annum)	92 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 2008, at the rate of 5.00- 5.875% per annum In year 2007, at the rate of 4.50-6.75% per annum)	91 days since the loan date	- By some director
	<u>97</u>	<u>97</u>			
Total Credit line	<u>132</u>	<u>132</u>			

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

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as (1) not to sell, dispose, transfer, give rent, pledge, or mortgage the Company's loan collaterals, (2) not to commit any obligation that would result in letting other persons have control or rights in the Company's assets, (3) not to engage into any liability or obligation over Baht 10 million per time except approved by the bank, (4) to maintain a proper financial ratio, (5) to require approval from the bank prior to dividend distribution, (6) not to decrease registered capital and to grant beneficiary of the asset protection insurance to the lender, 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, 2008	31, 2007	30, 2008	31, 2007
Loans from local banks				
The first credit line	244,530	450,237	244,530	450,237
The second credit line	386,710	393,020	386,710	393,020
The third credit line	39,000	-	39,000	-
Total	<u>670,240</u>	<u>843,257</u>	<u>670,240</u>	<u>843,257</u>

"UNAUDITED"

"REVIEWED"

	Credit line (Million Baht)		Rate	Guarantee
	2008	2007		
<u>Long-term loans</u>				
<u>First loan</u>				
- Siam Commercial Bank	1,784.74	1,632.97	In year 2008 and 2007 : MLR, MLR less 0.50-1.00% per annum (In year 2008, at the rate of 6.375-7.25% per annum In year 2007, at the rate of 6.375-7.50% 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 2008, at the rate of 7.625 -8.00% per annum In year 2007, at the rate of 7.625 - 8.25% per annum)	- By the mortgage of the project's land and construction on there.
<u>Third loan</u>				
- Siam City Bank	39.00	-	MLR plus 0.25% per annum (In year 2008, at the rate of 7.75% per annum	- By the mortgage of the project's land and construction on there.
	<u>2,600.74</u>	<u>2,409.97</u>		

The first credit line

The Company has to repay the loan when received payment from its customers which normally based on the dates of transferring a real estate title deed 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 7 and 8)

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as (1) not to sell, dispose, transfer, give rent, pledge, or mortgage the Company's loan collaterals, (2) not to commit any obligation that would result in letting other persons have control or rights in the Company's assets, (3) not to engage into any liability or obligation over Baht 10 million per time except approved by the bank, (4) to maintain a proper financial ratio, (5) to require approval from the bank prior to dividend distribution, (6) not to decrease registered capital and to grant beneficiary of the asset protection insurance to the lender, etc.

The second credit line

The Company had to repay the full loan amount within three years from the date of the land mortgage (on December 29, 2004). On January 4, 2008, the Company submitted a request for repayment extension of the loan to December 29, 2010. However, the Company did not estimate the current portion of long-term loans due within one year for this loan amount to be classified under current liabilities in the balance sheet (see note 7 and 8).

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as sending progress report on sales, transfers and construction to the lender each month and managing the Company to increase housing sales by at least 50 units per year (starting from year 2008).

The third credit line

The Company has to repay the loan when received payment from its customers which normally based on the date of transferring a real estate title deed to the customers. The loan have to be fully settled within two years from the date of the loan agreement (on September 4, 2008). However, the Company did not estimate the current portion of long-term loans due within one year for this loan amount to be classified under current liabilities in the balance sheet (see note 7 and 8).

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as to hire an independent appraiser, approve by the bank, appraisal the land mortgage and to grant beneficiary of the asset protection insurance to the lender, etc.

16. FINANCIAL INSTRUMENTS

a. 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, 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.

b. 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 short-term 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.

c. 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.

17. 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.

18. DIVIDEND

At the Board of Directors Meeting of a subsidiary No.1/2008 held on August 20, 2008, the board of directors passed the resolution to propose to the shareholders a dividend payment for the operating period of 2003 - 2004 to all shareholders at Baht 170 per share amounting to Baht 17 million. The subsidiary pays the dividend on September 4, 2008.

At the extraordinary shareholders' meeting of a subsidiary No. 1/2007 held on July 16, 2007, the subsidiary'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 subsidiary pays the dividend on September 14, 2007.

And at the extraordinary shareholders' meeting of the other a subsidiary No. 1/2007 held on July 23, 2007, the subsidiary'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 pays the dividend on September 26, 2007.

19. EARNINGS PER SHARE

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,	
		2008	2007	2008	2007
Net income for the period	(Thousand Baht)	(41,475)	(4,658)	(23,859)	17,692
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)	(0.035)	(0.004)	(0.020)	0.015

		Consolidated		The Company Only	
		For the nine-month periods ended		For the nine-month periods ended	
		September 30,		September 30,	
		2008	2007	2008	2007
Net income for the period	(Thousand Baht)	(49,008)	(41,330)	(30,850)	(18,813)
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)	(0.041)	(0.035)	(0.026)	(0.016)

20. 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, 2008 and 2007, amounted to Baht 0.54 million and Baht 0.53 million, respectively, and for the nine-month periods ended September 30, 2008 and 2007, amounted to Baht 1.54 million and Baht 1.53 million, respectively.

The Company's contributions for the three-month periods ended September 30, 2008 and 2007, amounted to Baht 0.50 million and Baht 0.49 million, respectively, and for the nine-month periods ended September 30, 2008 and 2007, amounted to Baht 1.43 million and Baht 1.39 million, respectively.

21. CORPORATE INCOME TAX AND ITS CALCULATION

The Company computed corporate income tax based on the revenue and expense recognition principle in accordance with the Revenue Code and Instruction of the Revenue Department No. Por 61/2539 regarding the calculation of net profit and net income for real estate business, which differs from the accounting principles selected to apply in certain cases, such as recognition of revenue and cost of sales, capturing of interest expense and depreciation of assets under utilities system development for common facilities, etc.

In the year 2007, the Company computed corporate income tax, for projects launched in or after 2007, based on the principle of revenue and expense recognition in accordance with the Revenue Code and Instruction of the Revenue Department No. Tor.Por. 155/2549 regarding the calculation of revenue and expense of a company or partnership based on the accrual basis, in which revenues are recognized under the percentage of completion method, which is the same basis as the accounting principle as follows ;

<u>Accounting Policy</u>	<u>Revenue Department Principle</u>	<u>Accounting Principle</u>
Revenue from sales and cost of sales	Projects launched before 2007 - Recognizing revenue based on the installment due Projects launched after 2007 - Recognizing revenue based on percentage of completion method	Recognizing revenue 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

	<u>In Thousand Baht</u>	
	<u>For the nine-month periods end</u>	
	<u>September 30,</u>	
	<u>2008</u>	<u>2007</u>
Net profit (loss) before per book	(30,850)	(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)	18,333	21,480
Undue installment	8,241	10,241
Revenue base on tax	18,161	-
<u>Less</u> : Expenses - tax deductible re : Por. 61/2539	(3,080)	(6,202)
Interest expenses recognized as expenses re : Por. 61/2539	(6,828)	(25,089)
<u>Add</u> : Add back expenses	1,927	2,910
<u>Less</u> : Incomes - tax deductible (Dividends income)	(16,999)	(21,340)
Net profit before income tax per tax	(11,095)	(36,813)
<u>Less</u> : Corporate income tax 25%	-	-
Net profit (loss) after income tax per tax	<u>(11,095)</u>	<u>(36,813)</u>

"UNAUDITED"

"REVIEWED"

- 25 -

22. BUSINESS SEGMENT INFORMATION

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

For the three-month period ended September 30, 2008 (In Thousand Baht)

	Real	Contractor	Project	Property manager	Total	Elimination		Consolidated
	Estate		management	services		DR.	CR.	
Revenues								
Sales	186,247	-	-	-	186,247	-	-	186,247
Construction income	-	-	-	-	-	-	-	-
Service income	-	-	-	1,369	1,369	(513)	-	856
Other income	2,032	202	-	32	2,266	(237)	-	2,029
Total revenues	188,279	202	-	1,401	189,882			189,132
Expenses								
Cost of sales	159,479	-	-	-	159,479	-	(36)	159,443
Cost of construction	-	-	-	-	-	-	-	-
Cost of service	-	-	-	685	685	-	-	685
Selling and administrative expenses	57,555	349	-	1,175	59,079	-	(543)	58,536
Directors' remuneration	180	-	-	-	180	-	-	180
Total expenses	217,214	349	-	1,860	219,423			218,844
Income before interest and income tax	(28,935)	(147)	-	(459)	(29,541)			(29,712)
Interest expenses	11,985	-	-	-	11,985	-	(222)	11,763
Income tax	-	-	-	-	-	-	-	-
Net income	(40,920)	(147)	-	(459)	(41,526)			(41,475)

"UNAUDITED"

"REVIEWED"

- 26 -

For the three-month period ended September 30, 2007 (In Thousand Baht)

	Real Estate	Contractor	Project management	Property manager services	Total	Elimination		Consolidated
						DR.	CR.	
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)

- 27 -

"UNAUDITED"

"REVIEWED"

For the nine-month period ended September 30, 2008 (In Thousand Baht)

	Real Estate	Contractor	Project management	Property manager services	Total	Elimination		Consolidated
						DR.	CR.	
Revenues								
Sales	564,112	-	-	-	564,112	-	-	564,112
Construction income	-	-	-	-	-	-	-	-
Service income	-	-	-	3,998	3,998	(1,299)	-	2,699
Other income	5,549	936	-	79	6,564	(853)	-	5,711
Total revenues	569,661	936	-	4,077	574,674			572,522
Expenses								
Cost of sales	420,504	-	-	-	420,504	-	(352)	420,152
Cost of construction	-	-	-	-	-	-	-	-
Cost of service	-	-	-	2,030	2,030	-	-	2,030
Selling and administrative expenses	162,741	1,334	-	2,749	166,824	-	(1,398)	165,426
Directors' remuneration	380	-	-	-	380	-	-	380
Loss from non refund withholding income tax	489	-	-	-	489	-	-	489
Total expenses	584,114	1,334	-	4,779	590,227			588,477
Income before interest and income tax	(14,453)	(398)	-	(702)	(15,553)			(15,955)
Interest expense	33,572	-	-	-	33,572	-	(519)	33,053
Income tax	-	-	-	-	-	-	-	-
Net income	(48,025)	(398)	-	(702)	(49,125)			(49,008)
As at September 30, 2008								
Property, plant and equipment - net	197,565	158	-	248	197,971			197,971

"UNAUDITED"

"REVIEWED"

- 28 -

For the nine-month period ended September 30, 2007 (In Thousand Baht)

	Real Estate	Contractor	Project management	Property manager services	Total	Elimination		Consolidated
						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 September 30, 2007								
Property, plant and equipment - net	227,410	366	60	353	228,189			228,189

"UNAUDITED"

"REVIEWED"

- 29 -

23. COMMITMENT AND CONTINGENT LIABILITIES

23.1 The Company have entered into several agreements in respect of leases of building , sales office building , land and the provision of related services.

Future minimum rentals and service charges payables under these agreements as at September 30, 2008, are as follows:

<u>Payable within:</u>	<u>Million Baht</u>
1 year	4.81
2 to 3 years	4.68

23.2 As at September 30, 2008, the Company and subsidiaries have contingent liabilities from letters of guarantees issued by two banks to government agency and third parties amounting to Baht 187.16 million (Baht 186.76 million for the Company only).

23.3 As at September 30, 2008, the Company had contingent liability from letters of guarantee issued by a bank on behalf of the subsidiary for electricity usage amounting to Baht 0.40 million.

23.4 As at September 30, 2008, the Company has contingent liabilities to a bank from the guarantee on the customer's loan amounting to Baht 0.76 million. (see note 10)

23.5 As at September 30, 2008, the Company have contingent liabilities from purchase of land as part of property development amounting to approximately Baht 54.79 million.

23.6 As at September 30, 2008, the Company has contingent liabilities arising from lawsuits as follows:

a) A financial institution had filed four civil lawsuits demanding the Company as the loan guarantor to repay the loan with the principal borrowers who were the clients of the Company in the total amount of Baht 6.57 million along with interest at 15% per annum to be calculated from the date of the filing of lawsuit until the date of full settlement (Baht 0.40 million calculated up to September 30, 2008). The financial institution above alleged the borrowers for default on payments of the principal and interest under the terms of the loan agreement. Therefore, the Company as on behalf of the loan guarantor was then charged as the 2nd defendant co-borrower. At present, the three cases are in the process of the Court. And the one is given the ultimate outcome by the Court, having the fire incident of Baht 0.60 million.

As at September 30, 2008, the management has assessed the damage of the lawsuit up to September 30, 2008 and provides a provision in the amount of Baht 1.96 million which is recorded under caption of current liabilities and recognized as an expense in the statement of income for the year 2008 amount of Baht 1.4 million (and In 2007 recognized the losses in the amount of Baht 0.56 million).

- b) A house buyer in the Company's project had filed a civil lawsuit demanding the Company to indemnify the losses resulting from the fire incident of Baht 1.5 million together with other expenses and interest at 15% per annum to be calculated from the date of the filing of lawsuit until the date of full settlement (Baht 0.31 million calculated up to September 30, 2008). The buyer demanded the Company to pay fire indemnity for the loss and damage to the buyer's home.

The management believes the Company doesn't have to pay indemnity for the case per said. As at September 30, 2008, the case is still under court process and the ultimate outcome is not yet determined.

- c) A house buyer in the Company's project had filed a civil lawsuit demanding the Company to indemnify the losses resulting from the expropriated land of Baht 5.60 million together with other expenses and interest at 15% per annum to be calculated from the date of the filing of lawsuit until the date of full settlement (Baht 0.19 million calculated up to September 30, 2008). The buyer demanded the Company to return purchase the buyer's home.

As at September 30, 2008, the ultimate outcome of the case is still indefinite. The management has assessed the damage of the lawsuit up to September 30, 2008 and provides a provision in the amount of Baht 2.3 million which is recorded under caption of current liabilities and recognized as an expense in the statement of income for the year 2008.

24. RECLASSIFICATION

24.1 Since quarter 1 of 2008, the Company has applied the Thai Accounting Standard no. 35 (amended in 2007) "Presentation of financial statements" and no. 25 (amended in 2007) "Cash flow statements" to the interim financial statements. Therefore, the formats of the presentations have been adjusted to conform to the accounting standards referred to above.

"UNAUDITED"

"REVIEWED"

- 31 -

24.2 Certain amounts in the 2007 financial statement has been reclassified to conform to the 2008 financial statement, with no effect on previously reported net income or shareholder' equity.

	<u>In Thousand Baht</u>
	<u>The Company Only</u>
	<u>Increase (decrease)</u>
Other non-current assets	(3,200)
Intangible assets	3,200
Payable to related parties	(367)
Accrued interest	367

24.3 Certain transactions in the cash flows statements for the nine-month period ended September 30, 2007, have been reclassified to conform to the classifications in the nine-month period ended September 30, 2008, with no effect on previously reported net income (loss) or shareholders' equity.

25. AUTHORIZATION FOR ISSUE OF FINANCIAL STATEMENTS

These financial statements are authorized to issue by Company's directors on November 13, 2008.