

Peace & Living Public Company Limited  
Review report and interim financial information  
For the three-month period ended 31 March 2023

## **Independent Auditor's Report on Review of Interim Financial Information**

To the Shareholders of Peace & Living Public Company Limited

I have reviewed the accompanying statement of financial position of Peace & Living Public Company Limited as at 31 March 2023, and the related statements of comprehensive income, changes in shareholders' equity, and cash flows for the three-month period then ended, as well as the condensed notes to the interim financial statements (collectively "interim financial information"). Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 34 *Interim Financial Reporting*. My responsibility is to express a conclusion on this interim financial information based on my review.

### **Scope of review**

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

### **Conclusion**

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

*Chatchai Kasemsrithanawat*

Chatchai Kasemsrithanawat

Certified Public Accountant (Thailand) No. 5813

EY Office Limited

Bangkok: 11 May 2023

**Peace & Living Public Company Limited**

**Statement of financial position**

**As at 31 March 2023**

(Unit: Thousand Baht)

	<u>Note</u>	<u>31 March 2023</u>	<u>31 December 2022</u>
		(Unaudited but reviewed)	(Audited)
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents		301,259	284,843
Restricted bank deposit	3	2,372	2,372
Property development costs for sales	4	1,809,862	1,792,753
Deposits for construction materials		3,677	864
Deposits for land purchase		189,605	145,237
Other current financial assets	5	151,055	150,554
Other current assets		6,971	5,715
<b>Total current assets</b>		<u>2,464,801</u>	<u>2,382,338</u>
<b>Non-current assets</b>			
Restricted bank deposit	3	1,149	1,149
Building and equipment		7,509	8,233
Intangible assets		2,484	2,608
Deferred tax assets		7,994	12,862
Other non-current assets		366	366
<b>Total non-current assets</b>		<u>19,502</u>	<u>25,218</u>
<b>Total assets</b>		<u>2,484,303</u>	<u>2,407,556</u>

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

**Peace & Living Public Company Limited**  
**Statement of financial position (continued)**

**As at 31 March 2023**

(Unit: Thousand Baht)

	<u>31 March 2023</u>	<u>31 December 2022</u>
	(Unaudited but reviewed)	(Audited)
<b>Liabilities and shareholders' equity</b>		
<b>Current liabilities</b>		
Trade and other payables	128,432	128,517
Current portion of lease liabilities	1,943	2,139
Retention guarantees	15,779	14,708
Deposits and advances received from customers	8,943	13,902
Income tax payable	<u>41,960</u>	<u>32,711</u>
<b>Total current liabilities</b>	<u>197,057</u>	<u>191,977</u>
<b>Non-current liabilities</b>		
Lease liabilities - net of current portion	284	665
Provision for long-term employee benefits	<u>15,862</u>	<u>15,250</u>
<b>Total non-current liabilities</b>	<u>16,146</u>	<u>15,915</u>
<b>Total liabilities</b>	<u>213,203</u>	<u>207,892</u>

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

**Peace & Living Public Company Limited**  
**Statement of financial position (continued)**

**As at 31 March 2023**

(Unit: Thousand Baht)

	<u>31 March 2023</u>	<u>31 December 2022</u>
	(Unaudited but reviewed)	(Audited)
<b>Shareholders' equity</b>		
Share capital		
Registered		
504,000,000 ordinary shares of Baht 1 each	<u>504,000</u>	<u>504,000</u>
Issued and fully paid up		
503,997,673 ordinary shares of Baht 1 each	503,998	503,998
Share premium	244,394	244,394
Capital reserve for share-based payments	12,910	12,910
Retained earnings		
Appropriated - statutory reserve	50,400	50,400
Unappropriated	<u>1,459,398</u>	<u>1,387,962</u>
<b>Total shareholders' equity</b>	<u>2,271,100</u>	<u>2,199,664</u>
<b>Total liabilities and shareholders' equity</b>	<u>2,484,303</u>	<u>2,407,556</u>

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

Directors

(Unaudited but reviewed)

**Peace & Living Public Company Limited**

**Statement of comprehensive income**

**For the three-month period ended 31 March 2023**

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	<u>Note</u>	<u>2023</u>	<u>2022</u>
<b>Profit or loss:</b>			
<b>Revenues</b>			
Revenue from sales of real estate		339,693	447,487
Other income		1,398	489
<b>Total revenues</b>		<u>341,091</u>	<u>447,976</u>
<b>Expenses</b>			
Cost of real estate sold		194,598	270,668
Selling expenses		24,965	31,699
Administrative expenses		32,226	30,644
<b>Total expenses</b>		<u>251,789</u>	<u>333,011</u>
<b>Operating profit</b>		89,302	114,965
Finance cost		(28)	(52)
<b>Profit before income tax expenses</b>		89,274	114,913
Income tax expenses		(17,838)	(22,976)
<b>Profit for the period</b>		<u>71,436</u>	<u>91,937</u>
<b>Other comprehensive income for the period</b>		<u>-</u>	<u>-</u>
<b>Total comprehensive income for the period</b>		<u><u>71,436</u></u>	<u><u>91,937</u></u>
<b>Earnings per share</b>	6		
Basic earnings per share			
Profit for the period		<u><u>0.14</u></u>	<u><u>0.20</u></u>

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

(Unaudited but reviewed)

Peace & Living Public Company Limited

Statement of changes in shareholders' equity

For the three-month period ended 31 March 2023

(Unit: Thousand Baht)

	Issued and		Capital reserve for	Retained earnings		Total
	fully paid-up	Share premium		share-based payments	Appropriated -	
	share capital			statutory reserve		
<b>Balance as at 1 January 2022</b>	336,000	-	12,910	33,805	1,186,567	1,569,282
Total comprehensive income for the period	-	-	-	-	91,937	91,937
Increase share capital	84,000	250,320	-	-	-	334,320
Transaction costs - net of income tax	-	(5,926)	-	-	-	(5,926)
<b>Balance as at 31 March 2022</b>	<u>420,000</u>	<u>244,394</u>	<u>12,910</u>	<u>33,805</u>	<u>1,278,504</u>	<u>1,989,613</u>
<b>Balance as at 1 January 2023</b>	503,998	244,394	12,910	50,400	1,387,962	2,199,664
Total comprehensive income for the period	-	-	-	-	71,436	71,436
<b>Balance as at 31 March 2023</b>	<u>503,998</u>	<u>244,394</u>	<u>12,910</u>	<u>50,400</u>	<u>1,459,398</u>	<u>2,271,100</u>

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

(Unaudited but reviewed)

**Peace & Living Public Company Limited**

**Cash flow statement**

**For the three-month period ended 31 March 2023**

(Unit: Thousand Baht)

	<u>2023</u>	<u>2022</u>
<b>Cash flows from operating activities</b>		
Profit before tax	89,274	114,913
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities:		
Decrease in property development costs for sales transferring to cost of real estate sold	194,598	270,668
Depreciation and amortisation	1,230	1,216
Loss on write-off of equipment	2	-
Provision for long-term employee benefits	612	670
Gains on fair value adjustments of investments	(501)	-
Interest income	(2)	-
Finance cost	28	52
Profit from operating activities before changes in operating assets and liabilities	285,241	387,519
Operating assets (increase) decrease		
Other receivables	86	129
Property development costs for sales	(204,697)	(649,237)
Deposits for construction materials	(2,813)	944
Deposits for land purchase	(51,195)	36,677
Other current assets	(1,402)	(1,823)
Other non-current assets	-	(120)
Operating liabilities increase (decrease)		
Trade and other payables	99	1,589
Retention guarantees	1,071	70
Deposits and advances received from customers	(4,958)	(1,816)
Cash flows from (used in) operating activities	21,432	(226,068)
Interest received	2	-
Corporate income tax paid	(3,720)	(4,908)
<b>Net cash flows from (used in) operating activities</b>	<u>17,714</u>	<u>(230,976)</u>

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



(Unaudited but reviewed)

**Peace & Living Public Company Limited**

**Cash flow statement (continued)**

**For the three-month period ended 31 March 2023**

(Unit: Thousand Baht)

	<u>2023</u>	<u>2022</u>
<b>Cash flows from investing activities</b>		
Acquisition of equipment	<u>(692)</u>	<u>(252)</u>
<b>Net cash flows used in investing activities</b>	<u>(692)</u>	<u>(252)</u>
<b>Cash flows from financing activities</b>		
Proceeds from increase in share capital	-	334,320
Transaction costs on issuance of shares	-	(7,407)
Payment of principal portion of lease liabilities	(578)	(554)
Interest paid	<u>(28)</u>	<u>(52)</u>
<b>Net cash flows from (used in) financing activities</b>	<u>(606)</u>	<u>326,307</u>
<b>Net increase in cash and cash equivalents</b>	16,416	95,079
Cash and cash equivalents at beginning of period	<u>284,843</u>	<u>106,377</u>
<b>Cash and cash equivalents at end of period</b>	<u><u>301,259</u></u>	<u><u>201,456</u></u>

**Supplemental cash flow information:**

Non-cash items consist of:

Payable for equipments	238	56
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The accompanying notes are an integral part of the interim financial statements.

**Peace & Living Public Company Limited**  
**Notes to interim financial statements**  
**For the three-month period ended 31 March 2023**

**1. General information**

**1.1 Basis of the preparation of interim financial statements**

These interim financial statements are prepared in accordance with Thai Accounting Standard No. 34 Interim Financial Reporting, with the Company choosing to present condensed interim financial statements. However, the Company has presented the statements of financial position, comprehensive income, changes in shareholders' equity and cash flows in the same format as that used for the annual financial statements.

The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events and circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the latest annual financial statements.

The interim financial statements in Thai language are the official statutory financial statements of the Company. The interim financial statements in English language have been translated from the Thai language interim financial statements.

**1.2 Significant accounting policies**

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2022.

The revised financial reporting standards which are effective for fiscal years beginning on or after 1 January 2023, do not have any significant impact on the Company's financial statements.

**2. Related party transactions**

During the period, the Company had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course of business. There were no significant changes in the transfer pricing policy of transactions with related parties during the current period.

Summaries significant business transactions with related parties as follows.

	(Unit: Thousand Baht)	
	For the three-month periods ended 31 March	
	<u>2023</u>	<u>2022</u>
<u>Transaction with related party</u>		
Purchases of materials used for property	841	1,192
<u>Transaction with related persons</u>		
Revenue from sales of real estate	-	24,323
Rental expense	450	450

The balances of the accounts between the Company and those related parties are as follows:

	(Unit: Thousand Baht)	
	<u>31 March 2023</u>	<u>31 December 2022</u>
		(Audited)
Trade payables - related party	444	621
Lease liabilities - related persons	1,615	2,044

**Directors and management's benefits**

	(Unit: Thousand Baht)	
	For the three-month periods ended 31 March	
	<u>2023</u>	<u>2022</u>
Short-term employee benefits	5,853	6,325
Post-employment benefits	209	251
Total	<u>6,062</u>	<u>6,576</u>

**3. Restricted bank deposit**

The balance of restricted bank deposit amounting to Baht 3.5 million is fixed deposit which the Company has pledged to secure a letter of guarantee for utility maintenance of property development issued by a bank on behalf of the Company. The Company intends to redeem within 1 year amounting to Baht 2.4 million which presented under current assets.

**4. Property development costs for sales**

Movements of property development costs for sales account during the three-month period ended 31 March 2023 were summarised below.

	(Unit: Thousand Baht)
<b>Balance as at 1 January 2023</b>	1,792,753
Increase in land costs and development costs	119,661
Increase in construction costs	92,046
Cost of real estate sold for the period	(194,598)
<b>Balance as at 31 March 2023</b>	<u>1,809,862</u>

The Company has mortgaged its all projects land and construction thereon with banks as collateral for bank overdrafts, loans from financial institutions, and issuance of bank guarantees.

**5. Other current financial assets**

	(Unit: Thousand Baht)	
	31 March 2023	31 December 2022
		(Audited)
<b>Financial assets which are measured at fair value through profit or loss</b>		
Unit trust in fixed income open-ended fund	150,000	150,000
Add: Unrealised gain on change in fair value	1,055	554
Fair value	<u>151,055</u>	<u>150,554</u>

Unit trust in fixed income open-ended fund were measured at fair value with hierarchy level 2. Fair value of unit trust has been determined by using the net asset value as published by the Asset Management and there were no transfers within the fair value hierarchy during the current period.

## 6. Earnings per share

Basic earnings per share is calculated by dividing profit for the period (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the period, after adjusting the number of ordinary shares in proportion to the change in the number of ordinary shares as a result of the distribution of the stock dividend during 2022 of 83,997,673 ordinary shares. The number of ordinary shares of the prior year has been adjusted as if the stock dividend had been distributed at the beginning of the earliest period reported.

The following table sets forth the computation of basic earnings per share:

	For three-month periods ended 31 March	
	<u>2023</u>	<u>2022*</u>
Profit for the period (Thousand Baht)	71,436	91,937
Weighted average number of ordinary shares (Thousand shares)	503,998	462,558
Earnings per share (Baht per share)	0.14	0.20

\* Recalculation after the change in the number of ordinary shares as a result of the distribution of the stock dividend.

## 7. Commitments and contingent liabilities

### 7.1 Capital commitments

As at 31 March 2023, the Company had capital commitments of approximately Baht 885 million, relating to land purchase contracts and construction of property development.

### 7.2 Service commitments

As at 31 March 2023, the Company had service commitments of approximately Baht 14 million, relating to advertising expenses and others.

### 7.3 Guarantees

As at 31 March 2023, there were outstanding bank guarantees issued by the banks on behalf of the Company in respect of certain performance bonds as required in the normal course of business as follows.

	(Unit: Thousand Baht) 31 March 2023
Bank guarantee for utilities	187,720
Bank guarantee for trade payables	27,000
Total	<u>214,720</u>

The Company pledged bank deposit and projects land and construction thereon with a bank to secure the issuance of bank guarantees.

**8. Fair values of financial instruments**

Since the majority of the Company's financial instruments are short-term in nature or carrying interest at rates close to the market interest rates, their fair value is not expected to be materially different from the amounts presented in the statement of financial position.

**9. Event after reporting period**

On 25 April 2023, the Annual General Meeting of the Company's shareholders passed a resolution to pay a cash dividend payment from the Company's operating results for the year 2022 of Baht 0.25 per share, or a total not greater Baht 126 million to its shareholders. The dividend will be paid within 17 May 2023.

**10. Approval of interim financial statements**

These interim financial statements were authorised for issue by the Company's Board of Directors on 11 May 2023.