

**Pruksa Holding Public Company Limited
and its Subsidiaries**

Financial statements for the year ended

31 December 2021

and

Independent Auditor's Report

Independent Auditor's Report

To the shareholders of Pruksa Holding Public Company Limited

Opinion

I have audited the consolidated and separate financial statements of Pruksa Holding Public Company Limited and its subsidiaries (the “Group”) and of Pruksa Holding Public Company Limited (the “Company”), respectively, which comprise the consolidated and separate statements of financial position as at 31 December 2021, the consolidated and separate statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying consolidated and separate financial statements present fairly, in all material respects, the financial position of the Group and the Company, respectively, as at 31 December 2021 and their financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards (TFRSs).

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing (TSAs). My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements* section of my report. I am independent of the Group and the Company in accordance with the Code of Ethics for Professional Accountants issued by the Federation of Accounting Professions that is relevant to my audit of the consolidated and separate financial statements, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of my audit of the consolidated and separate financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Valuation of real estate projects under development Refer to notes 3(g) and 8 of the consolidated and separate financial statements.	
The key audit matter	
Real estate development for sale of the Group are measured at the lower of their cost and their net realisable values. The determination of the estimated net realisable values of these real estate development for sale is dependent upon the Group's estimations of future selling prices and estimated cost to complete. Such uncertainty in these estimates impact the assessment of the carrying value of real estate development for sale, which the Group's estimations of future selling prices are dependent on market conditions and the estimated cost to complete are subject to a number of variables including market conditions in respect of materials and sub-contractor cost and construction issues. The real estate development for sale involves significant judgment by management in making these estimates, which depends on many factors and various assumptions and is a significant balance in the consolidated financial statements, therefore this is an area of focus in my audit.	The audit procedures in this area included: <ul style="list-style-type: none">- inquiry of the management to understand and assess the process of the estimation of net realisable value of real estate development for sale and perform testing the Group's controls relating to the approval of setting selling price and budget costs, updating selling price and reviewing of cost estimates.- evaluating the appropriateness of the Group's estimated selling prices by comparing sales estimates to sales made to date and real estate price trend information.- evaluating the reasonableness of the estimated cost to complete by comparing the cost estimates to the actual costs and supporting documents.- assess adequacy of disclosure in the financial statements in accordance with Thai Financial Reporting Standards.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated and separate financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the consolidated and separate financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the consolidated and separate financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance and request that the correction be made.

Responsibilities of Management and Those Charged with Governance for the Consolidated and Separate Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with TFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, management is responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's and the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements

My objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with TSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with TSAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group and the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

(Vannaporn Jongperadechanon)
Certified Public Accountant
Registration No. 4098

KPMG Phoomchai Audit Ltd.
Bangkok
18 February 2022

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of financial position

Assets	<i>Note</i>	Consolidated financial statements		Separate financial statements	
		31 December		31 December	
		2021	2020	2021	2020
<i>(in Baht)</i>					
<i>Current assets</i>					
Cash and cash equivalents	6	3,347,978,395	1,336,530,437	11,164,114	13,520,988
Trade accounts receivable	7	36,777,035	-	-	-
Other receivables from subsidiary	5	-	-	2,847,163	63,397,808
Short-term loans and accrued interest income - subsidiaries	5	-	-	16,018,656,793	21,885,729,109
Current cost to obtain contracts with customers	22	472,396,086	319,767,338	-	-
Real estate development for sale	8, 16	56,756,680,519	66,863,154,324	-	-
Inventories	9	18,076,284	-		
Deposits for purchase of land		408,355,265	451,219,587	-	-
Advance payment for goods		699,156,741	676,662,024	321	321
Other current assets		136,499,474	205,211,990	11,184,306	337,932
Total current assets		61,875,919,799	69,852,545,700	16,043,852,697	21,962,986,158
<i>Non-current assets</i>					
Investments in subsidiaries	10	-	-	39,620,695,717	35,620,695,717
Investments in joint ventures	11	834,625,700	107,540,634	-	-
Non-current cost to obtain contracts with customers	22	9,027,552	249,299,060	-	-
Investment properties	12	1,374,748,929	718,564,228	-	-
Property, plant and equipment	13, 16	6,565,787,206	6,009,708,184	8,284	26,446
Right-of-use assets	14	503,651,330	628,675,805	25,489,501	28,931,952
Intangible assets	15	678,202,822	496,359,162	1,048,164	1,233,164
Deferred tax assets	25	71,608,096	16,250,917	1,895,491	1,536,252
Other non-current assets	5	138,036,342	194,177,197	1,336,945	1,336,945
Total non-current assets		10,175,687,977	8,420,575,187	39,650,474,102	35,653,760,476
Total assets		72,051,607,776	78,273,120,887	55,694,326,799	57,616,746,634

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of financial position

Liabilities and equity	<i>Note</i>	Consolidated financial statements		Separate financial statements	
		31 December		31 December	
		2021	2020	2021	2020
<i>(in Baht)</i>					
<i>Current liabilities</i>					
Short-term loans from financial institutions	16	4,359,195	1,500,000,000	-	-
Trade accounts payable		1,349,630,896	1,277,256,051	-	-
Other payables - subsidiary		-	-	2,731	1,917
Payables for purchase of land		-	522,874,400	-	-
Current portion of lease liabilities	5, 16	117,749,858	121,979,454	5,489,816	4,673,629
Short-term loans - subsidiary		-	-	6,456	246
Current portion of long-term loan from financial institution	16	400,000,000	200,000,000	-	100,000,000
Current portion of long-term debentures	16	9,500,000,000	6,750,000,000	9,500,000,000	4,750,000,000
Current contract liabilities	22	2,293,829,080	1,394,715,529	-	-
Current income tax payable		261,903,819	263,249,037	-	11,694,747
Other current liabilities	5, 17	3,974,710,870	4,034,660,527	86,555,173	88,882,818
Total current liabilities		17,902,183,718	16,064,734,998	9,592,054,176	4,955,253,357
<i>Non-current liabilities</i>					
Long-term loan from financial institution	16	457,000,000	1,307,000,000	-	350,000,000
Long-term debentures	16	8,750,000,000	15,250,000,000	8,750,000,000	15,250,000,000
Lease liabilities	5, 16	396,261,166	509,975,784	20,482,572	24,317,342
Non-current contract liabilities	22	35,920,965	966,483,902	-	-
Non-current provisions for employee benefits	18	395,909,693	368,012,136	8,994,569	7,622,243
Provision for litigation and claims	32	41,949,945	20,564,921	-	-
Total non-current liabilities		10,077,041,769	18,422,036,743	8,779,477,141	15,631,939,585
Total liabilities		27,979,225,487	34,486,771,741	18,371,531,317	20,587,192,942

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of financial position

Liabilities and equity	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		31 December 2021	2020	31 December 2021	2020
<i>(in Baht)</i>					
Equity					
Share capital		19			
Authorised share capital					
<i>(2,189 million ordinary shares, par value</i>					
<i>at Baht 1 per share)</i>		<u>2,188,504,922</u>	<u>2,188,504,922</u>	<u>2,188,504,922</u>	<u>2,188,504,922</u>
Issued and paid-up share capital					
<i>(2,189 million ordinary shares, par value</i>					
<i>at Baht 1 per share)</i>		2,188,504,922	2,188,504,922	2,188,504,922	2,188,504,922
Premium on ordinary shares	19	1,872,580,809	1,872,580,809	32,420,281,342	32,420,281,342
Retained earnings					
Appropriated					
Legal reserve	20	223,730,753	223,730,753	222,638,318	222,638,318
Unappropriated		39,128,151,501	38,876,478,969	2,491,370,900	2,198,129,110
Other components of equity		<u>(88,788,813)</u>	<u>(114,746,671)</u>	<u>-</u>	<u>-</u>
Equity attributable to owners of the parent		43,324,179,172	43,046,548,782	37,322,795,482	37,029,553,692
Non-controlling interests	21	748,203,117	739,800,364	-	-
Total equity		<u>44,072,382,289</u>	<u>43,786,349,146</u>	<u>37,322,795,482</u>	<u>37,029,553,692</u>
Total liabilities and equity		<u>72,051,607,776</u>	<u>78,273,120,887</u>	<u>55,694,326,799</u>	<u>57,616,746,634</u>

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of comprehensive income

	Consolidated financial statements		Separate financial statements	
	Year ended 31 December		Year ended 31 December	
	Note	2021	2020	2021
<i>(in Baht)</i>				
Revenues				
Revenue from sales of real estate	22	28,040,732,317	29,244,350,853	-
Revenue from hospital operations		270,159,172	-	-
Dividend income	5, 10	-	-	2,368,552,525
Other income	5	119,310,910	268,615,238	633,303,455
Total revenues		28,430,202,399	29,512,966,091	730,792,746
				3,001,855,980
				3,625,690,277
Expenses				
Cost of sales of real estate	8, 24	19,722,407,161	19,876,218,290	-
Cost of hospital operations		405,871,512	-	-
Distribution costs	24	2,189,159,821	2,110,418,065	-
Administrative expenses	5, 24	2,564,548,512	3,326,365,901	120,497,894
Total expenses		24,881,987,006	25,313,002,256	115,460,061
Profit from operating activities		3,548,215,393	4,199,963,835	2,881,358,086
Finance costs		(549,546,391)	(515,019,006)	(480,735,601)
Share of profit of joint ventures accounted for using equity method		109,598,624	-	-
Profit before income tax expense	22	3,108,267,626	3,684,944,829	2,400,622,485
Tax expense	25	(704,946,333)	(858,195,967)	(6,415,970)
Profit for the year		2,403,321,293	2,826,748,862	2,394,206,515
				3,027,023,120

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of comprehensive income

	Consolidated financial statements		Separate financial statements	
	Year ended 31 December		Year ended 31 December	
	<i>Note</i>	2021	2020	2021
<i>(in Baht)</i>				
Other comprehensive income				
<i>Items that will be reclassified subsequently to profit or loss</i>				
Exchange differences on translating financial statements		26,112,638	(8,711,129)	-
Share of other comprehensive income of joint ventures accounted for using equity method		308,108	-	-
Total items that will be reclassified subsequently to profit or loss		26,420,746	(8,711,129)	-
<i>Item that will not be reclassified to profit or loss</i>				
Gain (loss) on remeasurements of defined benefit plans	18	-	(17,425,051)	-
Income tax relating to items that will not be reclassified	25	-	3,485,010	-
Total item that will not be reclassified to profit or loss		-	(13,940,041)	-
Other comprehensive income (expense) for the year, net of tax	25	26,420,746	(22,651,170)	-
Total comprehensive income for the year		2,429,742,039	2,804,097,692	2,394,206,515
Profit attributable to:				
Owners of the parent		2,352,637,257	2,770,630,706	2,394,206,515
Non-controlling interests		50,684,036	56,118,156	-
		2,403,321,293	2,826,748,862	2,394,206,515
Total comprehensive income attributable to:				
Owners of the parent		2,378,595,115	2,748,521,848	2,394,206,515
Non-controlling interests		51,146,924	55,575,844	-
		2,429,742,039	2,804,097,692	2,394,206,515
Earnings per share (in Baht)				
Basic earnings per share	27	1.07	1.27	1.09
				1.38

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of changes in equity

	Note	Issued and paid-up share capital	Share premium	Retained earnings		Translation reserve (in Baht)	Consolidated financial statements		Equity attributable to owners of the parent	Non - controlling interests	Total equity
				Legal reserve	Unappropriated		Other	components of equity			
Year ended 31 December 2020											
Balance at 1 January 2020		2,188,504,922	1,872,580,809	223,730,753	38,876,916,613	(106,189,961)	43,055,543,136	736,467,279	43,792,010,415		
Transactions with owners, recorded directly in equity											
<i>Contributions by and distributions to owners of the parent</i>											
Dividends to owners of the Company	28	-	-	-	(2,757,516,202)	-	(2,757,516,202)	-	(2,757,516,202)		
Dividends paid from subsidiary		-	-	-	-	-	-	-	(52,242,759)	(52,242,759)	
Total contributions by and distributions to owners of the parent		-	-	-	(2,757,516,202)	-	(2,757,516,202)	(2,757,516,202)	(52,242,759)	(52,242,759)	(2,809,758,961)
Total transactions with owners, recorded directly in equity		-	-	-	(2,757,516,202)	-	(2,757,516,202)	(2,757,516,202)	(52,242,759)	(52,242,759)	(2,809,758,961)
Comprehensive income for the year											
Profit		-	-	-	2,770,630,706	-	2,770,630,706	56,118,156	2,826,748,862		
Other comprehensive income		-	-	-	(13,552,148)	(8,556,710)	(22,108,858)	(542,312)	(22,651,170)		
Total comprehensive income for the year		-	-	-	2,757,078,558	(8,556,710)	2,748,521,848	55,575,844	2,804,097,692		
Balance at 31 December 2020		2,188,504,922	1,872,580,809	223,730,753	38,876,478,969	(114,746,671)	43,046,548,782	739,800,364	43,786,349,146		

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of changes in equity

Note	Consolidated financial statements									
	Retained earnings				Other components of equity					
	Issued and paid-up share capital	Share premium	Legal reserve	Unappropriated	Translation reserve	Joint venture using equity method	Share of other comprehensive income of joint venture using equity method	Total other components of equity	Equity attributable to owners of the parent	Non-controlling interests
<i>(in Baht)</i>										
Year ended 31 December 2021										
Balance at 1 January 2021	2,188,504,922	1,872,580,809	223,730,753	38,876,478,969	(114,746,671)	-	(114,746,671)	43,046,548,782	739,800,364	43,786,349,146
Transactions with owners, recorded directly in equity										
<i>Contributions by and distributions to owners of the parent</i>										
Dividends to owners of the Company	28	-	-	-	(2,100,964,725)	-	-	(2,100,964,725)	-	(2,100,964,725)
Dividends paid from subsidiary		-	-	-	-	-	-	-	(42,744,171)	(42,744,171)
Total contributions by and distributions to owners of the parent		-	-	-	(2,100,964,725)	-	-	(2,100,964,725)	(42,744,171)	(2,143,708,896)
Total transactions with owners, recorded directly in equity		-	-	-	(2,100,964,725)	-	-	(2,100,964,725)	(42,744,171)	(2,143,708,896)
Comprehensive income for the year										
Profit		-	-	-	2,352,637,257	-	-	2,352,637,257	50,684,036	2,403,321,293
Other comprehensive income		-	-	-	-	25,649,750	308,108	25,957,858	462,888	26,420,746
Total comprehensive income for the year		-	-	-	2,352,637,257	25,649,750	308,108	25,957,858	2,378,595,115	51,146,924
Balance at 31 December 2021	2,188,504,922	1,872,580,809	223,730,753	39,128,151,501	(89,096,921)	308,108	(88,788,813)	43,324,179,172	748,203,117	44,072,382,289

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of changes in equity

Note	Issued and paid-up share capital	Share premium	Separate financial statements			Total equity	
			Retained earnings				
			Legal reserve	Unappropriated			
Year ended 31 December 2020							
Balance at 1 January 2020	2,188,504,922	32,420,281,342	222,638,318	1,920,680,226		36,752,104,808	
Transactions with owners, recorded directly in equity							
<i>Contributions by and distributions to owners</i>							
Dividends to owners of the Company	-	-	-	(2,757,516,202)		(2,757,516,202)	
Total transactions with owners, recorded directly in equity	-	-	-	(2,757,516,202)		(2,757,516,202)	
Comprehensive income for the year							
Profit	-	-	-	3,027,023,120		3,027,023,120	
Other comprehensive income	-	-	-	7,941,966		7,941,966	
Total comprehensive income for the year	-	-	-	3,034,965,086		3,034,965,086	
Balance at 31 December 2020	2,188,504,922	32,420,281,342	222,638,318	2,198,129,110		37,029,553,692	

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of changes in equity

	Note	Separate financial statements				Total equity	
		Retained earnings					
		Issued and paid-up share capital	Share premium	Legal reserve <i>(in Baht)</i>	Unappropriated		
Year ended 31 December 2021							
Balance at 1 January 2021		2,188,504,922	32,420,281,342	222,638,318	2,198,129,110	37,029,553,692	
Transactions with owners, recorded directly in equity							
<i>Contributions by and distributions to owners</i>							
Dividends to owners of the Company	28	-	-	-	(2,100,964,725)	(2,100,964,725)	
Total transactions with owners, recorded directly in equity		-	-	-	(2,100,964,725)	(2,100,964,725)	
Comprehensive income for the year							
Profit		-	-	-	2,394,206,515	2,394,206,515	
Other comprehensive income		-	-	-	-	-	
Total comprehensive income for the year		-	-	-	2,394,206,515	2,394,206,515	
Balance at 31 December 2021		2,188,504,922	32,420,281,342	222,638,318	2,491,370,900	37,322,795,482	

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of cash flows

	Consolidated financial statements		Separate financial statements	
	Year ended 31 December 2021	2020	Year ended 31 December 2021	2020
	(in Baht)			
Cash flows from operating activities				
Profit for the year	2,403,321,293	2,826,748,862	2,394,206,515	3,027,023,120
<i>Adjustments to reconcile profit to cash receipts (payments)</i>				
Tax expense	704,946,333	858,195,967	6,415,970	33,101,350
Finance costs	549,546,391	515,019,006	480,735,601	450,105,746
Depreciation and amortisation	464,772,879	454,621,137	5,691,103	4,907,939
Interest income	-	-	(601,631,056)	(653,010,658)
Allowance for loss on real estate				
development for sale	46,302,147	22,726,154	-	-
(Gain) loss on disposal of equipment	(956,401)	79,670,072	-	-
Loss on disposal of intangible assets	327,336	-	-	-
Gain on disposal of investment properties	(44,983,131)	(66,990,522)	-	-
Gain on cancellation of lease liabilities	(489,180)	(10,114,066)	-	(287,442)
Dividend income from subsidiary	-	-	(2,368,552,525)	(2,894,897,531)
Exchange differences on translating				
financial statements	32,640,797	(10,888,911)	-	-
Provision for litigation and claims	35,095,817	19,620,266	-	-
Share of profit of joint ventures accounted for				
using equity method	(109,598,624)	-	-	-
Share of other comprehensive income of				
joint ventures accounted for using equity method	(308,108)	-	-	-
	4,080,617,549	4,688,607,965	(83,134,392)	(33,057,476)
<i>Changes in operating assets and liabilities</i>				
Trade accounts receivable	(36,777,035)	-	-	-
Other receivables - subsidiary	-	-	60,550,645	(36,028,915)
Cost to obtain contracts with customers	87,642,760	(104,942,920)	-	-
Real estate development for sale	8,950,877,842	9,605,100,741	-	-
Inventories	(18,076,284)	-	-	-
Deposits for purchase of land	42,864,322	390,929,923	-	-
Advance payment for goods	(22,494,717)	(185,878,740)	-	-
Other current assets	68,712,516	36,314,471	(10,846,374)	479,580
Other non-current assets	56,140,855	19,514,539	-	(78,133)
Trade accounts payable	72,374,845	(913,946,846)	-	-
Other payables - subsidiary	-	-	814	(5,710)
Payables for purchase of land	(522,874,400)	(1,140,696,650)	-	-
Contract liabilities	(31,449,386)	(425,198,307)	-	-
Other current liabilities	(65,783,762)	(170,970,175)	2,565,248	(1,584,681)
Non-current provisions for employee benefits	27,897,557	(87,748,549)	1,372,326	2,632,430
Net cash generated from (used in) operating activities	12,689,672,662	11,711,085,452	(29,491,733)	(67,642,905)
Tax paid	(768,176,889)	(1,111,334,737)	(18,469,956)	(34,138,484)
Provision for litigation and claims paid	(13,710,793)	(22,962,018)	-	-
Net cash from (used in) operating activities	11,907,784,980	10,576,788,697	(47,961,689)	(101,781,389)

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of cash flows

	Consolidated financial statements		Separate financial statements	
	Note	Year ended 31 December 2021	Year ended 31 December 2020	Year ended 31 December 2021
				(in Baht)
Cash flows from investing activities				
Cash payments for increase of shares in subsidiary		-	-	(4,000,000,000)
Acquisition of investments in joint ventures		(724,718,969)	-	-
Proceeds from sale of investments in joint venture		107,540,634	-	-
Acquisition of property, plant and equipment		(809,563,592)	(1,131,491,667)	-
Proceeds from sale of plant and equipment		15,509,789	9,059,860	-
Acquisition of intangible assets		(245,928,169)	(136,395,369)	-
Acquisition of investment properties		-	(24,255,261)	-
Proceeds from sale of investment properties		540,349,963	124,153,025	-
Dividends received from subsidiary		-	-	2,368,552,525
Short-term loans - subsidiaries	5	-	-	(10,532,538,970)
Proceeds from repayment of short-term loans		-	-	(14,316,750,221)
- subsidiaries	5	-	-	16,275,538,970
Interest received		-	-	725,703,372
Net cash from (used in) financing activities		(1,116,810,344)	(1,158,929,412)	4,837,255,897
				(1,169,964,146)

Cash flows from financing activities

Proceeds from short-term loans from subsidiary		-	-	80,529	13,694
Repayment of short-term loans from subsidiary		-	-	(74,336)	(49,162)
Decrease in short-term loans from financial institutions, net		(1,495,640,805)	(4,500,000,000)	-	-
Proceeds from long-term loan from financial institution		2,000,000,000	1,057,000,000	-	-
Repayment of long-term loan from financial institution		(2,650,000,000)	(50,000,000)	(450,000,000)	(50,000,000)
Proceeds from long-term debentures		3,000,000,000	4,500,000,000	3,000,000,000	4,500,000,000
Repayment of long-term debentures		(6,750,000,000)	(7,100,000,000)	(4,750,000,000)	-
Payment of lease liabilities		(135,516,497)	(200,548,038)	(5,772,462)	(5,087,335)
Dividends paid to owners of the Company	28	(2,100,964,725)	(2,757,516,202)	(2,100,964,725)	(2,757,516,202)
Dividends paid to non-controlling interests		(42,744,171)	(52,242,759)	-	-
Finance costs paid		(604,660,480)	(752,310,154)	(484,920,088)	(434,246,581)
Net cash from (used in) financing activities		(8,779,526,678)	(9,855,617,153)	(4,791,651,082)	1,253,114,414

Net increase (decrease) in cash and cash equivalents

Cash and cash equivalents at 1 January		1,336,530,437	1,774,288,305	13,520,988	32,152,109
Cash and cash equivalents at 31 December	6	3,347,978,395	1,336,530,437	11,164,114	13,520,988

Non-cash transactions:

Increase (decrease) in equipment payable, net		30,862,012	(40,292,804)	-	-
Transfer of investment properties from real estate development for sale, net		(1,154,048,588)	(10,330,255)	-	-
Transfer of investment properties from property, plant and equipment, net		-	(29,977,746)	-	-

The accompanying notes are an integral part of these financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2021

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For the year ended 31 December 2021

These notes form an integral part of the financial statements.

The financial statements issued for Thai statutory and regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements, and were approved and authorised for issue by the Board of Directors on 18 February 2022.

1 General information

Pruksa Holding Public Company Limited, the “Company”, is incorporated in Thailand and was listed on the Stock Exchange of Thailand. The Company’s registered office at 1177, Pearl Bangkok Tower 24th floor, Phaholyothin Road, Phayathai, Phayathai, Bangkok.

The Company’s major shareholder during the financial year was Vigitpongpun family (75.40% shareholding).

The principal activity of the Company is investing. The principal activity of the Group is real estate development. Details of the Company’s subsidiaries and joint ventures as at 31 December 2021 and 2020 are given in notes 10 and 11.

2 Basis of preparation of the financial statements

(a) Statement of compliance

The financial statements are prepared in accordance with Thai Financial Reporting Standards (“TFRS”), guidelines promulgated by the Federation of Accounting Professions and applicable rules and regulations of the Thai Securities and Exchange Commission.

The Group has initially applied revised TFRS that are effective for annual accounting periods beginning on or after 1 January 2021 and has not early adopted TFRS which are not yet effective. The application has no material impact on the financial statements.

(b) Functional and presentation currency

The financial statements are presented in Thai Baht, which is the Company’s functional currency.

(c) Use of judgements and estimates

The preparation of financial statements in conformity with TFRS requires management to make judgements, estimates and assumptions that affect the application of the Group’s accounting policies. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

(1) Judgements

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements is included in the following notes:

3(l) and 14 Leases:

- whether an arrangement contains a lease;
- whether the Group is reasonably certain to exercise extension options;
- whether the Group exercise termination options;
- whether the Group has transferred substantially all the risks and rewards incidental to the ownership of the assets to lessees.

4 Impact of COVID-19 pandemic;

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Notes to the financial statements

For the year ended 31 December 2021

(2) Assumptions and estimation uncertainties

Information about assumption and estimation uncertainties at 31 December 2021 that have a significant risk of resulting in a material adjustments to the carrying amounts of assets and liabilities in the next financial year is included in the following notes:

- 8 Estimate of total development cost of real estate development for sale;
- 8 Estimate of allowance for decline in value of real estate development for sale;
- 18 Key actuarial assumptions;
- 25 Recognition of deferred tax assets: availability of future taxable profit against which deductible temporary differences and tax losses carried forward can be utilised; and
- 29 Determining the fair value of financial instruments on the basis of significant unobservable inputs.

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

(a) Basis of consolidation

The consolidated financial statements relate to the Company and its subsidiaries (together referred to as the "Group") and the Group's interests in joint ventures.

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related non-controlling interests and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

The Group recognised investments in joint ventures using the equity method in the consolidated financial statements. They are initially recognised at cost, which includes transaction costs. They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's dividend income and share of the profit or loss and other comprehensive income of equity-accounted investees, until the date on which joint control ceases.

Intra-group balances and transactions, and any unrealised income or expenses arising from intra-group transactions, are eliminated on consolidation. Unrealised gains arising from transactions with joint ventures are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

(b) Investments in subsidiaries and joint ventures

Investments in subsidiaries and joint ventures in the separate financial statements are measured at cost less allowance for impairment losses. Dividend income is recognised in profit or loss on the date on which the Group's right to receive payment is established. If the Company disposes of part of its investment, the deemed cost of the part sold is determined using the weighted average method. Gains and losses on disposal of the investments are recognised in profit or loss.

Pruksa Holding Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2021

(c) *Foreign currencies*

Transactions in foreign currencies including non-monetary assets and liabilities denominated in foreign currencies are translated to the respective functional currencies of each entity in the Group at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate at the reporting date.

Foreign currency differences are generally recognised in profit or loss.

Foreign operations

The assets and liabilities of foreign operations are translated to Thai Baht at the exchange rates at the reporting date. The revenues and expenses of foreign operations are translated to Thai Baht at rates approximating the exchange rates at the dates of the transactions.

Foreign exchange differences are recognised in other comprehensive income, and accumulated in the translation reserve until disposal of the investment, except to the extent that the translation difference is allocated to non-controlling interests.

When a foreign operation is disposed of in its entirety or partially such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. If the Group disposes of part of its interest in a subsidiary but retains control, then the relevant proportion of the cumulative amount is reattributed to non-controlling interests. When the Group disposes of only part of a joint venture while retaining joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

When the settlement of a monetary item receivable from or payable to a foreign operation is neither planned nor likely in the foreseeable future, exchange gains and losses arising from such a monetary item are considered to form part of a net investment in a foreign operation and are recognised in other comprehensive income, and presented in the foreign currency translation reserve in equity until disposal of the investment.

(d) *Financial instruments*

(d.1) *Classification and measurement*

Debt securities that the Group issued are initially recognised when they are originated. Other financial assets and financial liabilities (except trade and other receivables (see note 3(f)) are initially recognised when the Group becomes a party to the contractual provisions of the instrument, and measured at fair value, taking into account for transaction costs that are directly attributable to its acquisition or issue of the securities.

On initial recognition, a financial asset is classified as measured at amortised cost. Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified prospectively from the reclassification date.

On initial recognition, financial liabilities are classified as measured at amortised cost using the effective interest method. Interest expense, foreign exchange gains and losses and any gain or loss on derecognition are recognised in profit or loss

Financial assets measured at amortised costs are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by expected credit losses. Interest income, foreign exchange gains and losses, expected credit loss and any gain or loss on derecognition are recognised in profit or loss.

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Notes to the financial statements

For the year ended 31 December 2021

(d.2) Derecognition and offset

The Group derecognises a financial asset when the contractual rights to receive the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

The difference between the carrying amount extinguished and the consideration received or paid is recognised in profit or loss.

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and the Group intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(d.3) Impairment of financial assets

The Group recognises allowances for expected credit losses (ECLs) on financial assets measured at amortised cost.

The Group recognises ECLs equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial instrument since initial recognition or credit-impaired financial assets, in which case the loss allowance is measured at an amount equal to lifetime ECLs.

ECLs are a probability-weighted estimate of credit losses based on forward-looking and historical experience. Credit losses are measured as the present value of all cash shortfalls discounted by the effective interest rate of the financial asset.

The Group considers a financial asset to have low credit risk when its credit rating is equivalent to the globally understood definition of ‘investment grade’. The Group recognises ECLs for low credit risk financial asset as 12-month ECLs

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due, significant deterioration in credit rating, significant deterioration in the operating results of the debtor and existing or forecast changes in the technological, market, economic or legal environment that have a significant adverse effect on the debtor’s ability to meet its obligation to the Group.

The Group considers a financial asset to be in default when:

- the debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held)

(d.4) Write offs

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering. Subsequent recoveries of an asset that was previously written off, are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.

Pruksa Holding Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2021

(d.5) *Interest*

Interest income or expense is recognised using the effective interest method. In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

(e) *Cash and cash equivalents*

Cash and cash equivalents comprise cash balances, call deposits and highly liquid short-term investments which has a maturity of three months or less from the date of acquisition.

(f) *Trade and other receivables*

Trade and other receivables are recognised when the Group has an unconditional right to receive consideration. Trade and other receivables are measured at transaction price less allowance for expected credit loss. Bad debts are written off when incurred.

The Group estimates lifetime expected credit losses (ECLs), using a provision matrix to find ECLs rate. This method groups the debtors based on shared credit risk characteristics and past due status, taking into account historical credit loss data, adjusted for factors that are specific to the debtors and an assessment of both current economic conditions and forward-looking general economic conditions at the reporting date.

(g) *Real estate development for sale*

Real estate development for sale is real estate that is held with the intention to sell in the ordinary course of business. This real estate is measured at the lower of cost and net realisable value.

The cost of real estate development for sale comprises the cost of land, including acquisition costs, land improvement cost, development expenditure, borrowing costs and other related expenditure. Borrowing costs payable on loans funding real estate development projects are capitalised as part of the cost of the property until the completion of development. Cost of real estate development for sale includes an allocation of common area property development expenditure based on saleable area or selling price.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs to complete and to make the sale.

When real estate development for sale are sold, the cost of that real estate is recognised as an expense in the period in which the related revenue is recognised.

The cost of construction materials is calculated using the moving-weighted average cost principle.

The cost of land is calculated using specifically identified costs.

(h) *Inventories*

Inventories are measured at the lower of cost and net realisable value. Cost is calculated using the weighted average cost principle. Cost includes direct costs incurred in acquiring the inventories. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs to complete and to make the sale.

(i) *Investment properties*

Investment properties are measured at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed assets includes capitalised borrowing costs.

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For the year ended 31 December 2021

Depreciation is calculated on a straight-line basis over the estimated useful lives of buildings for rent of 20 years and recognised in profit or loss. No depreciation charged on freehold land and assets under construction.

Differences between the proceeds from disposal and the carrying amount of investment property are recognised in profit or loss.

(j) *Property, plant and equipment*

Property, plant and equipment are measured at cost less accumulated depreciation and impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, and any other costs directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and capitalised borrowing costs. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Any gains and losses on disposal of item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognised in profit or loss.

Reclassification to investment property

When the use of a property changes from owner-occupied to investment property, the property is reclassified as investment property at its book value.

Subsequent costs

The cost of replacing a part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group, and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of property, plant and equipment are recognised in profit or loss as incurred.

Depreciation

Depreciation is calculated based on the depreciable amount, which is the cost of an asset, or other amount substituted for cost, less its residual value.

Depreciation is charged to profit or loss on a straight-line basis over the estimated useful lives of each component of an item of property, plant and equipment. No depreciation is provided on freehold land and assets under construction.

The estimated useful lives are as follows:

Land improvements	5 - 20	years
Buildings and decorations	2 - 50	years
Hospital equipment and medical instrument	5 - 10	years
Machinery and equipment	3 - 20	years
Furniture, fixtures and office equipment	3, 5	years
Public utilities	20	years
Transportation equipment	5	years

From 1 January 2020, the Group changed the depreciation method of certain machinery and equipment, from straight-line method (the estimated remaining useful lives of 1 - 18 years) to units of production method.

Pruksa Holding Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2021

(k) *Intangible assets*

Software licenses are measured at cost less accumulated amortisation and accumulated impairment losses. Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. Amortisation is recognised in profit or loss on a straight-line basis over the estimated useful lives of intangible assets from the date that they are available for use, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset. The estimated useful lives are 10 years.

(l) *Leases*

At inception of a contract, the Group assesses that a contract is, or contains, a lease when it conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a lessee

At commencement or on modification of a contract, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices of each component. For the leases of property, the Group has elected not to separate non-lease components and accounted for the lease and non-lease components wholly as a single lease component.

The Group recognises a right-of-use asset and a lease liability at the lease commencement date, except for leases of low-value assets and short-term leases which is recognised as an expense on a straight-line basis over the lease term.

Right-of-use asset is measured at cost, less any accumulated depreciation and impairment loss, and adjusted for any remeasurements of lease liability. The cost of right-of-use asset includes the initial amount of the lease liability adjusted for any prepaid lease payments, plus any initial direct costs incurred and an estimate of restoration costs, less any lease incentives received. Depreciation is charged to profit or loss on a straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or the Group will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment.

The lease liability is initially measured at the present value of all lease payments that shall be paid under the lease. The Group uses the Group's incremental borrowing rate to discount the lease payments to the present value. The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a lease modification, or a change in the assessment of options specified in the lease. When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

As a lessor

At inception or on modification of a contract, the Group allocates the consideration in the contract to each component on the basis of their relative standalone selling prices.

At lease inception, the Group considers to classify a lease that transfers substantially all of the risks and rewards incidental to ownership of the underlying asset to lessees as a finance lease. A lease that does not meet this criteria is classified as an operating lease.

The Group recognises lease payments received under operating leases in profit or loss on a straight-line basis over the lease term as part of rental income. Initial direct costs incurred in arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as rental income in the accounting period in which they are earned.

The Group derecognises and determines impairment on the lease receivables as disclosed in note 3(d).

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Notes to the financial statements

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(m) *Impairment of non-financial assets*

The carrying amounts of the Group's assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the assets' recoverable amounts are estimated.

An impairment loss is recognised in profit or loss if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount.

The recoverable amount is the greater of the asset's value in use and fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

Impairment losses of assets recognised in prior periods is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(n) *Contract liabilities*

A contract liability is the obligation to transfer goods or services to the customer. A contract liability is recognised when the Group receives or has an unconditional right to receive non-refundable consideration from the customer before the Group recognises the related revenue.

(o) *Employee benefits*

Defined contribution plans

Obligations for contributions to defined contribution plans are expensed as the related service is provided.

Defined benefit plans

The Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount. The calculation of defined benefit obligations is performed regularly by a qualified actuary using the projected unit credit method.

Remeasurements of the net defined benefit liability, actuarial gain or loss are recognised immediately in OCI. The Group determines the interest expense on the net defined benefit liability for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period, taking into account any changes in the net defined benefit liability during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in profit or loss. The Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other long-term employee benefits

The Group's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. That benefit is discounted to determine its present value. Remeasurements are recognised in profit or loss in the period in which they arise.

Short-term employee benefits

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

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For the year ended 31 December 2021

(p) *Provisions*

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as a finance cost.

Warranties

A provision for warranties is recognised when the underlying products or services are sold. The provision is based on historical warranty data and a weighting of all possible outcomes against their associated probabilities.

(q) *Measurement of fair values*

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- *Level 1*: quoted prices in active markets for identical assets or liabilities.
- *Level 2*: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
- *Level 3*: inputs for the asset or liability that are not based on unobservable inputs.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and asset positions at a bid price and liabilities and liability positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price, the financial instrument is initially measured at fair value adjusted for the difference between the fair value on initial recognition and the transaction price and the difference is recognised in profit or loss immediately. However, for the fair value categorised as level 3, such difference is deferred and will be recognised in profit or loss on an appropriate basis over the life of the instrument or until the fair value level is transferred or the transaction is closed out.

(r) *Revenue*

Revenue is recognised when a customer obtains control of the goods in an amount that reflects the consideration to which the Group expects to be entitled, excluding those amounts collected on behalf of third parties, value added tax and is after deduction of any trade discounts.

Sale of goods

Revenue from sales of goods is recognised when a customer obtains control of the goods, generally on delivery of the goods to the customers. For contracts that permit the customers to return the goods, revenue is recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. Therefore the amount of revenue recognised is adjusted for estimated returns, which are estimated based on the historical data.

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Revenue from sale of real estate

Revenue from sale of real estate is recognised when a customer obtains control of the real estate in an amount that reflects the consideration to which the Group expects to be entitled, excluding those amounts collected on behalf of third parties or other sales taxes and is after deduction of any discounts and consideration payable to the customer.

For bundled packages, the Group accounts for individual real estate and other products separately if they are distinct and a customer can benefit from it separately. The consideration received is allocated based on their relative stand-alone selling prices.

Deposits and instalments received from customers on real estate sold prior to the date of revenue recognition are presented as contract liabilities in the statement of financial position. Deposits and instalments received from customers are recognised as revenue when the Group transfers control over the real estate to the customers. For advances that contain a significant financing component interest expense. Interest expense is recognised using the effective interest method. The Group uses the practical expedient which allows not to adjust the consideration for any effects of a significant financing component if the period of financing is 12 months or less.

Revenue from hospital operations

Revenues from hospital operations, mainly consisting of medical fees, hospital room sales, and medicine sales, are recognised as income when services have been rendered or medicine delivered. The revenue is recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. Therefore the amount of revenue recognised is adjusted for estimated returns, which are estimated based on the historical data.

Income from services provided to patients under the service contract with Social Security Office is recognised on the basis, procedures and conditions for reimbursement as stipulated by the aforesaid offices, such as, the number of insured persons registered with the hospital, and statistical information of the services provided by the hospital, etc. In addition, the repayment is depended on the policy and budget of the government welfare schemes. The management is required to make an estimation of such accrued income in accordance with the basis, procedures and conditions as stipulated by the aforesaid offices.

(s) ***Dividend income***

Dividend income is recognised in the profit or loss on the date the Group's right to receive payments is established.

(t) ***Income tax***

Income tax expense for the year comprises current and deferred tax, which is recognised in profit or loss except to the extent that they relate to a business combination, or items recognised directly in equity or in other comprehensive income.

Current tax is recognised in respect of the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the temporary differences the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss and differences relating to investments in subsidiaries and joint ventures to the extent that it is probable that they will not reverse in the foreseeable future.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities, using tax rates enacted or substantively enacted at the reporting date. Current deferred tax assets and liabilities are offset in the separate financial statements.

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A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(u) *Earnings per share*

Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

(v) *Related parties*

A related party is a person or entity that has direct or indirect control or joint control, or has significant influence over the financial and managerial decision-making of the Group; a person or entity that are under common control or under the same significant influence as the Group; or the Group has direct or indirect control or joint control or has significant influence over the financial and managerial decision-making of a person or entity.

(w) *Segment reporting*

Segment results that are reported to the Group's CEO (the chief operating decision maker) include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly the Company's headquarters assets and head office revenues and expenses and tax assets

4 Impact of COVID-19 pandemic

COVID-19 pandemic is still on going, while vaccines for COVID-19 are being rolled out during 2021. Due to uncertainty of the situation in 2020, Thailand and many other countries have enacted several protective measures against the outbreak, e.g. the order to temporarily shut down operating facilities or reduce operating hours, social distancing, etc. This has significantly affected world economy, production, supply chain of goods and business operation of many entities in wide areas. The management is closely monitoring the situation to ensure the safety of the Group's staff and to manage the negative impact on the business as much as possible.

As at 31 December 2021, the situation of COVID-19 outbreak is still ongoing, resulting in estimation uncertainty on the potential impact, therefore, these financial statements exclude the factors from the situation.

5 Related parties

Relationships with subsidiaries and joint ventures are described in notes 10 and 11. Other related parties that the Group had significant transactions with during the year were as follows:

Name of entities	Country of incorporation / nationality	Nature of relationships
Kaysorn Construction Company Limited	Maldives	Branch of Kaysorn Construction Company Limited
Thongma Vigitpongpun	Thai	Major shareholder, 10% or more shareholding, and a director
T C T Co., Ltd.	Thailand	Common directors
Key management personnel	Thai	Persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of the Group.

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For the year ended 31 December 2021

<i>Significant transactions with related parties</i> <i>Year ended 31 December</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
(in million Baht)				
Subsidiaries				
Interest income	-	-	602	653
Dividend income	-	-	2,369	2,895
Management income	-	-	32	77
Other related parties				
Rental and service charges	108	152	6	5
Key management personnel				
Key management personnel compensation				
Short-term employee benefits	151	175	59	58
Post-retirement benefits	4	9	3	4
Total key management personnel compensation	155	184	62	62

Balances as at 31 December with related parties were as follows:

<i>Other receivables</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
(in million Baht)				
Subsidiary	-	-	3	63
Loans to	Interest rate		Consolidated financial statements	
	At 31 December (% per annum)	At 1 January	Increase (in million Baht)	Decrease (in million Baht)
2021				At 31 December
Subsidiaries				
- Short-term loans	3.3	21,481	10,533	(16,276)
- Accrued interest income		405		281
Total		21,886		16,019
2020				
Subsidiaries				
- Short-term loans	3.3	17,131	14,317	(9,967)
- Accrued interest income		37		405
Total		17,168		21,886
<i>Deposit for rental and service</i> (presents under other non-current assets)				
Other related party	28	44	1	1
Lease liabilities				
Other related party	480	572	24	29

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For the year ended 31 December 2021

Significant agreements with related parties

- (a) The Company and subsidiaries had 3 years lease agreements covering office space (including related service charges) with other related party from 1 November 2017 to 31 October 2020. The lessor delivered the premises to the Group from 1 August 2017. The agreements were extended until October 2023 with cancellation of certain space which the Group recognised gain on the said lease liabilities of Baht 10 million.
- (b) The subsidiaries had partly registered land servitude accumulative value as at 31 December 2021 of Baht 2,178 million (2020: *Baht 2,170 million*), which is subject to servitudes and restrictions to the projects of the Group for construction of the utilities of the projects with no time limit. During the period ended 31 December 2021, the subsidiaries have registered land servitude and ceded land for the public interest amounting to Baht 30 million (2020: *Baht 95 million*), and for which the subsidiaries have received compensation of Baht 31 million (2020: *Baht 99 million*).
- (c) The Company had borrowing agreements to grant loans to its subsidiaries with credit lines totalling Baht 3,122 million and had borrowing agreement to borrow from a subsidiary with credit lines totalling Baht 6,457 million, with interest rate at MLR-2% per annum and are repayable on demand.

6 Cash and cash equivalents

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(in million Baht)			
Cash on hand	1	2	-	-
Cash at banks	2,869	970	11	14
Cheques on hand	477	361	-	-
Others	1	4	-	-
Total	3,348	1,337	11	14

7 Trade accounts receivable

<i>At 31 December</i>	Consolidated financial statements	
	2021	2020
	(in million Baht)	
Within credit terms	2	-
Overdue:		
1-30 days	19	-
31-60 days	7	-
61-90 days	5	-
More than 90 days	4	-
Total	37	-

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For the year ended 31 December 2021

8 Real estate development for sale

	Consolidated financial statements	
	2021	2020
	(in million Baht)	
Construction materials	259	242
Sample houses	<u>1,385</u>	<u>1,472</u>
Real estate under development		
- land	23,351	32,301
- land improvements	1,506	1,815
- construction cost	4,470	4,054
- public utilities	2,574	3,052
- overhead costs	2,249	2,754
- interest costs	390	744
	<u>34,540</u>	<u>44,720</u>
Land, and land and houses for sale	6,698	9,969
Land held for development	<u>14,043</u>	<u>10,582</u>
Total	56,925	66,985
<i>Less losses on real estate development for sale devaluation</i>	<u>(168)</u>	<u>(122)</u>
Net	<u>56,757</u>	<u>66,863</u>
Finance costs capitalised during the year	45	262
Rates of interest capitalised (% per annum)	<u>2.43</u>	<u>2.37</u>
Cost of real estate development for sale recognised in ‘cost of sales of real estate’:		
- Cost	19,676	19,853
- Write-down to net realisable value	46	23
Net	<u>19,722</u>	<u>19,876</u>

As at 31 December 2021, real estate under development of the Group amounted of Baht 1,889 million (2020: Baht 8,484 million) are expected to be completed more than one year after the reporting period.

Real estate development for sale (land and structure thereon) are used as collateral for credit facilities from banks.

9 Inventories

	Consolidated financial statements	
	2021	2020
	(in million Baht)	
Medicine and medical supplies	17	-
Supplies and equipment	1	-
Total	<u>18</u>	<u>-</u>
Cost of inventories recognised in ‘cost of hospital operations’	<u>66</u>	<u>-</u>

Pruksa Holding Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2021

10 Investments in subsidiaries

Investments in subsidiaries as at 31 December 2021 and 2020, and dividend income from those investments for the years then ended, were as follows:

	Type of business	Country of operation	Separate financial statements				Dividend income for the year 2021 2020	
			Ownership interest		Paid-up capital			
			2021 (%)	2020	2021	2020	2021 (in million Baht)	2020
Direct subsidiaries								
Pruksa Real Estate Public Co., Ltd.	Sale of real estate	Thailand	98.23	98.23	2,233	2,233	34,621	34,621
Vimut Hospital Holding Co., Ltd.	Investment	Thailand	99.99	99.99	5,000	1,000	5,000	1,000
Indirect subsidiaries (hold by subsidiaries)								
Kaysorn Construction Co., Ltd.	Services, management, home decoration and construction	Thailand	100.00	100.00	100	100	-	-
Putthachart Estate Co., Ltd.	Sale of real estate	Thailand	99.99	99.99	800	800	-	-
Phanalee Estate Co., Ltd.	Sale of real estate	Thailand	99.99	99.99	800	800	-	-
Pruksa Oversea Co., Ltd.	Investment	Thailand	100.00	100.00	500	500	-	-
Pruksa International Co., Ltd.	Investment	Thailand	100.00	100.00	1,000	1,000	-	-
Pruksa Venture One Co., Ltd. *	Sale of real estate	Thailand	99.99	99.99	720	720	-	-
Pruksa India Housing Private Limited	Property development and construction	India	100.00	100.00	10	10	-	-
Pruksa India Construction Private Limited	Construction	India	100.00	100.00	1	1	-	-
Pruksa Vietnam Company Limited **	Property development and construction	Vietnam	100.00	100.00	178	178	-	-
Thanatep Engineering and Construction Company Limited ***	Construction	Thailand	51.00	51.00	5	5	-	-
Vimut Hospital Co., Ltd. (Vimut International Hospital Co., Ltd.)	Operating of hospitals, clinics and place of examination and treatment	Thailand	99.99	99.99	4,200	998	-	-
Vimut Wellness Service Co., Ltd. ****	Operating of hospitals and physical therapy	Thailand	99.99	-	50	-	<u>39,621</u>	<u>35,621</u>
Total							<u>39,621</u>	<u>35,621</u>
							<u>2,369</u>	<u>2,895</u>

Pruksa Holding Public Company Limited and its Subsidiaries

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None of the Company's subsidiaries are publicly listed and consequently do not have published price quotations.

* - In 2019, A direct subsidiary of the Company invested in shares of Pruksa Venture One Co., Ltd. (99.99% of the authorised share capital). Such Company registered its authorised share capital of Baht 800 million with the Ministry of Commerce on 3 October 2019. As at 31 December 2021, the subsidiary made a payment for share capital totalling Baht 720 million.

** - Ownership interest in Pruksa Vietnam Company Limited, according to the agreement, is 85:15 when all shares are fully paid. However, as at 31 December 2021, the Company indirectly held 100% of shares in Pruksa Vietnam Company Limited because the co-investor has not yet paid for the shares.

*** - Thanatep Engineering and Construction Company Limited has registered its dissolution with the Ministry of Commerce on 25 August 2015 and it is in liquidation process.

**** - In 2021, A direct subsidiary of the Company invested in shares of Vimut Wellness Service Co., Ltd. (99.99% of the authorised share capital). Such company registered its authorised share capital of Baht 200 million with the Ministry of Commerce on 17 August 2021. As at 31 December 2021, the subsidiary made a payment for share capital totalling Baht 50 million.

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11 Investments in joint ventures

Investments in joint ventures as at 31 December 2021 and 2020, and dividend income from those investments for the years then ended, were as follows:

	Type of business	Country of operation	Consolidated financial statements						Dividend income for the three-month period ended	
			Ownership interest (%)		Paid-up capital		Cost 2021 (in million Baht)	Equity 2020	Equity 2021	Cost 2020
			2021	2020	2021	2020				
<i>Indirect joint ventures (held by a subsidiary)</i>										
Pruksa HDC	Property									
Housing Private Limited *	development and construction	Maldives	-	80.00	129.6	129.6	-	129.6	-	107.5
Pruksa - Luxora Housing Private Limited	Property development and construction	India	50.00	50.00	0.3	0.3	0.3	0.3	-	-
Theptanyapa Co., Ltd.	Operating of hospitals, health and exercise training	Thailand	51.00	-	271.4	-	724.4	-	834.6	-
<i>Indirect joint ventures (held by an indirect joint ventures)</i>										
DM Food Co., Ltd.	Food court	Thailand	50.99	-	10.2	-	-	-	-	-
Lab Plus One Co., Ltd.	Medical laboratory test services	Thailand	47.13	-	11.8	-	-	-	-	-
Intervention Consulting at Theptarin Hospital Co., Ltd.	Operating of medical equipment rental	Thailand	17.85	-	6.2	-	-	-	-	-
Theptarin Dental Center Co., Ltd.	Operating of dental clinic	Thailand	38.25	-	3.1	-	-	-	-	-
Contours Express (Thailand) Co., Ltd.	Operating of fitness centers	Thailand	50.99	-	2.5	-	724.7	129.9	834.6	107.5
Total										

The joint venture agreements provide that the joint venturers have joint control and management.

None of the Group's joint ventures are publicly listed and consequently do not have published price quotations.

* - In November 2019, an indirect subsidiary entered into a sale and purchase agreement of shares of Pruksa-HDC Housing Private Limited, as indirect joint venture, with a buyer, which was a non-related party. The process of transferring the shares to the buyer was completed on 4 November 2021.

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Acquisition of joint venture

On 1 February 2021, Vimut Hospital Holding Co., Ltd. which is a subsidiary of the Company acquired the shares and voting interests of 51% of the issued and paid-up share capital in Theptanyapa Co., Ltd. which is the owner and operator of Theptarin Hospital and holds shares in 5 subsidiaries which consists of DM Food Co., Ltd., Lab Plus One Co., Ltd., Intervention Consulting at Theptarin Hospital Co., Ltd., Theptarin Dental Center Co., Ltd., and Contours Express (Thailand) Co., Ltd. The transaction is accounted for as an investment in joint venture. The consideration consisted of a cash payment of Baht 708.7 million and incurred acquisition-related costs of Baht 15.6 million. The 51% of net assets at fair value by independent appraiser received under interest acquired using equity method were as follows:

	Fair value (in million Baht)
Cash and cash equivalents	240
Trade and other receivables	36
Inventories	28
Investment in associates	12
Investment properties	14
Property, plant and equipment	1,628
Trade and other payables	(49)
Long-term loans from financial institutions	(18)
Deferred tax liabilities	(208)
Non-current provisions for employee benefits	(38)
Other assets/(other liabilities), net	(5)
Non-controlling interests	(11)
Total identifiable net assets	1,629
Less Non-controlling interests (49%)	(798)
Total identifiable net assets received under interest acquired	831
Cost of investment comprises of	
Payment on acquisition date	709
Transaction costs	16
Total	725
Revenue from excess of the net fair value of the identifiable assets and liabilities over the cost of the investment	106

12 Investment properties

	Consolidated financial statements		
	Land	Buildings and improvements (in million Baht)	Total
Cost			
At 1 January 2020	896	-	896
Additions	-	24	24
Transfer from property, plant and equipment	-	34	34
Transfer from real estate development for sale	10	-	10
Disposals	(146)	-	(146)
At 31 December 2020 and 1 January 2021	760	58	818
Transfer from real estate development for sale	1,157	-	1,157
Transfer to real estate development for sale	(3)	-	(3)
Disposals	(486)	(13)	(499)
At 31 December 2021	1,428	45	1,473

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	Consolidated financial statements		
	Land	Buildings and improvements (in million Baht)	Total
<i>Depreciation and impairment losses</i>			
At 1 January 2020	184	-	184
Depreciation charge for the year	-	1	1
Transfer from property, plant and equipment	-	3	3
Reversal of impairment losses	(89)	-	(89)
At 31 December 2020 and 1 January 2021	95	4	99
Depreciation charge for the year	-	2	2
Reversal of impairment losses	(3)	-	(3)
At 31 December 2021	92	6	98
<i>Net book value</i>			
At 31 December 2020	665	54	719
At 31 December 2021	1,336	39	1,375

Information relating to leases are disclosed in note 14.

Year ended 31 December	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
<i>Amounts recognised in profit or loss</i>				
Rental income	7	6	-	-

The fair value of investment properties as at 31 December 2021 of Baht 1,633 million (2020: Baht 993 million), was determined by independent professional valuers, at market values. Input used in the fair value measurement consisted of the quoted prices of comparable assets in similar locations. The fair value measurement for investment properties has been categorised as a Level 3 fair values.

The Group's investment properties comprise land held for which there is no specific intention to use in the future, and land and building for rent.

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13 Property, plant and equipment

	Land and land improvements	Buildings and decorations	Hospital equipment and medical instruments	Consolidated financial statements					Assets under construction and installation	Total
				Machinery and equipment	Furniture, fixtures and office equipment	Public utilities	Transportation equipment			
<i>Cost</i>										
At 1 January 2020	1,816	1,951	-	2,943	440	17	25	1,040	8,232	
Additions	-	6	-	7	3	-	1	1,082	1,099	
Transfers	25	43	-	40	2	-	-	(144)	(34)	
Disposals	-	(108)	-	(43)	(31)	-	(3)	-	(185)	
At 31 December 2020 and 1 January 2021	1,841	1,892	-	2,947	414	17	23	1,978	9,112	
Additions	2	-	172	12	15	-	4	646	851	
Transfers	1	2,176	188	145	35	-	2	(2,555)	(8)	
Disposals	-	-	-	(135)	(37)	-	(3)	-	(175)	
At 31 December 2021	1,844	4,068	360	2,969	427	17	26	69	9,780	
<i>Depreciation and impairment losses</i>										
At 1 January 2020	30	760	-	1,870	295	17	22	-	2,994	
Depreciation charge for the year	7	77	-	71	49	-	1	-	205	
Disposals	-	(35)	-	(38)	(21)	-	(3)	-	(97)	
At 31 December 2020 and 1 January 2021	37	802	-	1,903	323	17	20	-	3,102	
Depreciation charge for the year	8	112	19	87	47	-	2	-	275	
Disposals	-	-	-	(130)	(30)	-	(3)	-	(163)	
At 31 December 2021	45	914	19	1,860	340	17	19	-	3,214	
<i>Net book value</i>										
At 31 December 2020	1,804	1,090	-	1,044	91	-	3	1,978	6,010	
At 31 December 2021	1,799	3,154	341	1,109	87	-	7	69	6,566	

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The gross amount of the Group's fully depreciated plant and equipment that was still in use as at 31 December 2021 of Baht 1,197 million (2020: *Baht 1,010 million*).

As at 31 December 2021, the Group's property, plant and equipment with net book value of Baht 1,043 million (2020: *Baht 1,086 million*) are used as collateral for credit facilities with banks.

14 Leases

<i>Right-of-use assets At 31 December</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(in million Baht)			
Buildings	473	571	24	29
Vehicles	25	54	1	-
Others	6	4	-	-
Total	504	629	25	29

In 2021, additions to the right-of-use assets of the Group and the Company were Baht 10 million and Baht 2 million, respectively (2020: *Baht 594 million and Baht 30 million, respectively*).

The Group leases office space for 3 years with other related party, with extension options at the end of lease terms. The rental is payable monthly as specified in the contract.

In 2021, the Group leased vehicles for 1 - 5 years and paid fixed lease payment that are based on usage over the lease term. These payment terms are common in Thailand.

<i>At 31 December</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(in million Baht)			
Fixed payments	136	201	6	5
<i>Extension options</i>				

The Group has extension options on property leases exercisable up to one year before the end of the contract period. The Group assesses at lease commencement date whether it is reasonably certain to exercise the extension options and will regularly reassess so.

<i>For the year ended 31 December</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(in million Baht)			
<i>Amounts recognised in profit or loss / real estate development for sale</i>				
Depreciation of right-of-use assets:				
- Buildings	99	148	5	5
- Vehicles	24	32	1	-
- Others	2	7	-	-
Interest on lease liabilities	14	26	1	1
Expenses relating to short-term leases and leases of low-value assets	70	43	-	-

In 2021, total cash outflow for leases of the Group and the Company were Baht 136 million and Baht 6 million, respectively. (2020: *Baht 201 million and Baht 5 million, respectively*).

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15 Intangible assets

	Consolidated financial statements	Separate financial statements
	Software licenses	Software licenses
	<i>(in million Baht)</i>	
<i>Cost</i>		
At 1 January 2020	850	2
Additions	136	-
Transfers	(10)	-
At 31 December 2020 and 1 January 2021	976	2
Additions	238	-
Transfers	8	-
Disposals	(80)	-
At 31 December 2021	1,142	2
<i>Amortisation</i>		
At 1 January 2020	423	1
Amortisation charge for the year	67	-
Transfers	(10)	-
At 31 December 2020 and 1 January 2021	480	1
Amortisation charge for the year	64	-
Disposals	(80)	-
At 31 December 2021	464	1
<i>Net book value</i>		
At 31 December 2020	496	1
At 31 December 2021	678	1

16 Interest-bearing liabilities

	Consolidated financial statements					
	Secured	Unsecured	Total (in million Baht)	Secured	Unsecured	Total
- Short-term loans from financial institutions	-	4	4	1,500	-	1,500
- Current portion of lease liabilities	-	118	118	-	122	122
- Current portion of long-term loan from financial institution	-	400	400	-	200	200
- Current portion of long-term debentures	9,500	-	9,500	4,750	2,000	6,750
- Long-term loan from financial institution	-	457	457	-	1,307	1,307
- Long-term debentures	8,750	-	8,750	15,250	-	15,250
- Lease liabilities	-	396	396	-	510	510
Total interest-bearing liabilities	18,250	1,375	19,625	21,500	4,139	25,639

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For the year ended 31 December 2021

	Separate financial statements					
	Secured	Unsecured	Total (in million Baht)	Secured	Unsecured	Total
- Current portion of lease liabilities	-	6	6	-	5	5
- Current portion of long-term loan from financial institution	-	-	-	-	100	100
- Current portion of long-term debentures	9,500	-	9,500	4,750	-	4,750
- Long-term loan from financial institution	-	-	-	-	350	350
- Long-term debentures	8,750	-	8,750	15,250	-	15,250
- Lease liabilities	-	20	20	-	24	24
Total interest-bearing liabilities	18,250	26	18,276	20,000	479	20,479

The periods to maturity of interest-bearing liabilities as at 31 December were as follows:

<i>Maturity period</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Within 1 year	10,022	8,572	9,506	4,855
1 - 5 years	9,603	17,067	8,770	15,624
Total	19,625	25,639	18,276	20,479

As at 31 December 2021, the Group had unutilised credit facilities totalling Baht 25,577 million, US Dollars 4 million (equivalent to Baht 134 million) and Indian Rupee 65 million (equivalent to Baht 30 million) (2020: Baht 25,638 million, US Dollars 4 million (equivalent to Baht 121 million) and Indian Rupee 65 million (equivalent to Baht 28 million)).

Credit facilities of the Group that used assets as collateral as at 31 December 2021 were as follows:

- (a) Loan lines from banks of Baht 2,257 million (2020: Baht 2,257 million) for the Group.
- (b) Bank overdraft lines of Baht 55 million (2020: Baht 50 million) for the Group.
- (c) Letter of guarantee lines of Baht 3,020 million, US Dollars 4 million (equivalent to Baht 134 million) and Indian Rupee 65 million (equivalent to Baht 30 million) (2020: Baht 3,010 million, US Dollars 4 million (equivalent to Baht 121 million) and Indian Rupee 65 million (equivalent to Baht 28 million)) for the Group.
- (d) Promissory note lines from banks of Baht 10,001 million (2020: Baht 8,701 million) for the Group.
- (e) Other credit facilities of Baht 658 million (2020: Baht 656 million) for the Group.

<i>Assets pledged as security for liabilities as at 31 December</i>	Consolidated financial statements	
	2021	2020 (in million Baht)
Property, plant and equipment	4,179	1,086
Real estate development for sale	5,203	3,099
Total	9,382	4,185

In addition, some part of subsidiaries' credit facilities are guaranteed by Pruksa Real Estate Public Company Limited.

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Loans from financial institutions

Long-term loans

In the second quarter of 2018, the Company had a loan agreement with a financial institution for the loan lines totalling Baht 500 million with interest rate at MLR-3.2% per annum. The principal repayment of the loan are from November 2020 to May 2025. The loan is guaranteed by Pruksa Real Estate Public Company Limited. The aforesaid loan contains restrictions on interest-bearing liabilities to equity ratio and others.

In 2021, the Company repaid all long-term loans totalling Baht 500 million to the local financial institution.

In the third quarter of 2020, the subsidiary had a loan agreement with a financial institution for the loan lines totalling Baht 1,057 million with interest rate at 3-month BIBOR+2.05% per annum. The principal repayment of the loan are from October 2021 to July 2023. The loan is guaranteed by real estate development for sale of the subsidiary. The aforesaid loan contains restrictions on interest-bearing liabilities to equity ratio and others.

In 2021, the Company repaid all long-term loans totalling Baht 200 million to the local financial institution.

In the first quarter of 2021, the subsidiary had a loan agreement with a financial institution for the loan lines totalling Baht 2,000 million with interest rate at MLR-3% per annum. The principal repayment of the loan are from January 2024 to October 2030. The collaterals of the loan is the subsidiary's land and structure thereon, and the loan is guaranteed by Pruksa Holding Public Company Limited. The aforesaid loan contains restrictions on interest-bearing liabilities to equity ratio and others. However, the subsidiary repaid such loan in full amount to the local financial institution in the third quarter of 2021.

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Debentures

As at 31 December 2021 and 2020, all debentures issued by the Company were unsubordinated and secured, and issued by Pruksa Real Estate Public Company Limited were unsubordinated and unsecured, with face value of Baht 1,000 per unit. At the shareholders' meeting of the Group, the shareholders approved the issuance and offer for sale of debt securities as follows:

Type of debenture	Interest rate (% per annum)	Interest payment due	Term	Issuance date	Maturity date	Consolidated financial statements			
						2021 (million units)	2020 (million units)	2021 (in million Baht)	2020 (in million Baht)
No. 3/2017									
Set 1	2.27%	every 6 months	3 years 6 months	September 2017	March 2021	-	2.00	-	2,000
No. 1/2018									
Set 1	2.37%	every 6 months	3 years	May 2018	May 2021	-	4.75	-	4,750
Set 2	2.84%	every 6 months	5 years	May 2018	May 2023	0.75	0.75	750	750
No. 1/2019									
Set 1	2.78%	every 6 months	3 years	March 2019	March 2022	3.50	3.50	3,500	3,500
No. 2/2019									
Set 1	2.30%	every 6 months	3 years	November 2019	November 2022	3.50	3.50	3,500	3,500
Set 2	2.55%	every 6 months	5 years	November 2019	November 2024	3.00	3.00	3,000	3,000
No. 1/2020 *									
Set 1	2.70%	every 6 months	2 years	May 2020	May 2022	2.00	2.00	2,000	2,000
No. 2/2020 *									
Set 1	2.25%	every 6 months	2 years	November 2020	November 2022	0.50	0.50	500	500
Set 2	2.57%	every 6 months	3 years	November 2020	November 2023	2.00	2.00	2,000	2,000
No. 1/2021 *									
Set 1	1.73%	every 6 months	3 years	May 2021	May 2024	3.00	-	3,000	-
Total						18.25	22.00	18,250	22,000
<i>Less current portion of long-term debentures</i>						(9.50)	(6.75)	(9,500)	(6,750)
Unsubordinated and unsecured debentures - net of current portion						8.75	15.25	8,750	15,250

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Type of debenture	Interest rate (% per annum)	Interest payment due	Term	Issuance date	Maturity date	Separate financial statements			
						2021 (million units)	Units 2020	2021 (in million Baht)	Amount 2020
No. 1/2018									
Set 1	2.37%	every 6 months	3 years	May 2018	May 2021	-	4.75	-	4,750
Set 2	2.84%	every 6 months	5 years	May 2018	May 2023	0.75	0.75	750	750
No. 1/2019									
Set 1	2.78%	every 6 months	3 years	March 2019	March 2022	3.50	3.50	3,500	3,500
No. 2/2019									
Set 1	2.30%	every 6 months	3 years	November 2019	November 2022	3.50	3.50	3,500	3,500
Set 2	2.55%	every 6 months	5 years	November 2019	November 2024	3.00	3.00	3,000	3,000
No. 1/2020 *									
Set 1	2.70%	every 6 months	2 years	May 2020	May 2022	2.00	2.00	2,000	2,000
No. 2/2020 *									
Set 1	2.25%	every 6 months	2 years	November 2020	November 2022	0.50	0.50	500	500
Set 2	2.57%	every 6 months	3 years	November 2020	November 2023	2.00	2.00	2,000	2,000
No. 1/2021 *									
Set 1	1.73%	every 6 months	3 years	May 2021	May 2024	3.00	-	3,000	-
Total						18.25	20.00	18,250	20,000
<i>Less current portion of long-term debentures</i>						(9.50)	(4.75)	(9,500)	(4,750)
Unsubordinated and unsecured debentures - net of current portion						8.75	15.25	8,750	15,250

* At the annual general meeting of the shareholders of the Company held on 26 June 2020, the shareholders approved the issuance of additional debt securities amount not exceeding Baht 10,000 million. The Company can issue and offer for sale all types of debt instruments at once and/or divided into a series of allotments, including the issuance and offering in the form of projects, on the Company's discretion and need of fund as the Company deems it appropriate.

The Company and the subsidiary have to comply with terms and conditions of the issuer e.g. maintain debt to equity ratio and dividend payment.

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Movements during the years ended 31 December of debentures were as follows:

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
(in million Baht)				
At 1 January	22,000	24,600	20,000	15,500
Issue during the year	3,000	4,500	3,000	4,500
Repayment during the year	(6,750)	(7,100)	(4,750)	-
At 31 December	18,250	22,000	18,250	20,000

17 Other current liabilities

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
(in million Baht)				
Accrued real estate development for sale	1,168	1,035	-	-
Accrued public utilities	1,051	1,075	-	-
Retention payable	855	832	-	-
Accrued bonus	159	185	12	10
Construction and purchase equipment payable	35	5	-	-
Interest payable	68	93	68	73
Withholding tax payable	35	34	1	1
Others	604	776	6	5
Total	3,975	4,035	87	89

18 Non-current provisions for employee benefits

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
(in million Baht)				
Post-employment benefits				
Defined benefit plan	363	336	9	8
Other long-term employee benefits	33	32	-	-
Total	396	368	9	8

Defined benefit plan

The Group and the Company operate a defined benefit plan based on the requirement of Thai Labour Protection Act B.E 2541 (1998) to provide retirement benefits to employees based on pensionable remuneration and length of service. The defined benefit plans expose the Group to actuarial risks such as longevity risk, interest rate risk and market (investment) risk.

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<i>Present value of the defined benefit obligations</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(in million Baht)			
At 1 January	368	442	8	13
Included in profit or loss / real estate development for sale:				
Current service cost	44	43	1	5
Past service cost (curtailments)	-	(139)	-	-
Interest on obligation	5	9	-	-
Actuarial loss from other long-term employee benefits				
- Financial assumptions	1	9	-	-
	50	(78)	1	5
Included in other comprehensive income				
Actuarial (gain) loss from post-employment benefits				
- Demographic assumptions	1	-	-	-
- Financial assumptions	3	46	-	-
- Experience adjustment	(4)	(29)	-	(10)
	-	17	-	(10)
Benefit paid	(22)	(13)	-	-
At 31 December	396	368	9	8

<i>Principal actuarial assumptions</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(%)			
Discount rate	0.53 - 2.81	0.53 - 2.81	0.53 - 2.81	0.53 - 2.81
Future salary growth	3,4, 6, 7, 8 and 9	4, 6, 7, 8 and 9	4, 6, 7, 8 and 9	4, 6, 7, 8 and 9
Employee turnover	0, 6, 8, 11, 12 and 18	0, 6, 8, 12 and 18	0, 6, 8, 12 and 18	0, 6, 8, 12 and 18

Assumptions regarding future mortality have been based on published statistics and mortality tables.

As at 31 December 2021, the weighted-average duration of the defined benefit obligation was 16 years (2020: 16 years).

Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

<i>Effect to the defined benefit obligation</i> <i>At 31 December</i>	Consolidated financial statements			
	Increase in assumption		Decrease in assumption	
	2021	2020	2021	2020
<i>(in million Baht)</i>				
Discount rate (1% movement)	(42)	(39)	49	46
Future salary growth (1% movement)	48	42	(42)	(36)
Employee turnover (20% movement)	(45)	(38)	55	47

<i>Effect to the defined benefit obligation</i> <i>At 31 December</i>	Separate financial statements			
	Increase in assumption		Decrease in assumption	
	2021	2020	2021	2020
<i>(in million Baht)</i>				
Discount rate (1% movement)	-	-	-	-
Future salary growth (1% movement)	-	-	-	-
Employee turnover (20% movement)	-	-	-	-

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19 Share capital

	Par value per share (in Baht)	Number	2021 Amount (million shares / in million Baht)	Number	2020 Amount (million shares / in million Baht)
<i>Authorised shares</i>					
At 1 January					
- ordinary shares	1	2,189	2,189	2,226	2,226
Reduction of shares	1	-	-	(37)	(37)
At 31 December					
- ordinary shares	1	2,189	2,189	2,189	2,189

The holders of ordinary shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company.

At the annual general meeting of the shareholders of the Company held on 26 June 2020, the shareholders approved the reduction of Baht 37,878,258 authorised shares capital of the Company from Baht 2,226,383,180 to Baht 2,188,504,922 by canceling 37,878,258 ordinary shares, with a par value of Baht 1, which are reserved for the exercising of warrants. The Company registered the decrease in the authorised share capital with the Ministry of Commerce on 8 July 2020.

Share premium

Section 51 of the Public Companies Act B.E. 2535 requires companies to set aside share subscription monies received in excess of the par value of the shares issued to a reserve account (“share premium”). Share premium is not available for dividend distribution.

20 Legal reserve

Section 116 of the Public Companies Act B.E. 2535 requires that a public company shall allocate not less than 5% of its annual net profit, less any accumulated losses brought forward, to a reserve account (“legal reserve”), until this account reaches an amount not less than 10% of the registered authorised capital. The legal reserve is not available for dividend distribution.

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21 Non-controlling interests

The following table summarises the information relating to each of the Group's subsidiaries that has a material non-controlling interest, before any intra-group eliminations:

	Pruksta Real Estate Public Company Limited and its Subsidiaries	
	2021	2020
	(in million Baht)	
Non-controlling interest percentage	1.77%	1.77%
Current assets	62,217	70,332
Non-current assets	5,736	5,598
Current liabilities	(23,938)	(30,890)
Non-current liabilities	(1,287)	(2,786)
Net assets	42,728	42,254
Carrying amount of non-controlling interest	<u>748</u>	<u>740</u>
Revenue	28,155	29,528
Profit	2,859	3,166
Other comprehensive income	26	(31)
Total comprehensive income	2,885	3,135
Profit allocated to non-controlling interest	<u>51</u>	<u>56</u>
Cash flows from operating activities	12,268	10,718
Cash flows from investing activities	377	(260)
Cash flows from financing activities	(10,731)	(10,896)
Net increase (decrease) in cash and cash equivalents	1,914	(438)

22 Segment information and disaggregation of revenue

In the second quarter of 2021, the Group's CODM included same products into same reportable segments due to marketing strategies. The Group restated segment information as previously reported in 2020 for comparative purposes as follows:

Segment 1	SBU Townhouse:	Baan Pruksa I, Baan Pruksa II, The Connect, Pruksa Ville I, Pruksa Ville II/1 and Pruksa Ville II/2
Segment 2	SBU Single house:	Passorn I, Passorn II and Passorn III
Segment 3	SBU Condominium:	Condominium IV, Condominium V and Condominium VI
Segment 4	SBU Hospital	

Reportable segments in 2020 were as follows:

Segment 1	SBU Townhouse 1:	Baan Pruksa I, Baan Pruksa II and The Connect
Segment 2	SBU Townhouse 2:	Pruksta Ville I and Pruksta Ville II
Segment 3	SBU Single house:	Passorn I, Passorn II and Passorn III
Segment 4	SBU Condominium 1:	Condominium IV, Condominium V and Condominium VI
Segment 5	SBU Condominium 2:	Condominium Premium I and Condominium Premium II

Each segment's performance is measured based on segment profit before tax, as included in the internal management reports that are reviewed by the Group's CODM. Segment profit before tax is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries. Inter-segment pricing is determined on an arm's length basis.

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	Consolidated financial statements												Total reportable segments	Other segments	Total
	Segment 1		Segment 2		Segment 3		Segment 4		2021		2020				
	2021	2020	2021	2020	2021	2020	2021	2020	(in million Baht)	2021	2020	2021	2020	2021	2020
<i>Year ended 31 December</i>															
<i>Information about reportable segments</i>															
External revenue	12,997	11,956	6,648	6,518	8,316	10,770	270	8	28,231	29,252	-	-	28,231	29,252	
Inter-segment revenue	-	-	-	-	-	-	-	-	-	-	1,480	840	1,480	840	
Other revenue	8	14	11	7	58	190	13	1	90	212	37	6	127	218	
Total segment revenues	13,005	11,970	6,659	6,525	8,374	10,960	283	9	28,321	29,464	1,517	846	29,838	30,310	
<i>Segment profit (loss) before income tax</i>	1,594	1,564	976	943	952	1,698	(439)	(168)	3,083	4,037	40	(140)	3,123	3,897	
<i>Segment assets as at 31 December</i>	19,873	25,517	13,740	16,011	26,470	28,275	4,661	4,915	64,744	74,718	3,101	3,243	67,845	77,961	
<i>Timing of revenue recognition</i>															
At a point in time	13,003	11,969	6,658	6,525	8,372	10,955	276	9	28,309	29,458	1,517	841	29,826	30,299	
Over time	2	1	1	-	2	5	7	-	12	6	-	5	12	11	
Total revenue	13,005	11,970	6,659	6,525	8,374	10,960	283	9	28,321	29,464	1,517	846	29,838	30,310	

Timing of revenue recognition of the Company in the separate financial statements is at a point in time.

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Reconciliations of reportable segment revenues, profit or loss, assets and other material items

	Consolidated financial statements			
	Revenues		Profit or loss	
	2021	2020	2021	2020
(in million Baht)				
Reportable segments	28,321	29,464	3,083	4,037
Other segments	1,517	846	40	(140)
Elimination of inter-segment transactions	(1,480)	(840)	5	34
Unallocated amounts:				
- Other corporate expenses	72	43	(130)	(246)
- Share of profit (loss) of investments in joint ventures	-	-	110	-
Total	28,430	29,513	3,108	3,685

	Consolidated financial statements	
	Assets	
	2021	2020
(in million Baht)		
Reportable segments	64,744	74,718
Other segments	3,101	3,243
	67,845	77,961
Elimination of inter-segment transactions	-	(1,999)
Unallocated amounts	4,207	2,311
Total	72,052	78,273

Geographical segments

The principal business of the Group is related to real estate development in Thailand.

Contract balances

<i>Contract liabilities</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(in million Baht)			
At 1 January	(2,361)	(2,786)	-	-
Recognised as revenue during the year	3,238	3,795	-	-
Advance received	(3,207)	(3,370)	-	-
At 31 December	(2,330)	(2,361)	-	-

<i>Contract cost assets</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(in million Baht)			
At 31 December				

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(in million Baht)			
Costs to obtain contracts with customers	481	569	-	-

Revenue expected to be recognised in the future related to performance obligations that are unsatisfied

As at 31 December 2021, the Group had revenue expected to be recognised in the future arising from performance obligations that are as yet unsatisfied amounting to Baht 19,963 million (2020: Baht 21,939 million). The Group will recognise this revenue when a customer obtains control of the real estate development for sale, which is expected to occur over the next 4 years (2020: next 4 years).

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23 Employee benefit expenses

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
(in million Baht)				
Salaries and wages	1,304	1,450	46	44
Defined contribution plan	86	107	3	3
Others	550	746	13	21
Total	1,940	2,303	62	68

Defined contribution plan

The defined contribution plan comprises provident fund established by the Group for its employees. Membership to the fund is on a voluntary basis. Contributions are made monthly by the employees at rates 5% - 10% of their basic salaries and by the Group at rates 5% - 10% of the employees' basic salaries. The provident fund is registered with the Ministry of Finance as a juristic entity and is managed by a licensed Fund Manager.

24 Expenses by nature

	Note	Consolidated financial statements		Separate financial statements	
		2021	2020	2021	2020
(in million Baht)					
Construction costs during the year		6,393	5,494	-	-
Changes in land, land and houses for sale, sample houses and real estate under development		8,877	11,255	-	-
Raw materials and consumables used		3,293	2,549	-	-
Employee benefit expenses	23	1,940	2,303	62	68
Transfer expenses		1,168	1,195	-	-
Advertising expenses		586	462	-	-
Lease-related expenses	14	192	252	-	-
Depreciation and amortisation	12, 13, 14, 15	465	454	6	5
Amortisation of cost to obtain contracts with customers		319	328	-	-
Others		1,649	1,021	52	42
Total cost of sales, distribution costs and administrative expenses		24,882	25,313	120	115

25 Income tax

<i>Income tax recognised in profit or loss</i>	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
(in million Baht)				
<i>Current tax expense</i>				
Current year	767	834	7	34
Under provided in prior years	-	8	-	-
	767	842	7	34
<i>Deferred tax expense</i>				
Movements in temporary differences	(62)	16	(1)	(1)
	705	858	6	33

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	Consolidated financial statements					
	2021		2020			
	Before tax	Tax (expense) benefit	Net of tax (in million Baht)	Before tax	Tax (expense) benefit	Net of tax
<i>Income tax recognised in other comprehensive income</i>						
Exchange differences on translating financial statements	-	-	26	(11)	2	(9)
Defined benefit plan actuarial gains (losses)	-	-	-	(17)	3	(14)
Total	-	-	26	(28)	5	(23)
<i>Separate financial statements</i>						
	Before tax	Tax (expense) benefit	Net of tax (in million Baht)	Before tax	Tax (expense) benefit	Net of tax
<i>Income tax recognised in other comprehensive income</i>						
Defined benefit plan actuarial gains (losses)	-	-	-	10	(2)	8
<i>Reconciliation of effective tax rate</i>						
	Rate (%)		Consolidated financial statements 2021 (in million Baht)		2020 (in million Baht)	
Profit before income tax expense			3,108		3,685	
Income tax using the Thai corporation tax rate	20		622		20	737
Tax effect of income and expense that are not deductible in determining taxable profit, net			35			90
Current year losses for which no deferred tax asset was recognised			43			11
Elimination in consolidation			8			13
Under provided in prior years			-			8
Double tax deductible expenses			(3)			(1)
Total	23		705		23	858
<i>Reconciliation of effective tax rate</i>						
	Rate (%)		Separate financial statements 2021 (in million Baht)		2020 (in million Baht)	
Profit before income tax expense			2,401		3,060	
Income tax using the Thai corporation tax rate	20		480		20	612
Tax effect of income and expense that are not deductible in determining taxable profit, net			(474)			(579)
Total	-		6		1	33

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<i>Deferred tax</i> <i>At 31 December</i>	Consolidated financial statements							
	2021	2020	2021	2020				
	(in million Baht)							
Total	189	145	(117)	(129)				
Set off of tax	(117)	(129)	117	129				
Net deferred tax assets	72	16	-	-				
Separate financial statements								
<i>Deferred tax</i> <i>At 31 December</i>	Assets							
	2021	2020	2021	2020				
	(in million Baht)							
Total	2	2	-	-				
Set off of tax	-	-	-	-				
Net deferred tax assets	2	2	-	-				
Consolidated financial statements								
<i>Deferred tax</i>	(Charged) / Credited to							
	As at 1 January	Profit or loss	Other comprehensive income	As at 31 December				
	(in million Baht)							
2021								
<i>Deferred tax assets</i>								
Real estate development for sale	8	9	-	17				
Investment properties	17	(4)	-	13				
Property, plant and equipment	11	(1)	-	10				
Right-of-use assets	1	1	-	2				
Non-current provisions for employee benefits	65	4	-	69				
Provision for litigation and claims	4	2	-	6				
Exchange differences on translating financial statements	29	-	(6)	23				
Loss carry forward	7	39	-	46				
Others	3	-	-	3				
Total	145	50	(6)	189				
<i>Deferred tax liability</i>								
Property, plant and equipment	(129)	12	-	(117)				
Net	16	62	(6)	72				
2020								
<i>Deferred tax assets</i>								
Real estate development for sale	3	5	-	8				
Investment properties	34	(17)	-	17				
Right-of-use assets	12	(1)	-	11				
Property, plant and equipment	-	1	-	1				
Non-current provisions for employee benefits	73	(11)	3	65				
Provision for litigation and claims	5	(1)	-	4				
Exchange differences on translating financial statements	27	-	2	29				
Loss carry forward	-	7	-	7				
Others	2	1	-	3				
Total	156	(16)	5	145				

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	Consolidated financial statements			As at 31 December	
	(Charged) / Credited to				
	As at 1 January	Profit or loss (in million Baht)	Other comprehensive income		
Deferred tax					
Deferred tax liability					
Property, plant and equipment	<u>(129)</u>	-	-	<u>(129)</u>	
Net	<u>27</u>	<u>(16)</u>	<u>5</u>	<u>16</u>	
	Separate financial statements				
	(Charged) / Credited to				
Deferred tax					
2021					
Deferred tax assets					
Non-current provisions for employee benefits	<u>2</u>	-	-	<u>2</u>	
2020					
Deferred tax assets					
Non-current provisions for employee benefits	<u>3</u>	<u>1</u>	<u>(2)</u>	<u>2</u>	

The Group incurred a unrecognised tax losses of Baht 396 million (2020: Baht 181 million) which expire in 2022 - 2026. The Group has not recognised these items as deferred tax assets because it is not probable that the Group will have sufficient future taxable profit to utilise the benefits therefrom.

26 Promotional privileges

By virtue of the provisions of the Investment Promotion Act of B.E. 2520, the Group has been granted privileges by the Board of Investment relating to developing a housing project for persons who have low or middle income (where the usable area in each unit shall not be less than 24 square meters and the contracted sale amount is less than Baht 1,200,000).

The principal privilege is the exemption from corporate income tax for a period of 5 years from the start of business operations related to these privileges.

As promoted companies, the Group must comply with certain terms and conditions prescribed in the promotional certificates.

27 Earnings per share

	Consolidated		Separate	
	financial statements	2021	financial statements	2021
	2020		2020	
Profit attributable to ordinary shareholders for the year ended 31 December				
Profit attributable to ordinary shareholders of the Company (basic)	<u>2,353</u>	<u>2,771</u>	<u>2,394</u>	<u>3,027</u>
Number of ordinary shares outstanding	<u>2,189</u>	<u>2,189</u>	<u>2,189</u>	<u>2,189</u>
Basic earnings per share (in Baht)	<u>1.07</u>	<u>1.27</u>	<u>1.09</u>	<u>1.38</u>

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For the year ended 31 December 2021

28 Dividends

The shareholders and the Board of Directors of the Company approved dividends as follows:

	Approved by	Approval date	Payment schedule	Dividend rate per share (Baht)	Amount (in million Baht)
<i>2021 Board of Directors' meeting approved</i>					
The Board of					
Interim dividend	Directors' meeting	13 August 2021	10 September 2021	0.31	678
<i>2021 annual shareholders' meeting approved</i>					
The shareholders'					
Annual dividend	meeting	29 April 2021	21 May 2021	0.96	2,101
The Board of					
Interim dividend	Directors' meeting	11 August 2020	8 September 2020	(0.31)	(678)
Dividend paid in 2021				0.96	2,101

29 Financial instruments

(a) Carrying amounts and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

Consolidated financial statements							
At 31 December	Carrying amount Amortised cost - net	Fair value			Level 3		
		Level 1	Level 2	(in million Baht)			
<i>2021</i>							
<i>Financial liabilities</i>							
Long-term loan from financial institution	(857)	-	-		(871)		
Debentures	(18,250)	-	(18,356)		-		
<i>2020</i>							
<i>Financial liabilities</i>							
Long-term loan from financial institution	(1,507)	-	-		(1,541)		
Debentures	(22,000)	-	(22,124)		-		
Separate financial statements							
At 31 December	Carrying amount Amortised cost - net	Fair value			Level 3		
		Level 1	Level 2	(in million Baht)			
<i>2021</i>							
<i>Financial liabilities</i>							
Long-term loan from financial institution	-	-	-		-		
Debentures	(18,250)	-	(18,356)		-		
<i>2020</i>							
<i>Financial liabilities</i>							
Long-term loan from financial institution	(450)	-	-		(461)		
Debentures	(20,000)	-	(20,118)		-		

The fair values of financial assets and financial liabilities, except as mentioned above, is taken to approximate the carrying values because of the nearly to maturity.

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(b) *Financial risk management policies*

Risk management framework

The Group's board of directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The board of directors has established the risk management committee, which is responsible for developing and monitoring the Group's risk management policies. The committee reports regularly to the board of directors on its activities.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Group audit committee oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Group audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

(b.1) Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations.

(b.1.1) Trade accounts receivable

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and country in which customers operate.

Outstanding trade receivables are regularly monitored by the Group. An impairment analysis is performed by the Group at each reporting date. The provision rates of expected credit loss are based on days past due for individual trade receivables/groupings of various customer segments with similar credit risks to reflect differences between economic conditions in the past, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

The Group limits its exposure to credit risk from trade accounts receivables by establishing a maximum payment period of three months.

(b.1.2) Cash and cash equivalents

The Group's exposure to credit risk arising from cash and cash equivalents is limited because the counterparties are banks and financial institutions with good credit rating, for which the Group considers to have low credit risk.

(b.1.3) Guarantees

The Group's policy is to provide financial guarantees only for subsidiaries' liabilities. As at 31 December 2021, the Group has issued guarantee to certain banks in respect of credit facilities (see note 16).

(b.2) Liquidity risk

The Group monitors its liquidity risk and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations and to mitigate the effects of fluctuations in cash flows.

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The following table are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted and include contractual interest payments and exclude the impact of netting agreements.

At 31 December	Carrying amount	Consolidated financial statements					Total		
		Contractual cash flows							
		1 year or less	More than 1 year but less than 2 years	More than 2 years but less than 5 years	More than 5 years				
2021									
Non-derivative financial liabilities									
Trade accounts payable	1,350	1,350	-	-	-	-	1,350		
Loans from financial institutions	861	404	457	-	-	-	861		
Lease liabilities	514	117	200	197	-	-	514		
Debentures	18,250	9,500	8,750	-	-	-	18,250		
	20,975	11,371	9,407	197	-	-	20,975		
2020									
Non-derivative financial liabilities									
Trade accounts payable	1,277	1,277	-	-	-	-	1,277		
Loans from financial institutions	3,007	1,700	500	807	-	-	3,007		
Lease liabilities	632	122	114	309	87	-	632		
Debentures	22,000	6,750	9,500	5,750	-	-	22,000		
	26,916	9,849	10,114	6,866	87	-	26,916		
Separate financial statements									
2021									
Non-derivative financial liabilities									
Lease liabilities	26	6	10	10	-	-	26		
Debentures	18,250	9,500	8,750	-	-	-	18,250		
	18,276	9,506	8,760	10	-	-	18,276		
2020									
Non-derivative financial liabilities									
Loans from financial institutions	450	100	250	100	-	-	450		
Lease liabilities	29	5	5	15	4	-	29		
Debentures	20,000	4,750	9,500	5,750	-	-	20,000		
	20,479	4,855	9,755	5,865	4	-	20,479		

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(b.3) Market risk

(b.3.1) Foreign currency risk

The Group monitors its foreign currency risk as appropriate. Management believes that the Group has minimal currency exchange rate risk.

	Consolidated financial statements	
	2021	2020
	(in million Baht)	
Exposure to foreign currency at 31 December		
Indian Rupee		
Cash and cash equivalents	93	83
Net statement of financial position	93	83

(b.3.2) Interest rate risk

Interest rate risk is the risk that future movements in market interest rates will affect the results of the Group's operations and its cash flows because debt securities and loan interests are mainly fixed. So the Group has low interest rate risk. The sensitivity impact to the increase or decrease in interest expenses from borrowings, as a result of changes in interest rates is immaterial on financial statements of the Group.

30 Capital management

The Board of Directors' policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board monitors the return on capital, which the Group defines as result from operating activities divided by total shareholders' equity, excluding non-controlling interests and also monitors the level of dividends to ordinary shareholders.

31 Commitments with non-related parties

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	(in million Baht)			
Other commitments				
Short-term lease commitments	178	15	-	-
Land purchasing agreements	1,564	1,732	-	-
Buildings and structures construction agreements	8	317	-	-
Development and construction agreements	306	154	-	-
Software license and implementation agreements	15	37	-	-
Services and professional consulting agreements	60	12	9	-
Total	2,131	2,267	9	-

Others

As at 31 December 2021;

- (a) The Group had commitment for letters of guarantee issued by certain local banks totalling Baht 8,648 million (2020: Baht 9,193 million).
- (b) A subsidiary had commitment with the banks as a guarantor of overdraft lines of Baht 120 million (2020: Baht 115 million), letters of guarantee lines of Baht 8,264 million (2020: Baht 8,894 million), promissory note lines of Baht 10,918 million (2020: Baht 10,918 million) and other credit facilities of Baht 823 million (2020: Baht 821 million) of the subsidiaries in the Group.

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32 Contingent liability

As at 31 December 2021, the Group have been sued by other companies and persons in cases of alleged violation of agreements, prosecution claims and other cases totalling Baht 1,078 million (*2020: Baht 818 million*). Presently, the cases are being considered by the court. However, the Group has set aside provision of Baht 42 million (*2020: Baht 21 million*) in the consolidated statement of financial position for liabilities that may arise as a result of these cases, based on the opinion of their management and legal department.

33 Events after the reporting period

- (a) On 21 January 2022, Vimut Hospital Co., Ltd, which is an indirect subsidiary, registered to set up Vimut Investment Pte. Ltd. to invest in Singapore (registered capital of SGD 1). In February 2022, the indirect subsidiary lent money to such new company of SGD 100 million with the interest rate as specified in the agreement for the purpose of investing in Pathology Asia Holdings Pte. Ltd. (3.7% of total issued shares).
- (b) At the Board of Directors' meeting held on 18 February 2022, the Board of Directors approved the appropriation of dividend of Baht 0.96 per share, amounting to Baht 2,101 million, of which Baht 0.31 per share was paid as an interim dividend on 10 September 2021. Therefore, the remaining dividend to be paid is Baht 0.65 per share, amounting to Baht 1,423 million which it depends on the resolution of Annual General Meeting of the Shareholders of the Company on 28 April 2022.

34 Thai Financial Reporting Standards (TFRS) not yet adopted

The Federation of Accounting Professions has revised TFRS which is effective for annual accounting periods beginning on or after 1 January 2022, the Group has not early adopted a number of new and revised TFRS, which are not yet effective for the current period in preparing these financial statements. The Group has assessed the potential initial impact on the financial statements of these new and revised TFRS and expects that there will be no material impact on the financial statements in the period of initial application.