1 General information

WHA Industrial Development Public Company Limited (the Company) is incorporated and resident in Thailand. The Company was listed on the Stock Exchange of Thailand. On 23 February 2016, the Company received an approval for delisting the Company's securities from the Stock Exchange of Thailand which was effective on 2 March 2016. The address of the Company's registered office is as follows:

18th floor, UM Tower, 9 Ramkhamhaeng Road, Suanluang subdistrict, Suanluang district, Bangkok, Thailand 10250.

The principal business operations of the Company and its subsidiaries (the Group) have engaged in providing rent and sale of lands, buildings, factories, warehouses, and other real estates, development and management of real estates in Industrial estate and industrial zone, providing services public utilities, facilities, and the other services.

The interim consolidated and separate financial information are presented in Thai Baht, unless otherwise stated.

This interim consolidated and separate financial information was authorised for issue by the Board of Directors on 8 August 2019.

2 Basis of preparation

The interim consolidated and separate financial information has been prepared in accordance with Thai Accounting Standard (TAS) no. 34, Interim Financial Reporting and other financial reporting requirements issued under the Securities and Exchange Act.

The interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2018.

An English version of the interim consolidated and separate financial information has been prepared from the interim financial information that is in the Thai language. In the event of a conflict or a difference in interpretation between the two languages, the Thai language interim financial information shall prevail.

3 Accounting policies

The accounting policies used in the preparation of the interim financial information are consistent with those used in the annual financial statements for the year ended 31 December 2018, except as described in note 4.

The Group has not early adopted the new and amended Thai Financial Reporting Standards which are effective on 1 January 2020. The Group's management is currently assessing the impact of adoption of these standards.

4 Change in accounting policies

TFRS 15, Revenue from contracts with customers

The Group has adopted the new Thai Financial Reporting Standards (TFRS) no. 15, Revenue from contracts with customers from 1 January 2019 under the modified retrospective approach and the comparative figures have not been restated. The Group did apply practical expedient relates to completed contracts and contract modifications allowed by TFRS 15.

The adoption of TFRS 15 mainly affects the Group's accounting treatment on revenue recognition of availability payments of an associate. Revenue will be recognised when rendering services to customers according to the agreements.

	Consolidated financial information					
Statement of financial position	As at 31 December 2018 Previously reported	As at 1 January 2019 Restated				
Investments in associates Retained earnings Non-controlling interests	12,827,738,991 15,668,291,687 3,342,696,341	(3,134,304,169) (2,844,501,836) (289,802,333)	9,693,434,822 12,823,789,851 3,052,894,008			

The following tables show the amounts by each financial information line item in the current year from the adoption of the new revenue standard compared to the previous revenue standards.

	Consolidated financial information As at 30 June 2019								
	Balance under th								
Statement of financial position	Balance as reported	Impacts from TFRS 15	previous revenue standards						
Investments in associates	10,440,522,298	3,417,094,009	13,857,616,307						
Retained earnings	13,100,006,353	3,101,144,515	16,201,150,868						
Non-controlling interests	3,058,483,014	315,949,494	3,374,432,508						
	Consolidated financial information								
		-month ended 30 Ju							
			Balance under the						
Statement of	Balance	Impacts from	previous revenue						
comprehensive income	as reported	TFRS 15	standards						
Share of profit of associates and									
joint ventures	687,907,526	141,394,920	829,302,446						
	Consolida	ted financial inform	ation						
	For the six-r	month ended 30 Jur	ne 2019						
			Balance under the						
Statement of	Balance	Impacts from	previous revenue						
comprehensive income	as reported	TFRS 15	standards						
Share of profit of associates and									
joint ventures	960,964,677	282,789,840	1,243,754,517						

5 Estimates

The preparation of interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

6 Segment and revenue information

The Group's chief operating decision-maker e.g. Board of directors identifies reportable segments of its business to examine the Group's performance by product lines and geographical location of customers.

Revenues from 1 customer of the domestic real estate business segment is amounting to Baht 806.04 million (2018: 2 customers amounting to Baht 1,670.08 million).

Incomes and profits information by business segment for the six-month period ended 30 June are as follows:

				201	9			
	-	Dome	estic		Overseas			
	Real Estate business	Power business	Water business	Other business	Real Estate business	Water business	Other business	Total
Revenues from sales of real estate	1,631,754,921	-	-	-	-	-	-	1,631,754,921
Revenues from water business	602,322	-	820,978,189	-	-	-	-	821,580,511
Revenues from leases and services	365,942,354	2,873,664	108,563,175	139,415,420	-	-	-	616,794,613
Total revenues	1,998,299,597	2,873,664	929,541,364	139,415,420	-	-	-	3,070,130,045
Profit (loss) from operations	647,243,518	8,651,052	396,114,069	92,202,637	(8,656,348)	(845,400)	(11,920,966)	1,122,788,562
Other income	345,037,906	67,005,205	1,893,518	812,246	407,882	260	85,465	415,242,482
Finance costs	(94,740,911)	(127,822,449)	(19,048,541)	-	-	-	-	(241,611,901)
Share of profit of associates		044 700 404						000 004 077
and joint ventures	19,195,576	941,769,101	- (10 701 501)	-	-	-	-	960,964,677
Income tax	(24,789,644)	(5,606,068)	(19,721,531)	(21,420,406)	-	-	-	(71,537,649)
Profit (loss) for the period	891,946,445	883,996,841	359,237,515	71,594,477	(8,248,466)	(845,140)	(11,835,501)	2,185,846,171
Profit attributable to non-controlling interests							-	(410,178,402)
Profit attributable to owners of the parent							-	1,775,667,769
Segment depreciation and amortisation	78,542,212	1,578,627	37,321,565	11,244,143	328,970	-	64,712	129,080,230

Assets and liabilities information by business segment are as following:

		Dome	estic					
	Real Estate	Power	Water	Other	Real Estate	Water	Other	
	business	business	business	business	business	business	business	Total
Non-current assets Segment non-current assets	4,005,861,154	10,818,189,993	1,779,699,848	260,946,403	325,373,491	48,049,803	1,145,639	17,239,266,331
Other assets Segment other assets Unallocated other assets	13,384,451,972	344,345,582	726,889,293	70,616,817	408,995,153	63,012,520	70,796,889	15,069,108,226 14,111,269,597
Total assets							-	46,419,644,154
Segment liabilities Unallocated liabilities	12,255,545,942	29,686,039	217,689,025	72,767,451	81,072,058	10,356,406	718,871	12,667,835,792 9,111,305,675
Total liabilities							_	21,779,141,467

		31 December 2018							
		Dome	estic		Overse				
	Real Estate business	Power business	Water business	Other business	Real Estate business	Other business	Total		
Non-current assets Segment non-current assets	3,991,770,753	13,232,810,225	1,530,734,174	241,879,195	329,846,964	981,407	19,328,022,718		
Other assets Segment other assets Unallocated other assets	14,007,606,281	516,934,171	853,763,115	80,696,330	351,618,159	57,336,157 -	15,867,954,213 14,175,002,259		
Total assets						-	49,370,979,190		
Segment liabilities Unallocated liabilities	12,374,869,844	20,920,882	172,590,928	89,549,294	98,076,386	1,861,832	12,757,869,166 9,287,977,050		
Total liabilities						-	22,045,846,216		

Non-current assets presented above are non-current assets other than financial instruments and deferred tax assets.

The Group has changed reportable segments in order to be consistent with the present internal organisation in a manner. The Group has not restated the prior year's segment information since the cost to develop it would be excessive. Thus, the Group discloses the segment information for the current year on the old basis for comparison as below.

			201	9					201	8		
		Dome	stic		Overseas			Dome	stic		Overseas	
	Real Estate business	Power business	Water business	Other business	Holding company	Total	Real Estate business	Power business	Water business	Other business	Holding company	Total
Revenues from sales of real estate Revenues from	1,631,754,921	-	-	-	-	1,631,754,921	2,535,726,883	-	-	-	-	2,535,726,883
water business Revenues from leases	602,322	-	820,978,189	-	-	821,580,511	589,902	-	761,371,833	-	-	761,961,735
and services	365,942,354	2,873,664	108,563,175	139,415,420	-	616,794,613	331,143,565	-	81,972,880	120,093,757	-	533,210,202
Total revenues	1,998,299,597	2,873,664	929,541,364	139,415,420	-	3,070,130,045	2,867,460,350	-	843,344,713	120,093,757	-	3,830,898,820
Profit (loss) from operations Other income Finance costs Share of profit of	638,587,170 345,445,788 (94,740,911)	8,651,052 67,005,205 (127,822,449)	395,268,669 1,893,778 (19,048,541)	85,441,759 836,539 -	(5,160,088) 61,172 -	1,122,788,562 415,242,482 (241,611,901)	1,195,094,794 394,886,101 (182,604,204)	334,838 79,602,087 (154,351,719)	376,153,931 3,430,183 (26,739,826)	76,907,937 401,139 -	(1,168,040) 52,199 -	1,647,323,460 478,371,709 (363,695,749)
associates and joint ventures Income tax	19,195,576 (24,789,644)	941,769,101 (5,606,068)	- (19,721,531)	- (21,420,406)	-	960,964,677 (71,537,649)	(3,254,037) (185,884,676)	910,941,445 (11,316,659)	- (24,957,905)	- (17,328,582)	-	907,687,408 (239,487,822)
Profit (loss) for the period	883,697,979	883,996,841	358,392,375	64,857,892	(5,098,916)	2,185,846,171	1,218,237,978	825,209,992	327,886,383	59,980,494	(1,115,841)	2,430,199,006
Profit attributable to non-controlling interests					_	(410,178,402)					_	(480,019,952)
Profit attributable to owners of the parent					_	1,775,667,769					-	1,950,179,054

Incomes and profits information by business segment for the six-month period ended 30 June are as follows:

Depreciation and amortisation by business segment for the six-month period ended 30 June are as follows:

		2019					2018					
	Domestic			Overseas		Domestic				Overseas		
	Real Estate	Power	Water	Other	Holding		Real Estate	Power	Water	Other	Holding	
	business	business	business	business	company	Total	business	business	business	business	company	Total
Segment depreciation Segment amortisation	76,636,052 2,235,130	1,578,627 -	36,700,713 620,852	11,303,747 5,109	- 	126,219,139 2,861,091	74,390,906 2,921,142	57,814 -	30,710,997 336,171	7,552,125	- 	112,711,842 3,257,313
Total depreciation and amortisation					_	129,080,230					_	115,969,155

Fair value

The following table presents financial assets and liabilities that are measured at fair value, excluding where its fair value is approximating the carrying amount.

	Level 1						
	Consoli	idated	Sepa	rate			
	financial in	formation	financial information				
	30 June 2019	31 December 2018	30 June 2019	31 December 2018			
Short-term investments	637,552	647,175	-	-			
Available-for-sale investments	949,041,898	706,574,489	949,041,898	706,574,489			
	949,679,450	707,221,664	949,041,898	706,574,489			

8 Trade receivables

Trade receivables, included in trade and other receivables in statements of financial position, can analyse aging as follows:

	Consoli financial int		Separate financial information			
	30 June 2019	31 December 2018	30 June 2019	31 December 2018		
Within due Overdue	198,213,156	177,873,623	60,274,610	56,319,383		
Up to 3 months	32,521,995	35,206,000	6,810,686	4,408,838		
3 - 6 months	1,966,340	1,917,308	446,707	480,322		
6 - 12 months	3,509,234	4,048,892	1,006,981	960,644		
Over 12 months	12,632,419	13,049,305	5,379,809	5,787,516		
Less Allowance for doubtful debt	248,843,144 (18,107,993)	232,095,128 (19,015,505)	73,918,793 (6,833,497)	67,956,703 (7,228,482)		
	230,735,151	213,079,623	67,085,296	60,728,221		

9 Real estate development costs

Movements of real estate development costs during the six-month period ended 30 June 2019 are as follows:

	Consolidated financial information	Separate financial information
Opening balance Additions Transfer to Investment properties Currency translation differences Recognise as expense	11,529,117,236 714,321,247 (251,428,037) (14,630,363) (793,603,668)	3,303,596,662 27,276,675 - - (353,684,263)
Closing balance	11,183,776,415	2,977,189,074

The Group transferred real estate development costs to investment property due to change in use.

Real estate development costs of Baht 1,433.41 million (2018: Baht 1,348.32 million) has been pledged as securities for credit facilities.

10 Non-current asset held for sale

During the period, the Group's management has approved sales of assets and liabilities for 4 projects which classified as assets and liabilities held for sale.

	Consolidated financial information			
	30 June 2019	31 December 2018		
Investment properties	230,534,819	-		
Total assets	230,534,819	-		
Deposit from long term lease agreement	14,238,870	-		
Total liabilities	14,238,870	-		

11 Commitments

11.1 Capital commitments

Capital expenditure contracted but not recognised as liabilities is as follows:

	Consoli financial in		Separate financial information		
	30 June 2019	31 December 2018	30 June 2019	31 December 2018	
Purchase of land and leasehold rights Construction of ready-built factories and public	398,438,000	464,102,600	-	-	
utilities	659,998,840	314,252,646	6,485,038	22,244,659	
	1,058,436,840	778,355,246	6,485,038	22,244,659	

11.2 Non-cancellable operating leases - where the group is lessee.

Commitments for minimum lease payments in relation to non-cancellable operating leases are payable as follows:

	Consoli financial in		Separate financial information	
	30 June 2019	31 December 2018	30 June 2019	31 December 2018
Not later than 1 year Later than 1 year but not	30,503,540	30,630,430	16,474,753	16,555,739
later than 5 years	32,964,870	41,464,185	13,918,937	19,161,985
	63,468,410	72,094,615	30,393,690	35,717,724

12 Related-party transactions

The Company is controlled by WHA Corporation Public Company Limited, a company incorporated in Thailand, by indirectly owns in WHA Venture Holdings Co., Ltd. which owns 98.54% of the Company's shares. The remaining 1.46% of the shares are widely held.

Additional information for transactions with related parties are as follows:

12.1 Revenues and expenses

For the three-month period	Consolidated financial information		Separate financial information	
ended 30 June	2019	2018	2019	2018
D				
Parent		0.000		
Revenue from water business Revenue from leases and services	- 1,251,451	9,000 843,604	- 22,248	-
Interest income	124,094,768	158,154,260	124,094,768	- 158,154,260
Administrative expense	394,800	100,104,200	124,094,700	130,134,200
Administrative expense	334,000			
Associates				
Revenue from water business	50,136,650	47,030,068	-	-
Revenue from leases and service	10,840,896	10,389,175	241,517	185,147
Other income	4,794,374	9,000	-	-
Commission and management income	4,521,130	1,713,903	4,521,130	1,713,903
Dividend income	-	-	10,033,500	9,709,839
Interest income	10,688,476	14,575,825	-	
a				
Subsidiaries			44 004 050	44 744 000
Revenue from water business Revenue from leases and services	-	-	11,281,856	11,741,236 1,188,447
Other income	-	-	2,818,169 104,661	1,100,447
Commission and management income	-	-	53,675,156	- 16,425,748
Deferred leasehold right income	_	_	2,935,000	2,935,000
Dividend income	-	_	1,023,540,720	1,148,055,398
Interest income	-	-	13,212,770	11,918,974
Cost of leases and services	-	-	2,181,308	1,230,841
Finance costs	-	-	18,395,950	30,358,179
Joint Ventures				
Revenue from water business	128,740	19,110	-	-
Revenue from leases and services	1,269,484	987,983	1,264,006	980,496
Commission and management income		143,750	-	-
Interest income	2,618,093	-	-	-
Other related parties				-
Revenue from leases and services	154,383	227,462	103,425	171,675
Interest income	285,233	×۲۵2, 402	103,425	
Cost of leases and services	52,953	49,167	_	-
Administrative expenses	609,699	181,017	418,593	145,400

-	Conso	lidated	Separate	
For the six-month period	financial information		financial information	
ended 30 June	2019	2018	2019	2018
-				
Parent				
Revenue from sales of real estate	-	43,670,375	-	-
Revenue from water business	9,594	18,000	-	-
Revenue from leases and services	2,375,724	928,364	44,496	-
Interest income	246,825,857	314,570,562	246,825,857	314,570,562
Administrative expense	789,600	-	-	-
Associates				
Revenue from water business	106,229,639	92,416,635	-	-
Revenue from leases and service	25,554,433	15,070,585	489,745	269,247
Other income	10,267,976	37,316	5,920	5,899
Commission and management income	7,903,480	3,570,032	7,903,480	3,570,032
Dividend income	-	-	16,851,965	19,419,678
Interest income	21,413,550	29,477,482	-	-
Subsidiaries				
Revenue from water business	-	_	22,258,848	24,098,754
Revenue from leases and services	-	-	4,521,317	3,790,768
Other income	-	-	209,661	-
Commission and management income	-	-	73,931,206	100,927,773
Deferred leasehold right income	-	-	5,870,000	5,870,000
Dividend income	-	-	1,156,740,629	1,516,805,244
Interest income	-	-	24,845,452	23,113,881
Cost of leases and services	-	-	3,577,570	3,872,523
Finance costs	-	-	36,365,676	60,792,576
Joint Ventures				
Revenue from water business	5,370,020	19,110	_	_
Revenue from leases and services	10,232,367	1,968,479	2,493,411	1,960,992
Other income	470,638	- 1,000,479	2,400,411	-
Commission and management income	620,250	287,500	-	-
Interest income	4,621,243	384,805	-	-
	· ·			
Other related parties	000.050	074 500	000 050	004 450
Revenue from leases and services	308,959	371,506	206,850	261,450
Interest income	642,767	-	-	-
Cost of leases and services	102,120	98,333	-	- 250 117
Administrative expenses	1,125,359	321,984	785,859	250,117

12.2 Amounts due from and due to related parties

	Consolidated financial information		Separate financial information	
	30 June 2019	31 December 2018	30 June 2019	31 December 2018
Amounts due from				
Parent	346,269,794	99,375,071	345,465,288	98,639,431
Associates	27,631,122	66,384,459	2,835,426	3,034,945
Subsidiaries	-	-	79,663,749	67,103,808
Joint ventures	2,114,777	844,893	39,009	19,560
Other related parties	97,822	231,456	36,888	73,777
	376,113,515	166,835,879	428,040,360	168,871,521
Amounts due to				
Parent	272,412	-	-	-
Subsidiaries	-	-	135,712,717	95,564,649
Other related parties	705,419	398,976	207,655	-
	977,831	398,976	135,920,372	95,564,649

12.3 Key management compensation

Key management includes directors (executive and non-executive), members of the Executive Committee. The compensation paid or payable to key management is as follows:

For the three-month period	Consolidated financial information		Separate financial information	
ended 30 June	2019	2018	2019	2018
Short-term benefits Post-employment benefits	68,871,909 8,427,923	75,257,380 1,512,930	50,221,744 4,206,826	27,357,014 171,427
	77,299,832	76,770,310	54,428,570	27,528,441
For the six-month period	Consolidated financial information		Separate financial information	
ended 30 June	2019	2018	2019	2018
Short-term benefits Post-employment benefits	143,824,574 9,811,697	142,355,255 3,025,864	98,670,667 4,397,286	54,499,283 342,853
	153,636,271	145,381,119	103,067,953	54,842,136

13 Events occurring after the reporting date

On 11 July 2019, WHA Industrial Development 2 (SG) Pte. Ltd. was incorporated in Singapore for investing in other companies, with registered ordinary share 1 share of USD 1 each. The Group holds the ordinary share 1 share, equivalent to 100% ownership interests.

On 1 August 2019, WHAUP (SG) 2DR Pte. Ltd. was incorporated in Singapore for investing in other companies, with registered ordinary shares 100,000 shares of USD 1 each, amounting to USD 100,000. The Group holds the ordinary shares 100,000 shares, equivalent to 100% ownership interests.

On 8 August 2019, the Group approved to acquire ordinary shares of Duong River Surface Water Plant JSC 33,986,774 shares of VND 61,000 each, amounting to VND 2,073,193,214,000, equivalent to 34% ownership interests.