		Consol		Separate			
		financial in		financial in			
		Unaudited	Audited	Unaudited	Audited		
		30 September	31 December	30 September	31 December		
		2019	2018	2019	2018		
	Notes	Baht	Baht	Baht	Baht		
Assets							
Current assets							
Cash and cash equivalents		1,207,900,097	2,840,989,100	412,164,888	647,287,265		
Short-term investments	7	647,432	647,175	-	-		
Trade and other receivables, net		430,107,262	426,746,160	181,506,186	190,027,836		
Short-term loans to related parties		12,851,612,144	14,127,690,500	13,715,342,365	14,518,171,930		
Real estate development costs	9	11,160,084,476	11,529,117,236	2,662,404,469	3,303,596,662		
Other current assets		307,901,118	311,303,057	12,874,745	21,045,538		
Non-current assets held for sale	10	230,534,819	-	-			
Total current assets		26,188,787,348	29,236,493,228	16,984,292,653	18,680,129,231		
Non-current assets							
Available-for-sale investments	7	1,038,574,925	706,574,489	1,038,574,925	706,574,489		
Investments in associates		10,777,610,434	12,827,738,991	1,062,687,935	1,062,687,935		
Investments in subsidiaries		-	-	7,707,611,591	7,827,611,591		
Interests in joint ventures		1,155,533,803	862,778,657	389,999,980	97,499,995		
Other long-term investments, net		144,283,010	144,283,010	-	-		
Investment properties, net		2,275,525,683	2,251,432,995	22,695,780	22,954,682		
Property, plant and equipment, net		3,128,629,863	2,613,261,336	32,670,384	36,471,372		
Deferred income tax assets		115,779,148	99,888,755	-	10,763,938		
Other non-current assets		716,189,569	628,527,729	148,960,809	155,032,465		
Total non-current assets		19,352,126,435	20,134,485,962	10,403,201,404	9,919,596,467		
Total assets		45,540,913,783	49,370,979,190	27,387,494,057	28,599,725,698		

Director	Director	
DITECTOL	Director	

		Consol	idated	Separate			
		financial in	formation	financial inf	ormation		
		Unaudited	Audited	Unaudited	Audited		
		30 September	31 December	30 September	31 December		
		2019	2018	2019	2018		
	Note	Baht	Baht	Baht	Baht		
Liabilities and equity							
Current liabilities							
Short-term loans		800,000,000	300,000,000	600,000,000	300,000,000		
Trade and other payables		1,638,420,922	1,671,914,393	495,780,765	545,040,200		
Current portion of long-term loans		5,121,325	-	-	-		
Current portion of debenture		4,635,728,434	637,719,864	637,993,800	637,719,864		
Current portion of deferred revenue		66,765,214	124,573,234	15,287,709	25,451,091		
Short-term loans from related parties		-	-	4,529,184,170	4,534,184,170		
Income tax payable		41,847,366	91,324,431	-	-		
Other current liabilities		59,568,937	81,203,344	16,152,463	35,100,405		
Liabilities directly associated with							
assets classified as held for sale	10	14,238,870	<u> </u>				
Total current liabilities		7,261,691,068	2,906,735,266	6,294,398,907	6,077,495,730		
Non-current liabilities							
Long-term loans		35,915,511	_	-	-		
Long-term loans from related parties		-	-	972,448,096	1,011,391,559		
Debentures		9,485,545,168	15,970,305,631	4,491,829,920	6,982,328,581		
Deferred revenue		1,878,950,833	1,917,266,841	619,512,598	629,457,188		
Deferred income tax liabilities		1,023,008,108	976,110,899	53,103,643	-		
Employee benefit obligations		100,376,149	94,764,914	30,166,577	15,242,972		
Other non-current liabilities		199,147,956	180,662,665	44,630,515	51,853,846		
Total non-current liabilities		12,722,943,725	19,139,110,950	6,211,691,349	8,690,274,146		
Total liabilities		19,984,634,793	22,045,846,216	12,506,090,256	14,767,769,876		

	Consol	idated	Separate			
	financial ir	nformation	financial in	formation		
	Unaudited	Audited	Unaudited	Audited		
	30 September	31 December	30 September	31 December		
	2019	2018	2019	2018		
	Baht	Baht	Baht	Baht		
Liabilities and equity (Continued)						
Equity						
Share capital						
Authorised share capital						
Ordinary shares, 15,000,000,000 shares						
of par Baht 0.40 each	6,000,000,000	6,000,000,000	6,000,000,000	6,000,000,000		
Issued and paid-up share capital						
Ordinary shares, 9,705,186,191 shares						
of paid-up Baht 0.40 each	3,882,074,476	3,882,074,476	3,882,074,476	3,882,074,476		
Share premium on ordinary shares	438,704,620	438,704,620	438,704,620	438,704,620		
Retained earnings						
Appropriated - legal reserve	600,000,000	600,000,000	600,000,000	600,000,000		
Unappropriated	13,817,917,679	15,668,291,687	9,842,567,759	9,056,668,650		
Other components of equity	3,631,073,877	3,393,365,850	118,056,946	(145,491,924)		
Equity attributable to owners of						
the parent	22,369,770,652	23,982,436,633	14,881,403,801	13,831,955,822		
Non-controlling interests	3,186,508,338	3,342,696,341	-	-		
Total equity	25,556,278,990	27,325,132,974	14,881,403,801	13,831,955,822		
Total liabilities and equity	45,540,913,783	49,370,979,190	27,387,494,057	28,599,725,698		
			=:,00:,.0.,001	= 3,000,. 20,000		

	7,054 5,725 ,888) ,794)
Revenues from sales of real estate 841,253,573 158,202,138 590,984,200 126,058 Revenues from water business 406,707,194 385,644,620 12,329,153 9,897 Revenues from leases and services 303,189,605 340,178,699 22,740,392 22,815	3,050 7,054 5,725 ,888) ,794)
Revenues from water business 406,707,194 385,644,620 12,329,153 9,897 Revenues from leases and services 303,189,605 340,178,699 22,740,392 22,815	7,054 5,725 ,888) ,794)
Revenues from leases and services 303,189,605 340,178,699 22,740,392 22,815	5,725 ,888) ,794)
	,888) ,794)
Costs of sales of real estate (408,269,232) (28,002,934) (323,685,116) (69,798,	,794)
	,
Cost of water business (220,014,645) (195,508,368) (10,202,413) (8,255,	
Costs of leases and services (158,782,621) (160,416,947) (16,304,728) (16,023,	093)
Gross profit 764,083,874 500,097,208 275,861,488 64,693	3,054
Other income 184,491,600 241,873,066 835,990,465 298,866	,934
Selling expenses (76,104,203) (33,037,240) (48,421,160) (21,643,	,878)
Administrative expenses (196,507,090) (215,096,602) (91,428,810) (75,305,	,510)
Finance costs (99,010,484) (143,145,847) (97,572,087) (166,564,	,459)
Share of profit of associates and joint ventures 351,363,299 558,615,051 -	
Profit before income tax 928,316,996 909,305,636 874,429,896 100,046	5,141
Income tax (62,160,452) (62,880,967) (6,981,416) (3,449,	,882)
Profit for the period 866,156,544 846,424,669 867,448,480 96,596	5,259
Other comprehensive income	
Items that will be reclassified	
subsequently to profit or loss	
Change in value of available-for-sale	
investment 89,534,302 (6,034,975) 89,534,302 (6,177,	,336)
Currency translation differences (1,252,044) (23,885,964) -	-
Share of other comprehensive income	
of joint ventures accounted for	
using the equity method (755,192) (4,606,987) -	-
Income tax relating to items that will be	
reclassified subsequently to profit or loss (17,906,861) 1,206,995 (17,906,861) 1,235	,468
Total items that will be reclassified	
subsequently to profit or loss 69,620,205 (33,320,931) 71,627,441 (4,941,	868)
(1,511)	
Other comprehensive income (expense)	
for the period, net of tax 69,620,205 (33,320,931) 71,627,441 (4,941,41)	868)
Total comprehensive income for the period 935,776,749 813,103,738 939,075,921 91,654	,391

		Separate financial information		
2019	2018	2019	2018	
Baht	Baht	Baht	Baht	
717,911,326	634,091,252	867,448,480	96,596,259	
148,245,218	212,333,417	-	-	
866,156,544	846,424,669	867,448,480	96,596,259	
787,750,979	602,593,143	939,075,921	91,654,391	
148,025,770	210,510,595	-	-	
935,776,749	813,103,738	939,075,921	91,654,391	
0.07	0.07	0.09	0.01	
	717,911,326 148,245,218 866,156,544 787,750,979 148,025,770	Baht Baht 717,911,326 634,091,252 148,245,218 212,333,417 866,156,544 846,424,669 787,750,979 602,593,143 148,025,770 210,510,595 935,776,749 813,103,738	financial information financial information 2019 2018 2019 Baht Baht Baht 717,911,326 634,091,252 867,448,480 148,245,218 212,333,417 - 866,156,544 846,424,669 867,448,480 787,750,979 602,593,143 939,075,921 148,025,770 210,510,595 - 935,776,749 813,103,738 939,075,921	

	Consol financial in		•	Separate financial information		
	2019	2018	2019	2018		
	Baht	Baht	Baht	Baht		
Days were form a dear of made at the	0.470.000.405	0.000.000.004	4 400 400 047	044.055.075		
Revenues from sales of real estate	2,473,008,495	2,693,929,021	1,182,466,347	814,655,275		
Revenues from water business	1,228,287,705	1,147,606,355	34,588,001	33,995,808		
Revenues from leases and services	919,984,218	873,388,901	69,314,910	61,884,943		
Costs of sales of real estate	(1,117,272,424)	(1,093,712,790)	(627,352,889)	(446,521,913)		
Cost of water business	(647,528,641)	(592,442,620)	(29,638,684)	(28,563,645)		
Costs of leases and services	(437,216,661)	(401,266,070)	(40,100,292)	(39,107,945)		
Gross profit	2,419,262,692	2,627,502,797	589,277,393	396,342,523		
Other income						
	599,406,702	720,244,775	2,445,305,277	2,278,225,891		
Selling expenses	(232,319,512)	(148,702,540)	(110,838,421)	(90,217,550)		
Administrative expenses	(572,354,657)	(579,513,430)	(276,175,773)	(203,531,668)		
Finance costs	(340,622,385)	(506,841,596)	(341,940,791)	(502,077,182)		
Share of profit of associates and joint ventures	1,312,327,976	1,466,302,458	-			
Profit before income tax	2 105 700 016	2 579 002 464	2 205 627 695	1 070 7/2 01/		
	3,185,700,816	3,578,992,464	2,305,627,685	1,878,742,014		
Income tax	(133,698,101)	(302,368,789)	(20,277,309)	(36,646,167)		
Profit for the period	3,052,002,715	3,276,623,675	2,285,350,376	1,842,095,847		
Other comprehensive income						
Item that will not be reclassified subsequently						
to profit or loss						
Remeasurements of employee benefit obligations	22,282,438	_	(4,947,565)	-		
Income tax relating to items that will not be	, ,		,			
reclassified subsequently to profit or loss	(4,456,488)	_	989,513	_		
	(1,121,100)		111,010			
Total item that will not be reclassified						
subsequently to profit or loss	17,825,950	-	(3,958,052)	-		
1 / 1	, ,		(-,,,)			

	Consol financial in	lidated nformation	Sepa financial in	arate nformation
	2019	2018	2019	2018
	Baht	Baht	Baht	Baht
Other comprehensive income (Continued)				
Items that will be reclassified				
subsequently to profit or loss				
Change in value of available-for-sale				
investment	334,383,652	(108,927,924)	334,383,652	(109,070,285)
Currency translation differences	(38,762,772)	(5,466,211)	-	-
Share of other comprehensive income				
of joint ventures accounted for				
using the equity method	(12,174,286)	(1,350,792)	-	-
Income tax relating to items that will be				
reclassified subsequently to profit or loss	(66,876,730)	21,785,585	(66,876,730)	21,814,058
Total items that will be reclassified				
subsequently to profit or loss	216,569,864	(93,959,342)	267,506,922	(87,256,227)
Other comprehensive income (expense)				
for the period, net of tax	234,395,814	(93,959,342)	263,548,870	(87,256,227)
for the period, het of tax	234,393,014	(93,939,342)	203,340,070	(07,230,227)
Total comprehensive income for the period	3,286,398,529	3,182,664,333	2,548,899,246	1,754,839,620
Profit attributable to:				
Owners of the parent	2,493,579,095	2,584,270,306	2,285,350,376	1,842,095,847
Non-controlling interests	558,423,620	692,353,369	2,200,000,010	1,042,000,047
Non controlling interests	000,420,020			
Profit for the period	3,052,002,715	3,276,623,675	2,285,350,376	1,842,095,847
Total comprehensive income				
attributable to:				
Owners of the parent	2,731,287,122	2,490,893,090	2,548,899,246	1,754,839,620
Non-controlling interests	555,111,407	691,771,243	-	
Total comprehensive income for the period	3,286,398,529	3,182,664,333	2,548,899,246	1,754,839,620
Earnings per share for				
owners of the parent				
Basic earnings per share	0.26	0.27	0.24	0.19

Consolidated financial information

						Attributable to own	ers of the parent						
							Othe	r components of equ	ıity				
				Retained	earnings		Other comprehe	ensive income					
									Share of	Change			
			Share						other com-	in parent's			
		Issued	premium			Available-			prehensive	ownership	Total	Non-	
		and paid-up	on ordinary	Appropriated -		for-sale	Currency	Re-	income of	interests in	owners of	controlling	
		share capital	shares	legal reserve	Unappropriated	investments	translations	measurements	joint ventures	subsidiaries	the parent	interests	Total equity
<u>N</u>	lote	Baht	Baht	Baht	Baht	Baht	Baht	Baht	Baht	Baht	Baht	Baht	Baht
Opening balance 2018	3	,882,074,476	438,704,620	600,000,000	13,419,967,939	(87,019,052)	(58,799,172)	12,157,647	(16,755,384)	3,622,556,729	21,812,887,803	2,939,442,894	24,752,330,697
Subsidiary's capital increase		-	-	-	-	-	-	-	-	-	-	45	45
Dividend paid		-	-	-	(1,199,561,014)	-	-	-	-	-	(1,199,561,014)	-	(1,199,561,014)
Dividend paid from subsidiaries													
to non-controlling interests		-	-	-	-	-	-	-	-	-	-	(449,002,062)	(449,002,062)
Total comprehensive income													
(expense) for the period					2,584,270,306	(87,176,505)	(5,255,156)	<u>-</u> _	(945,555)		2,490,893,090	691,771,243	3,182,664,333
Closing balance 2018	3	,882,074,476	438,704,620	600,000,000	14,804,677,231	(174,195,557)	(64,054,328)	12,157,647	(17,700,939)	3,622,556,729	23,104,219,879	3,182,212,120	26,286,431,999
						(100 001 010)	(21 217 722)		(12 222 222)				
Opening balance 2019	3	,882,074,476	438,704,620	600,000,000	15,668,291,687	(162,551,040)	(61,217,530)	12,157,647	(17,579,956)	3,622,556,729	23,982,436,633	3,342,696,341	27,325,132,974
Retrospective adjustments from					(0.011.001.000)							((0.404.004.400)
changes in accounting policy	4	-	-		(2,844,501,836)	<u>-</u>		<u> </u>		-	(2,844,501,836)	(289,802,333)	(3,134,304,169)
Balance after adjustment	3	,882,074,476	438,704,620	600,000,000	12,823,789,851	(162,551,040)	(61,217,530)	12,157,647	(17,579,956)	3,622,556,729	21,137,934,797	3,052,894,008	24,190,828,805
Subsidiary's capital increase		-	-	-	-	-	-	-	-	-		15	15
Subsidiary's capital decrease		_	_	_	_	_	_	_	_	_	_	(80,000,000)	(80,000,000)
Dividend paid		_	_	_	(1,499,451,267)	_	_	_	_	_	(1,499,451,267)	-	(1,499,451,267)
Dividend paid from subsidiaries					, , , ,						, , ,		,
to non-controlling interests		-	-	-	_	-	-	-	-	_	-	(341,497,092)	(341,497,092)
Total comprehensive income													,
(expense) for the period		-	-	-	2,493,579,095	267,506,922	(38,625,875)	17,348,980	(8,522,000)	-	2,731,287,122	555,111,407	3,286,398,529
Closing balance 2019	3	,882,074,476	438,704,620	600,000,000	13,817,917,679	104,955,882	(99,843,405)	29,506,627	(26,101,956)	3,622,556,729	22,369,770,652	3,186,508,338	25,556,278,990

Separate financial information

					Other compo	nents of equity	
		Share	Retained	earnings	Other comprel	nensive income	
	Issued	premium			Available-		
	and paid-up	on ordinary	Appropriated		for-sale	Re-	
	share capital	shares	- legal reserve	Unappropriated	investments	measurements	Total equity
	Baht	Baht	Baht	Baht	Baht	Baht	Baht
Opening balance 2018	3,882,074,476	438,704,620	600,000,000	8,389,892,660	(87,019,052)	17,059,116	13,240,711,820
Dividend paid	-	-	-	(1,199,561,014)	-	-	(1,199,561,014)
Total comprehensive income							
(expense) for the period		<u> </u>		1,842,095,847	(87,256,227)		1,754,839,620
Closing balance 2018	3,882,074,476	438,704,620	600,000,000	9,032,427,493	(174,275,279)	17,059,116	13,795,990,426
Opening balance 2019	3,882,074,476	438,704,620	600,000,000	9,056,668,650	(162,551,040)	17,059,116	13,831,955,822
Dividend paid	-	-	-	(1,499,451,267)	-	-	(1,499,451,267)
Total comprehensive income							
(expense) for the period	-	-	-	2,285,350,376	267,506,922	(3,958,052)	2,548,899,246
Closing balance 2019	3,882,074,476	438,704,620	600,000,000	9,842,567,759	104,955,882	13,101,064	14,881,403,801

	Consol	lidated	Separate			
	financial ir	nformation	financial in	formation		
	2019	2018	2019	2018		
	Baht	Baht	Baht	Baht		
Cash flows from operating activities						
Profit before income tax	3,185,700,816	3,578,992,464	2,305,627,685	1,878,742,014		
Adjustments for:						
(Reversal of) allowance for doubtful debt	1,149,005	(15,133,010)	11,721	2,529,393		
Gain on exchange rate	-	-	(28,719,038)	(5,572,925)		
Depreciation	192,056,804	173,144,442	9,903,246	10,553,273		
Amortisation	5,570,455	4,031,190	4,233,860	3,215,500		
Gain from short-term investments disposal	(922,759)	(29,208)	-	-		
Gain from available-for-sale investment disposal	(7,625)	-	(7,625)	-		
Gain from investment properties disposal	-	(776,282,984)	-	-		
Gain from property, plant						
and equipment disposal	(2,354,501)	(3,396,943)	(767,808)	(1,613,354)		
Employee benefit obligations	27,893,673	9,814,722	9,976,040	1,675,949		
Interest income	(403,034,220)	(532,359,861)	(396,477,070)	(511,100,874)		
Dividend income	(92,629,205)	(77,716,927)	(1,882,287,627)	(1,620,968,014)		
Finance costs	340,622,385	506,841,596	341,940,791	502,077,182		
Share of profit of associates						
and joint ventures	(1,312,327,976)	(1,466,302,458)	-	<u>-</u>		
Changes in operating assets and liabilities:						
Trade and other receivables	(31,950,808)	(39,225,207)	18,884,274	(5,166,689)		
Real estate development costs	239,124,108	404,534,321	641,192,193	373,603,191		
Other current assets	(47,053,737)	31,133,185	(131,801)	1,791,081		
Other non-current assets	(39,117,252)	(353,746,710)	2,009,964	9,272,500		
Trade and other payables	(164,847,476)	(317,096,300)	(45,841,420)	(79,730,802)		
Deferred revenue	(96,124,028)	(87,766,067)	(20,107,972)	(19,226,218)		
Other current liabilities	(21,634,406)	(35,507,365)	(18,947,943)	(11,886,729)		
Other non-current liabilities	32,724,158	(60,196,870)	(7,223,329)	(30,891,077)		
Cash generated from operation	1,812,837,411	943,732,010	933,268,141	497,303,401		
Interest received	395,582,254	244,627,641	385,930,556	243,391,980		
Interest paid	(540,033,236)	(724,292,192)	(336,986,182)	(475,144,107)		
Dividend received from operating activities	400,708,139	165,716,261	85,547,317	29,129,517		
Income tax received	11,616,712	411,047,764	11,616,712	-		
Income tax paid	(235,346,665)	(205,801,663)	(25,611,063)	(28,239,890)		
Net cash receipts from operating activities	1,845,364,615	835,029,821	1,053,765,481	266,440,901		

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	Consolidated		Separate			
	financial ir	nformation	financial ir	formation		
	2019	2018	2019	2018		
	Baht	Baht	Baht	Baht		
Cash flows from investing activities						
Payments of short-term investments acquisition	(650,000,258)	(330,000,000)	_	_		
Proceeds from short-term investments disposal	650,922,759	65,000,000	_	_		
Payments of short-term loans to related parties	(210,311,644)	(100,000,000)	(726,707,000)	(217,158,000)		
Proceeds from short-term loans to related parties	1,486,390,000	219,825,000	1,519,312,140	466,500,000		
Proceeds from capital reduction of	,,	-,,	,,- , -	,,		
available-for-sale investments	2,381,941	48,049,858	2,381,941	48,049,858		
Proceeds from available-for-sale	, ,-	-,,	, , -	-,,		
investments disposal	8,900	_	8,900	_		
Payments of investments in associates	(74,126,794)	(349,139,600)	, -	_		
Proceeds from capital reduction of	, , ,	, , ,				
investment in subsidiaries	_	_	120,000,000	_		
Payments of interests in joint ventures	(312,274,985)	(271,077,495)	(292,499,985)	(97,499,995)		
Payments of investment properties acquisition	-	(517,452)	-	-		
Proceeds from investment properties disposal	_	1,589,847,751	-	_		
Payments of property, plant and						
equipment acquisition	(508,295,944)	(367,234,256)	(6,065,138)	(9,081,393)		
Proceeds of property, plant and	, , ,	, , ,	(, , , ,	(, , ,		
equipment disposal	6,161,326	3,588,224	811,065	1,616,262		
Payments of sold properties' income tax	-	(75,165,445)	, -	-		
Dividend received from investing activities	32,996,370	77,716,927	1,796,740,310	1,591,838,497		
Net cash receipts from investing activities	423,851,671	510,893,512	2,413,982,233	1,784,265,229		
Cash flows from financing activities						
Proceeds from short-term loans	1,700,000,000	2,600,000,000	800,000,000	1,800,000,000		
Repayments of short-term loans	(1,200,000,000)	(1,200,000,000)	(500,000,000)	(400,000,000)		
Proceeds from short-term loans from						
related parties	-	-	980,000,000	1,027,000,000		
Repayments of short-term loans from						
related parties	-	-	(985,000,000)	(622,244,695)		
Proceeds from long-term loans	41,031,428	-	-	-		
Repayments of long-term loans	-	(3,999,000,000)	-	-		
Proceeds from debentures	-	5,000,000,000	-	-		
Payments of issuance debentures	-	(8,969,489)	-	-		
Repayments of debentures	(2,500,000,000)	(2,500,000,000)	(2,500,000,000)	(2,500,000,000)		
Dividend paid	(1,839,350,558)	(1,651,651,443)	(1,497,870,091)	(1,202,659,637)		
Proceeds from non-controlling interests	15	45	-	-		
Payments to non-controlling interests	(80,000,000)	<u> </u>	-			
Net cash payments from financing activities	(3,878,319,115)	(1,759,620,887)	(3,702,870,091)	(1,897,904,332)		

	Consolidated financial information		Separate financial information	
	2019	2018	2019	2018
	Baht	Baht	Baht	Baht
Net increase (decrease) in cash				
and cash equivalents	(1,609,102,829)	(413,697,554)	(235,122,377)	152,801,798
Cash and cash equivalents at				
the beginning of the period	2,840,989,100	1,616,903,884	647,287,265	205,825,224
Exchange effect on cash and				
cash equivalents	(23,986,174)	(5,450,120)	-	
Cash and cash equivalents at				
the end of the period	1,207,900,097	1,197,756,210	412,164,888	358,627,022
Non-cash transactions				
Account payables from property,				
plant and equipment acquisition	198,686,093	23,093,205	525,461	494,611
Dividend payables	12,681,537	11,109,662	12,657,492	11,099,405