

Laguna Resorts & Hotels Public Company Limited  
and its subsidiaries  
Review report and interim financial information  
For the three-month period ended 31 March 2023

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

To the Shareholders of Laguna Resorts & Hotels Public Company Limited

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

### **Scope of Review**

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

### **Conclusion**

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

Nummon Kerdmongkhonchai

Certified Public Accountant (Thailand) No. 8368

EY Office Limited

Bangkok: 9 May 2023

Laguna Resorts & Hotels Public Company Limited and its subsidiaries

Statement of financial position

As at 31 March 2023

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 March 2023	31 December 2022	31 March 2023	31 December 2022
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents		1,304,057	1,178,455	72,230	45,351
Trade and other receivables	2	920,744	901,674	265,853	281,071
Inventories		74,280	69,884	-	-
Property development cost	4	3,704,049	3,657,997	111,429	111,429
Cost to obtain contracts with customers		261,441	185,667	-	-
Other current financial asset		16,685	16,685	2,374	2,374
Other current assets		241,204	158,962	10,663	10,511
<b>Total current assets</b>		<b>6,522,460</b>	<b>6,169,324</b>	<b>462,549</b>	<b>450,736</b>
<b>Non-current assets</b>					
Other non-current financial assets		930,382	865,168	-	-
Long-term trade accounts receivable	5	393,702	420,722	-	-
Investments in subsidiaries		-	-	4,242,655	4,242,655
Investments in associates	6	1,005,703	991,141	777,454	777,454
Long-term loans to subsidiaries	3	-	-	1,407,050	1,467,550
Investment properties	7	1,416,981	1,416,981	194,498	194,498
Property, plant and equipment	8	12,216,716	12,250,506	30,280	33,224
Right-of-use assets		41,495	44,680	4,514	4,025
Deferred tax assets		63,425	69,285	-	-
Goodwill		407,904	407,904	-	-
Other non-current assets		62,027	47,602	14,816	10,880
<b>Total non-current assets</b>		<b>16,538,335</b>	<b>16,513,989</b>	<b>6,671,267</b>	<b>6,730,286</b>
<b>Total assets</b>		<b>23,060,795</b>	<b>22,683,313</b>	<b>7,133,816</b>	<b>7,181,022</b>

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

Laguna Resorts & Hotels Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 March 2023

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 March 2023	31 December 2022	31 March 2023	31 December 2022
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Liabilities and shareholders' equity</b>					
<b>Current liabilities</b>					
Short-term loans from financial institutions	9	725,000	1,080,000	390,000	650,000
Trade and other payables		1,422,466	1,321,270	72,757	120,750
Current portion of long-term loans from financial institutions	10	193,474	296,629	17,375	1,500
Current portion of lease liabilities		34,038	59,317	2,318	5,390
Income tax payable		18,725	16,471	-	-
Advance received from customers		2,154,029	1,648,297	-	-
Other current liabilities		431,545	296,419	32,640	22,976
<b>Total current liabilities</b>		<b>4,979,277</b>	<b>4,718,403</b>	<b>515,090</b>	<b>800,616</b>
<b>Non-current liabilities</b>					
Long-term loans from subsidiaries	3	-	-	759,500	478,500
Long-term loan from related company	3	2,000	6,000	-	-
Long-term loans from financial institutions, net of current portion	10	4,465,798	4,521,996	1,357,105	1,373,838
Provision for long-term employee benefits		108,603	106,714	12,649	12,436
Long-term provision - provision for legal case	15	6,290	-	-	-
Deferred tax liabilities		2,883,284	2,862,276	113,954	115,549
Lease liabilities, net of current portion		30,055	35,293	2,247	2,265
Other non-current liabilities		615,805	584,153	121,772	113,808
<b>Total non-current liabilities</b>		<b>8,111,835</b>	<b>8,116,432</b>	<b>2,367,227</b>	<b>2,096,396</b>
<b>Total liabilities</b>		<b>13,091,112</b>	<b>12,834,835</b>	<b>2,882,317</b>	<b>2,897,012</b>

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

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries**

**Statement of financial position (continued)**

**As at 31 March 2023**

(Unit: Thousand Baht)

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	<b>31 March 2023</b>	<b>31 December 2022</b>	<b>31 March 2023</b>	<b>31 December 2022</b>
	(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Shareholders' equity</b>				
Share capital				
Registered				
211,675,358 ordinary shares of Baht 10 each	2,116,754	2,116,754	2,116,754	2,116,754
Issued and fully paid-up				
166,682,701 ordinary shares of Baht 10 each	1,666,827	1,666,827	1,666,827	1,666,827
Share premium	2,062,461	2,062,461	2,062,461	2,062,461
Share discount from change in proportion of investment in subsidiary	(7,373)	(7,373)	-	-
Capital reserve	568,131	568,131	-	-
Retained earnings				
Appropriated - statutory reserve	211,675	211,675	211,675	211,675
Unappropriated	(428,682)	(493,903)	169,223	201,734
Other components of shareholders' equity	5,770,304	5,715,776	141,313	141,313
Equity attributable to owners of the Company	9,843,343	9,723,594	4,251,499	4,284,010
Equity attributable to non-controlling interests of the subsidiaries	126,340	124,884	-	-
<b>Total shareholders' equity</b>	<b>9,969,683</b>	<b>9,848,478</b>	<b>4,251,499</b>	<b>4,284,010</b>
<b>Total liabilities and shareholders' equity</b>	<b>23,060,795</b>	<b>22,683,313</b>	<b>7,133,816</b>	<b>7,181,022</b>
	-	-	-	-

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

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Directors  
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(Unaudited but reviewed)

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries****Income statement****For the three-month period ended 31 March 2023**

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

	Note	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
<b>Revenues</b>					
Revenue from hotel operations		1,130,693	543,225	18,382	9,532
Revenue from property development operations		225,353	501,812	-	-
Revenue from office rental operations		8,629	8,409	3,112	2,905
Other income		1,077	4,685	21,742	16,299
<b>Total revenues</b>		<b>1,365,752</b>	<b>1,058,131</b>	<b>43,236</b>	<b>28,736</b>
<b>Expenses</b>					
Cost of hotel operations		521,848	345,385	9,438	5,089
Cost of property development operations		110,762	274,488	-	-
Cost of office rental operations		6,784	6,509	1,377	1,217
Selling expenses		154,105	100,709	28	27
Administrative expenses		459,631	224,805	55,287	36,450
<b>Total expenses</b>		<b>1,253,130</b>	<b>951,896</b>	<b>66,130</b>	<b>42,783</b>
<b>Operating profit (loss)</b>		<b>112,622</b>	<b>106,235</b>	<b>(22,894)</b>	<b>(14,047)</b>
Share of profit from investments in associates	6	9,538	17,172	-	-
Finance income		11,384	10,467	13,318	11,164
Finance cost		(51,699)	(45,884)	(24,530)	(17,576)
<b>Profit (loss) before income tax expenses</b>		<b>81,845</b>	<b>87,990</b>	<b>(34,106)</b>	<b>(20,459)</b>
Income tax revenue (expenses)	11	(16,593)	(48,440)	1,595	898
<b>Profit (loss) for the period</b>		<b>65,252</b>	<b>39,550</b>	<b>(32,511)</b>	<b>(19,561)</b>
<b>Profit (loss) attributable to:</b>					
Equity holders of the Company		63,811	40,129	(32,511)	(19,561)
Non-controlling interests of the subsidiaries		1,441	(579)		
		<b>65,252</b>	<b>39,550</b>		
<b>Earnings per share</b>					
<b>Basic earnings per share</b>					
Profit (loss) attributable to equity holders of the Company		0.38	0.24	(0.20)	(0.12)

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

(Unaudited but reviewed)

Laguna Resorts & Hotels Public Company Limited and its subsidiaries

Statement of comprehensive income

For the three-month period ended 31 March 2023

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2023	2022	2023	2022
<b>Profit (loss) for the period</b>		<u>65,252</u>	<u>39,550</u>	<u>(32,511)</u>	<u>(19,561)</u>
<b>Other comprehensive income (loss):</b>					
<i>Other comprehensive income (loss) to be reclassified to profit or loss in subsequent periods</i>					
Exchange differences on translation of financial statements in foreign currency		(1,242)	4,619	-	-
Share of other comprehensive income (loss) from associates	6	<u>3,248</u>	<u>(1,282)</u>	-	-
Other comprehensive income to be reclassified to profit or loss in subsequent periods, net of income tax		<u>2,006</u>	<u>3,337</u>	-	-
<i>Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods</i>					
Gain (loss) on changes in value of equity investments designated at fair value through other comprehensive income		52,171	(28,174)	-	-
Share of other comprehensive income (loss) from associates	6	<u>1,776</u>	<u>(349)</u>	-	-
Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods, net of income tax		<u>53,947</u>	<u>(28,523)</u>	-	-
<b>Other comprehensive income (loss) for the period</b>		<u>55,953</u>	<u>(25,186)</u>	-	-
<b>Total comprehensive income (loss) for the period</b>		<u>121,205</u>	<u>14,364</u>	<u>(32,511)</u>	<u>(19,561)</u>
<b>Total comprehensive income (loss) attributable to:</b>					
Equity holders of the Company		119,749	13,935	<u>(32,511)</u>	<u>(19,561)</u>
Non-controlling interests of the subsidiaries		<u>1,456</u>	<u>429</u>		
		<u>121,205</u>	<u>14,364</u>		

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





(Unaudited but reviewed)

Laguna Resorts & Hotels Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity (continued)

For the three-month period ended 31 March 2023

(Unit: Thousand Baht)

	Separate financial statements						
	Issued and fully paid-up share capital	Share premium	Retained earnings		Other components of shareholders' equity		
			Appropriated - statutory reserve	Unappropriated	Other comprehensive income Revaluation surplus on assets	Total other components of shareholders' equity	Total shareholders' equity
<b>Balance as at 1 January 2022</b>	1,666,827	2,062,461	211,675	297,352	141,313	141,313	4,379,628
Loss for the period	-	-	-	(19,561)	-	-	(19,561)
Other comprehensive income (loss) for the period	-	-	-	-	-	-	-
Total comprehensive income (loss) for the period	-	-	-	(19,561)	-	-	(19,561)
<b>Balance as at 31 March 2022</b>	<u>1,666,827</u>	<u>2,062,461</u>	<u>211,675</u>	<u>277,791</u>	<u>141,313</u>	<u>141,313</u>	<u>4,360,067</u>
<b>Balance as at 1 January 2023</b>	1,666,827	2,062,461	211,675	201,734	141,313	141,313	4,284,010
Loss for the period	-	-	-	(32,511)	-	-	(32,511)
Other comprehensive income (loss) for the period	-	-	-	-	-	-	-
Total comprehensive income (loss) for the period	-	-	-	(32,511)	-	-	(32,511)
<b>Balance as at 31 March 2023</b>	<u>1,666,827</u>	<u>2,062,461</u>	<u>211,675</u>	<u>169,223</u>	<u>141,313</u>	<u>141,313</u>	<u>4,251,499</u>
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-

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

(Unaudited but reviewed)

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries****Cash flow statement****For the three-month period ended 31 March 2023**

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
<b>Cash flows from operating activities</b>				
Profit (loss) before income tax expenses	81,845	87,990	(34,106)	(20,459)
Adjustments to reconcile profit (loss) before income tax expenses to net cash provided by (paid from) operating activities:				
Depreciation	99,141	101,576	1,312	1,385
Allowance for expected credit losses	29,082	4,884	214	17
Reduction of inventory to net realisable value	-	1,668	-	-
Share of profit from investments in associates	(9,538)	(17,172)	-	-
(Gain) loss on sales of property, plant and equipment	30	(56)	(17)	-
Write off property, plant and equipment	12	532	-	-
Deferred gain on right-of-use assets	690	1,124	-	-
Provision for long-term employee benefits	2,009	2,301	213	213
Provision for legal case	6,290	-	-	-
Finance income	(11,384)	(10,467)	(13,318)	(11,164)
Finance cost	51,699	45,884	24,530	17,576
Profit (loss) from operating activities before changes in operating assets and liabilities	249,876	218,264	(21,172)	(12,432)
Operating assets (increase) decrease				
Trade and other receivables	(48,152)	(102,810)	(61,237)	(26,628)
Inventories	(4,396)	(779)	-	-
Property development cost	(44,729)	64,133	-	-
Cost to obtain contracts with customers	(75,774)	(43)	-	-
Other current assets	(87,489)	(56,028)	(1,768)	(1,094)
Long-term trade accounts receivable	27,020	74,161	-	-
Other non-current assets	4,790	(8,143)	(77)	(1,261)
Operating liabilities increase (decrease)				
Trade and other payables	99,062	(9,551)	(20,475)	2,471
Advance received from customers	505,732	46,363	-	-
Other current liabilities	135,498	120,539	9,770	7,169
Cash paid for provision for long-term employee benefits	(120)	(10)	-	-
Other non-current liabilities	13,620	18,759	775	497
Cash flows from (used in) operating activities	774,938	364,855	(94,184)	(31,278)
Cash received from interest income	11,384	10,467	96,720	648
Cash received from income tax refund	-	202	-	-
Cash paid for interest expenses	(54,513)	(19,094)	(46,915)	(4,602)
Cash paid for income tax	(14,482)	(6,787)	(2,243)	(313)
<b>Net cash flows from (used in) operating activities</b>	<b>717,327</b>	<b>349,643</b>	<b>(46,622)</b>	<b>(35,545)</b>

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

(Unaudited but reviewed)

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries****Cash flow statement (continued)****For the three-month period ended 31 March 2023**

(Unit: Thousand Baht)

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
<b>Cash flows from investing activities</b>				
Cash received from long-term loans to subsidiaries	-	-	150,000	16,000
Cash paid for long-term loans to subsidiaries	-	-	(89,500)	(42,000)
Cash received from sales of property, plant and equipment	49	92	17	-
Cash paid for acquisition of property, plant and equipment	(59,816)	(19,828)	(5,095)	(206)
<b>Net cash flows from (used in) investing activities</b>	<b>(59,767)</b>	<b>(19,736)</b>	<b>55,422</b>	<b>(26,206)</b>
<b>Cash flows from financing activities</b>				
Decrease in bank overdrafts and short-term loans				
from financial institutions	(355,000)	(24,388)	(260,000)	-
Draw down of long-term loans from subsidiaries	-	-	410,000	85,000
Repayment of long-term loans from subsidiaries	-	-	(129,000)	(36,000)
Draw down of long-term loans from financial institutions	-	11,647	-	-
Repayment of long-term loans from financial institutions	(160,544)	(39,322)	(1,500)	-
Repayment of long-term loans from related company	(4,000)	(7,000)	-	-
Payment of lease liabilities	(10,038)	(2,485)	(1,421)	(147)
<b>Net cash flows from (used in) financing activities</b>	<b>(529,582)</b>	<b>(61,548)</b>	<b>18,079</b>	<b>48,853</b>
Net exchange differences on translation of financial statements in foreign currency	(2,376)	5,048	-	-
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>125,602</b>	<b>273,407</b>	<b>26,879</b>	<b>(12,898)</b>
Cash and cash equivalents at beginning of period	1,178,455	731,929	45,351	148,701
<b>Cash and cash equivalents at end of period</b>	<b>1,304,057</b>	<b>1,005,336</b>	<b>72,230</b>	<b>135,803</b>
	-	-	-	-
<b>Supplemental cash flows information</b>				
Non-cash items				
Share of other comprehensive income (loss) from associates	5,024	(1,631)	-	-
Reversal of revaluation surplus on disposal of assets	1,410	20,448	-	-
Interest recorded as property development cost	1,323	4,214	-	-
Addition of right-of-use assets and lease liabilities	3,503	2,365	1,029	-

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

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries**

**Notes to interim consolidated financial statements**

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

**1. General information**

**1.1 Corporate information**

Laguna Resorts & Hotels Public Company Limited (“the Company”, “LRH”) is a public company incorporated and domiciled in Thailand. Its major shareholder is Banyan Tree Assets (Thailand) Company Limited, which is incorporated in Thailand. The parent company of the Group is Banyan Tree Holdings Limited, which is incorporated in Singapore.

The Group is principally engaged in the hotel business and property development. There are five hotels in Laguna Phuket, namely Angsana Laguna Phuket, Banyan Tree Phuket, Angsana Villas Resort Phuket, Cassia Phuket and Laguna Holiday Club Phuket Resort, located in Phuket province and one hotel, the Banyan Tree Bangkok, located in Bangkok. The subsidiaries are also engaged in operating golf clubs (Laguna Golf Phuket and Laguna Golf Bintan), sales of merchandise (Banyan Tree Gallery), spa, office and shop rental and sale of holiday club memberships.

The registered office of the Company is at 21/9, 21/31 and 21/33, Thai Wah Tower 1, 5th and 12th floor, South Sathorn Road, Tungmahamek, Sathorn, Bangkok.

**1.2 Basis for the preparation of interim financial information**

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

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

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

### 1.3 Basis of consolidation

The interim consolidated financial information includes the financial statements of Laguna Resorts & Hotels Public Company Limited (“the Company”) and its subsidiary companies (“the subsidiaries”) (collectively as “the Group”) and has been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2022, with no change in shareholding structure of subsidiaries during the current period.

### 1.4 Significant accounting policies

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

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

## 2. Trade and other receivables

	Consolidated financial statements		(Unit: Thousand Baht) Separate financial statements	
	31 March 2023	31 December 2022 (Audited)	31 March 2023	31 December 2022 (Audited)
<u>Trade accounts receivable</u>				
Trade accounts receivable - hotel operations	354,268	310,699	10,100	9,280
Less: Allowance for expected credit losses	(46,049)	(38,216)	(6,735)	(6,521)
Trade accounts receivable - hotel operations, net	308,219	272,483	3,365	2,759
Trade accounts receivable - sales of property				
- installments due	61,634	94,211	-	-
Current portion of long-term trade accounts receivable	287,103	295,607	-	-
Less: Deferred interest income	(11,621)	(11,061)	-	-
Net (Note 5)	275,482	284,546	-	-
Trade accounts receivable - sales of property, net	337,116	378,757	-	-
Trade accounts receivable - sales of holiday club memberships and sales and marketing services for holiday club memberships	62,993	44,651	-	-
Less: Allowance for expected credit losses	(33,649)	(26,393)	-	-
Trade accounts receivable - sales of holiday club memberships and sales and marketing services for holiday club memberships, net	29,344	18,258	-	-
Total trade accounts receivable, net	674,679	669,498	3,365	2,759

(Unaudited but reviewed)

	Consolidated financial		Separate financial	
	statements		statements	
	31	31	31	31
	March	December	March	December
	2023	2022	2023	2022
		(Audited)		(Audited)
<u>Other receivables</u>				
Amounts due from related parties (Note 3)	136,972	126,788	218,813	255,722
Villa owner receivables	75,951	90,042	3,828	4,657
Accrued rental income	36,466	16,461	36,466	16,461
Other receivables	36,437	24,642	3,381	1,472
Total other receivables	285,826	257,933	262,488	278,312
Less: Allowance for expected credit losses	(39,761)	(25,757)	-	-
Total other receivables, net	246,065	232,176	262,488	278,312
Total trade and other receivables, net	920,744	901,674	265,853	281,071

The balances of trade accounts receivable - hotel operations, aged on the basis of due dates, are summarised below.

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2023	2022	2023	2022
		(Audited)	(Audited)	
<u>Age of receivables</u>				
Not yet due	63,414	110,087	197	255
Past due				
Up to 30 days	74,727	73,108	1,443	540
31 - 60 days	64,787	27,241	298	413
61 - 90 days	31,114	9,945	199	279
91 - 120 days	16,342	6,286	350	185
Over 120 days	103,884	84,032	7,613	7,608
Total	354,268	310,699	10,100	9,280
Less: Allowance for expected credit losses	(46,049)	(38,216)	(6,735)	(6,521)
Trade accounts receivable - hotel operations, net	308,219	272,483	3,365	2,759

(Unaudited but reviewed)

The balances of trade accounts receivable - sales of property, aged on the basis of due dates, are summarised below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2023	2022	2023	2022
		(Audited)		(Audited)
<b><u>Age of receivables</u></b>				
Not yet due	268,836	308,393	-	-
Past due				
Up to 30 days	15,796	23,045	-	-
31 - 60 days	20,752	14,728	-	-
61 - 90 days	8,601	6,391	-	-
91 - 120 days	11,361	6,109	-	-
Over 120 days	23,391	31,152	-	-
Total	348,737	389,818	-	-
Less: Deferred interest income	(11,621)	(11,061)	-	-
Trade accounts receivable - sales of property, net	337,116	378,757	-	-

The balances of trade accounts receivable - sales of holiday club memberships and sales and marketing services for holiday club memberships, aged on the basis of due dates, are summarised below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2023	2022	2023	2022
		(Audited)		(Audited)
<b><u>Age of receivables</u></b>				
Not yet due	1,981	1,775	-	-
Past due				
Up to 30 days	614	1,268	-	-
31 - 60 days	1,731	531	-	-
61 - 90 days	19,161	1,060	-	-
91 - 120 days	1,267	651	-	-
Over 120 days	38,239	39,366	-	-
Total	62,993	44,651	-	-
Less: Allowance for expected credit losses	(33,649)	(26,393)	-	-
Trade accounts receivable - sales of holiday club memberships and sales and marketing services for holiday club memberships, net	29,344	18,258	-	-

(Unaudited but reviewed)

### 3. Related party transactions

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

Summaries significant business transactions with related parties as follows.

(Unit: Million Baht)

	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements	financial statements	financial statements	financial statements
	2023	2022	2023	2022
<u>Transactions with subsidiaries</u>				
(eliminated from the consolidated financial statements)				
Guarantee fee expenses	-	-	5	5
Interest income	-	-	13	11
Interest expenses	-	-	6	2
Management fee income	-	-	21	15
Reimbursement receipts	-	-	1	-
Reimbursement payments	-	-	18	19
Rental and service income	-	-	-	1
Rental and service expenses	-	-	3	2
Resort service expenses	-	-	1	1
<u>Transactions with associates</u>				
Reimbursement receipts	1	1	-	-
Rental and service income	4	3	-	-
<u>Transactions with related companies</u>				
Inter resort payments	-	1	-	-
Management fee expenses	87	35	-	-
Purchase of spa and gallery vouchers	4	3	1	1
Sale of goods	1	2	-	-
Reimbursement receipts	21	15	4	5
Reimbursement payments	28	16	1	1
Rental and service income	-	3	-	-
Rental return on hotel units	1	1	-	-
Service fees	4	7	-	-



(Unaudited but reviewed)

The Company has contingent liabilities in respect of letters of guarantee issued to banks to guarantee facilities of its subsidiaries as follows:

(Unit: Million Baht)

	<u>31 March 2023</u>	<u>31 December 2022</u>
		(Audited)
Long-term loan facility	300	300
Overdrafts and bank guarantee facilities	105	105

Subsidiaries have contingent liabilities in respect of letters of guarantee issued to banks to guarantee facilities of the Group as follows:

(Unit: Million Baht)

	<u>31 March 2023</u>	<u>31 December 2022</u>
		(Audited)
Short-term loan facilities	150	150

As at 31 March 2023 and 31 December 2022, the balances of the accounts between the Company and those related companies are as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	<u>31 March</u>	<u>31 December</u>	<u>31 March</u>	<u>31 December</u>
	2023	2022	2023	2022
		(Audited)		(Audited)
<b>Amounts due from related parties</b>				
Subsidiaries	-	-	197,450	236,285
Associated companies	2,335	4,608	-	-
Related companies (related by common shareholders)	134,637	122,180	21,363	19,437
Total amounts due from related parties (Note 2)	<u>136,972</u>	<u>126,788</u>	<u>218,813</u>	<u>255,722</u>
<b>Amounts due to related parties</b>				
Subsidiaries	-	-	30,547	48,409
Related companies (related by common shareholders)	197,235	164,014	5,013	7,761
Total amounts due to related parties	<u>197,235</u>	<u>164,014</u>	<u>35,560</u>	<u>56,170</u>

### **Long-term loans to subsidiaries and long-term loans from subsidiaries and related company**

As at 31 March 2023 and 31 December 2022, the balance of loans between the Company and those related companies and the movement are as follows:

(Unaudited but reviewed)

### Long-term loans to subsidiaries

(Unit: Thousand Baht)

	Separate financial statements			
	31 December 2022	Addition	Repayment	31 March 2023
	(Audited)			
Laguna Banyan Tree Limited	989,000	17,000	(119,000)	887,000
Laguna Holiday Club Limited	170,500	69,500	(29,000)	211,000
Laguna Lakes Limited	285,000	3,000	(2,000)	286,000
Banyan Tree Gallery (Thailand) Limited	23,050	-	-	23,050
Total	1,467,550	89,500	(150,000)	1,407,050

### Long-term loans from subsidiaries

(Unit: Thousand Baht)

	Separate financial statements			
	31 December 2022	Addition	Repayment	31 March 2023
	(Audited)			
Laguna (3) Limited	14,500	-	-	14,500
TWR - Holdings Limited	255,000	125,000	-	380,000
Laguna Grande Limited	209,000	285,000	(129,000)	365,000
Total	478,500	410,000	(129,000)	759,500

### Long-term loan from related company

(Unit: Thousand Baht)

	Consolidated financial statements			
	31 December 2022	Addition	Repayment	31 March 2023
	(Audited)			
Banyan Tree Hotels & Resorts (Thailand) Limited	6,000	-	(4,000)	2,000
Total	6,000	-	(4,000)	2,000

(Unaudited but reviewed)

### Directors and management's benefits

During the three-month periods ended 31 March 2023 and 2022, the Group had employee benefit expenses of their directors and management as below.

(Unit: Thousand Baht)

	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
Short-term employee benefits	32,486	20,535	15,843	10,330
Post-employment benefits	936	658	409	230
Other long-term employee benefits	7	7	1	2
Total	33,429	21,200	16,253	10,562

### 4. Property development cost

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2023	2022	2023	2022
		(Audited)		(Audited)
Land	1,330,804	1,330,804	111,429	111,429
Land and property under construction	1,713,180	1,611,642	-	-
Land and completed buildings	685,290	740,776	-	-
Total	3,729,274	3,683,222	111,429	111,429
Less: Allowance for diminution in value	(25,225)	(25,225)	-	-
Property development cost, net	3,704,049	3,657,997	111,429	111,429

Subsidiaries have mortgaged property development cost amounting to Baht 1,054 million (31 December 2022: Baht 1,022 million) as collateral against its credit facilities received from financial institutions.

### 5. Long-term trade accounts receivable

Long-term trade accounts receivable consists of installments receivable from property sales, which bear interest at rates of 0.0% - 7.0% per annum and installments are repaid over a period of 3 to 5 years.

(Unaudited but reviewed)

Long-term trade accounts receivable are due as follows:

(Unit: Thousand Baht)

	Consolidated financial statements	
	31 March 2023	31 December 2022
	(Audited)	
Sales of property		
Within 1 year	287,103	295,607
Less: Deferred interest income	(11,621)	(11,061)
Current portion of long-term trade accounts receivable, net (Note 2)	275,482	284,546
Over 1 year to 5 years	408,959	435,941
Less: Deferred interest income	(15,257)	(15,219)
Long-term trade accounts receivable, net	393,702	420,722
Total	669,184	705,268

## 6. Investments in associates

### 6.1 Details of associates

(Unit: Thousand Baht)

Company's name	Nature of business	Country of incorporation	Consolidated financial statements					
			Shareholding percentage		Cost		Carrying amounts based on equity method	
			31 March 2023	31 December 2022	31 March 2023	31 December 2022	31 March 2023	31 December 2022
			(%)	(%)	(Audited)	(Audited)	(Audited)	(Audited)
Tropical Resorts Ltd.	Holding company	Hong Kong	25.87	25.87	17,673	17,673	-	-
Less: Allowance for impairment of investment					(17,673)	(17,673)	-	-
Thai Wah Public Company Limited	Manufacture and distribution of vermicelli, tapioca starch and other food products	Thailand	10.03	10.03	777,454	777,454	788,364	773,807
Banyan Tree China Pte. Ltd.	Holding company	Singapore	10.69	10.69	173,495	173,495	217,339	217,334
Total investments in associates, net					950,949	950,949	1,005,703	991,141

(Unit: Thousand Baht)

Company's name	Nature of business	Country of incorporation	Separate financial statements					
			Shareholding percentage		Cost			
			31 March 2023	31 December 2022	31 March 2023	31 December 2022		
			(%)	(%)	(Audited)	(Audited)		
Thai Wah Public Company Limited	Manufacture and distribution of vermicelli, tapioca starch and other food products	Thailand	10.03	10.03	777,454	777,454		
Total					777,454	777,454		

(Unaudited but reviewed)

As at 31 March 2023 and 31 December 2022, the Company has pledged the 10 million ordinary shares of Thai Wah Public Company Limited with a bank to secure a long-term loan of the Company.

## 6.2 Share of comprehensive income (loss)

During the three-month periods ended 31 March 2023 and 2022, the Group has recognised their share of profit (loss) from investments in associates in the consolidated financial statements as follows:

(Unit: Thousand Baht)

Company's name	Consolidated financial statements			
	Share of profit (loss) from investments in associates		Share of other comprehensive income (loss) from investments in associates	
	For the three-month periods ended 31 March		For the three-month periods ended 31 March	
	2023	2022	2023	2022
Banyan Tree China Pte. Ltd.	5	(195)	-	-
Thai Wah Public Company Limited	9,533	17,367	5,024	(1,631)
Total	9,538	17,172	5,024	(1,631)

## 6.3 Fair value of investments in a listed associate

In respect of investment in an associated company that is a listed company on the Stock Exchange of Thailand, its fair value is as follows:

(Unit: Million Baht)

Associate	Fair values as at	
	31 March 2023	31 December 2022
Thai Wah Public Company Limited	429	459

## 7. Investment properties

As at 31 March 2023 and 31 December 2022, the subsidiaries have pledged investment properties amounting to approximately Baht 821 million as collateral against credit facilities received from financial institutions.

(Unaudited but reviewed)

## 8. Property, plant and equipment

(Unit: Thousand Baht)

	Consolidated financial statements	Separate financial statements
<b>At cost / revaluation value</b>		
Balance as at 31 December 2022	18,355,777	124,807
Additions	59,816	5,095
Disposals and write off	(7,070)	(228)
Adjustments	(375)	(7,268)
Balance as at 31 March 2023	18,408,148	122,406
<b>Accumulated depreciation</b>		
Balance as at 31 December 2022	(5,946,193)	(88,663)
Depreciation charged for the period	(93,143)	(772)
Disposals and write off	6,979	228
Adjustments	3	1
Balance as at 31 March 2023	(6,032,354)	(89,206)
<b>Allowance for impairment loss</b>		
Balance as at 31 December 2022	(159,078)	(2,920)
Balance as at 31 March 2023	(159,078)	(2,920)
<b>Net book value</b>		
Balance as at 31 December 2022	12,250,506	33,224
Balance as at 31 March 2023	12,216,716	30,280

The subsidiaries have mortgaged land and buildings at fair value of Baht 8,594 million (31 December 2022: Baht 8,634 million) as collateral against credit facilities received from financial institutions.

(Unaudited but reviewed)

## 9. Short-term loans from financial institutions

Short-term loans from financial institutions represent promissory notes with maturity dates within 3 months. Short-term loans from financial institutions carry interest rate of MMR.

These short-term loans from financial institutions are secured by the mortgage of plots of land and buildings of its subsidiaries, as described in Note 8 and by the guarantee provided by subsidiaries.

## 10. Long-term loans from financial institutions

Movements in the long-term loans account during the three-month period ended 31 March 2023 are summarised below:

	(Unit: Thousand Baht)	
	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Principal as at 31 December 2022	4,829,356	1,379,750
Less: Repayments	(160,544)	(1,500)
Principal as at 31 March 2023	4,668,812	1,378,250
Less: Deferred financial fees	(9,540)	(3,770)
Balance as at 31 March 2023	<u>4,659,272</u>	<u>1,374,480</u>

The loans are secured by mortgage of plots of land and buildings of its subsidiaries, as described in Notes 4, 7 and 8. Certain loans are guaranteed by the Company and the pledge of the 10 million ordinary shares of Thai Wah Public Company Limited, as described in Note 6.1.

The loan agreements contain several covenants which, among other things, require the Group to maintain debt to equity ratios and debt service coverage ratios at the rate prescribed in the agreements.

As at 31 March 2023, the long-term credit facilities of the subsidiaries which have not yet been drawn down amounting to Baht 187 million (31 December 2022: Baht 323 million).

(Unaudited but reviewed)

## 11. Income tax

Interim corporate income tax was calculated on profit (loss) before income tax for the period, using the estimated effective tax rate for the year.

Income tax expenses for the three-month periods ended 31 March 2023 and 2022 are made up as follows:

	(Unit: Thousand Baht)			
	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements		financial statements	
	2023	2022	2023	2022
<b>Current income tax:</b>				
Interim corporate income tax charge	3,098	8,448	-	-
Adjustment in respect of income tax of previous year	(329)	572	-	-
Write off prepaid withholding tax	-	61	-	-
<b>Deferred tax:</b>				
Relating to origination and reversal of temporary differences	13,824	39,359	(1,595)	(898)
<b>Income tax (revenue) expenses reported in the income statement</b>	<b>16,593</b>	<b>48,440</b>	<b>(1,595)</b>	<b>(898)</b>

## 12. Commitments

### Capital commitment

As at 31 March 2023, the Group has capital commitments as follows:

- a) The subsidiaries have commitments in respect of constructing new and renovating existing hotel properties amounting to Baht 79 million.
- b) The subsidiaries have commitments that relate to projects to develop properties for sale amounting to Baht 1,807 million.



Operating agreements

As at 31 March 2023, the Group has operating agreements as follows:

- a) The subsidiaries have entered into operating agreements with certain companies whereby these companies are to operate the subsidiaries' hotel business. In consideration of such services, the subsidiaries are committed to pay remuneration at the rates, terms and basis specified in the agreements. There were no significant changes in terms and basis specified in the agreements during the current period.
- b) The Group has entered into several service and lease agreements in respect of machinery, motor vehicles and equipment. The terms of the agreements are generally between 1 to 5 years.

As at 31 March 2023, the Group has future minimum payments under service agreement, short-term leases and lease of low-value assets amounting to Baht 34 million (the Company only: Baht 2 million).

- c) As at 31 March 2023, the Group has future lease payments required under these non-cancellable leases contracts related to villa/unit rental scheme agreements which have not yet commenced as follows:

	(Unit: Million Baht)	
	Consolidated financial statements	Separate financial statements
Payable within:		
In over 1 and up to 5 years	2	-

Servitude over land

As at 31 March 2023, some subsidiaries have land servitude of approximately 13 rai in Phuket province, which are presented under property development cost and property, plant and equipment.

**13. Guarantees**

As at 31 March 2023, there were bank guarantees amounting to Baht 50 million issued to various parties on behalf of the Group, mainly provided for the usage of electricity, other utilities and telecommunication channels (the Company only: Baht 0.4 million).

(Unaudited but reviewed)

**14. Segment information**

The Group is organised into business units based on its products and services. During the period, the Group has not changed the organisation of their reportable segments.

The following tables present revenue and profit information regarding the Group segments for the three-month periods ended 31 March 2023 and 2022 as follows:

(Unit: Million Baht)

	For the three-month period ended 31 March 2023				
	Hotel Business	Property Development	Office Rental	Head Office	Total
Revenue:					
Segment revenue					
Total revenues	1,193	227	11	-	1,431
Intersegment revenues	(62)	(2)	(2)	-	(66)
Revenue from external customers	<u>1,131</u>	<u>225</u>	<u>9</u>	<u>-</u>	<u>1,365</u>
Results:					
Segment results	<u>172</u>	<u>(10)</u>	<u>-</u>	<u>(50)</u>	<u>112</u>
Unallocated income					<u>1</u>
Profit from operations and other income					113
Finance income	-	11	-	-	11
Finance cost	(31)	(3)	-	(18)	(52)
Share of profit from investments in associates					<u>10</u>
Profit before income tax expenses					82
Income tax revenue (expenses)	(44)	14	-	13	<u>(17)</u>
Profit for the period					<u><u>65</u></u>

(Unit: Million Baht)

	For the three-month period ended 31 March 2022				
	Hotel Business	Property Development	Office Rental	Head Office	Total
Revenue:					
Segment revenue					
Total revenues	587	504	10	-	1,101
Intersegment revenues	(44)	(2)	(2)	-	(48)
Revenue from external customers	<u>543</u>	<u>502</u>	<u>8</u>	<u>-</u>	<u>1,053</u>
Results:					
Segment results	<u>(19)</u>	<u>152</u>	<u>1</u>	<u>(33)</u>	<u>101</u>
Unallocated income					<u>5</u>
Profit from operations and other income					106
Finance income	-	10	-	-	10
Finance cost	(26)	(5)	-	(14)	(45)
Share of profit from investments in associates					<u>17</u>
Profit before income tax expenses					88
Income tax revenue (expenses)	(9)	(48)	-	9	<u>(48)</u>
Profit for the period					<u><u>40</u></u>

## **15. Litigation**

A subsidiary was sued by a buyer of property sales project and claimed for refund of his payment in the amount of Baht 20.9 million plus interest 7.5% calculated from Baht 17.2 million from the plaint date because of the delay of the completion of the construction.

On 16 March 2022, the Phuket Provincial Court dismissed the case.

In July 2022, the plaintiff appealed the Phuket Provincial Court's judgement to the Appeal Court.

On 17 October 2022, the subsidiary submitted the counter appeal statement to the Appeal Court.

On 17 March 2023, the Appeal Court reversed the Phuket Provincial Court's judgement and ordered the subsidiary to return of Baht 17.2 million plus interest at 7.5% from the date of the plaint to 10 April 2021 and interest at 5% from 11 April 2021 until the payment has been paid in full.

As at 31 March 2023, the subsidiary set up provision of Baht 6.3 million for such interest. The principal amount of Baht 17.2 million was previously recorded in advance received from customers account, however; it was reclassified to other payable during this period.

On 20 April 2023, the subsidiary has submitted the appeal statement to the Supreme Court.

## **16. Approval of interim financial information**

This interim financial information was authorised for issue by the Company's Board of Directors on 9 May 2023.