



**Annual Report 2019**  
**Mida Assets Public Company Limited**

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## Financial Highlights

	Consolidated F/S			Separate F/S		
	2017	2018	2019	2017	2018	2019
Operating Results (in million Baht)						
Total Revenue	2,732.21	2,835.48	2,764.4	1,376.89	1,505.92	1,400.42
Gross Profit	549.24	589.71	538.83	270.91	289.77	234.97
Net Profit (Loss)	129.67	141.56	85.81	138.99	77.25	89.66
Balance Sheet (in million Baht)						
Total Assets	10,392.29	10,887.55	10,688.85	6,240.19	6,431.55	6,432.39
Total Liabilities	5,431.10	5,832.25	5,592.96	2,534.08	2,648.19	2,555.30
Total Shareholders's Equity	4,961.19	5,055.30	5,095.86	3,706.11	3,783.36	3,877.10
Authorized share capital	1,565.06	1,565.06	1,565.06	1,565.06	1,565.06	1,565.06
Issued and fully paid-up share capital	1,252.05	1,252.05	1,252.05	1,252.05	1,252.05	1,252.05
Ratio						
Net Profit (%)	4.75%	4.99%	3.10%	10.09%	5.13%	6.40%
Net Profit Margin (%)	37.62%	38.58%	36.55%	39.10%	38.39%	37.04%
Interest Income (%)	29.92%	29.55%	30.06%	102.83%	103.29%	110.15%
Interest expense(%)	4.90%	5.27%	5.46%	4.98%	5.64%	6.13%
Net Debt : Equity (%)	1.09%	1.15%	1.10%	0.68%	0.70%	0.66%
Return on Equity (%)	2.64%	2.83%	1.69%	3.82%	2.06%	2.34%
Shares						
No. of Shares (million)	2,504.09	2,504.09	2,504.10	2,504.09	2,504.09	2,504.10
Earnings per share (Bt)	0.052	0.057	0.034	0.056	0.031	0.036
Book value per share (Bt)	1.98	2.02	2.04	1.48	1.51	1.55

Corporate Information and References
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## Company Profile

Name of the Company	:	Mida Assets Public Company Limited
Address	:	267 CharansanitwongRd. Bang-or Bangplad Bangkok 10700
Business Nature	:	Hire Purchase on electrical home appliances with full services delivered at home, Including real estate and hotel business
Registration No.	:	010754600059
Telephone	:	+ 66 2 434 2390 - 7
Fax	:	+ 66 2 433 5364
Website	:	www.midaassets.com
Class of share	:	Ordinary shares
Registered capital	:	Baht 1,565,058,520.00
Paid-up capital	:	Baht 1,252,047,843.00

## Reference Information

Share Registrar	:	Thailand Securities Depository CO., LTD.
Address	:	93 Ratchadaphisek Road, Dindaeng , Bangkok 10400 ,Thailand.
Telephone	:	+66 2009 9000
Fax	:	+66 2009 9991
Call Center	:	+66 2009-9999
Website	:	www.set.or.th/tsd

## Auditor

Auditor	:	Mr. Narin Churamongkol Certified Public Accountant Registration No. 8593
Address	:	Grant Thornton Co.Ltd 18th Floor, Capital Tower All Seasons Place 87/1 Wireless RoadBangkok 10330Thailand.
Telephone	:	+66 2205 8222
Fax	:	+66 2654 3339

## Message from The Chairman

In the year 2019, there are various obstacles that worsen the overall economy of the country, resulted from the world trade war between the United States of America and China and also the problem of the overall economics, resulting in the reduced household purchasing power to decrease and the real estate market also slowed down as a result of the announcement of measures to improve housing loan regulations, which affects the demand for electrical appliances. The company still operates the business of providing financial loans to customers and planning for new businesses and continuous strategy to support the economic situation in the future. By focusing on quality, modern products and also technology. In order to truly access the needs of the customer group, which is the heart of operating business today.

For the year 2019, the hire-purchase industry of both electrical appliance and automobiles to slow down from previous year in accordance with economic situations. As a result, household purchasing power declined, although the technology has advanced which used to be an incentive or motivation for customers to buy. In addition, the price competition is a key strategy in order to reach customers. Currently, the company has a total of 98 branches covering 50 provinces for supporting middle to lower class customers who live outside the municipality in each province. However, the economic situation, it is an important factor causing customers to delay spending, resulting in a decrease in operating results.

Finally, I and the Board of Directors together with the Company's all staffs will try to maintain the commitment transparency and good governance based on ethics. To work for every business affairs of the Company. There is growing steadily. And create products and quality service. To achieve maximum satisfaction to our shareholders. The company's clients and all those involved.

A blue ink signature of Mr. Wisood leosivikul.

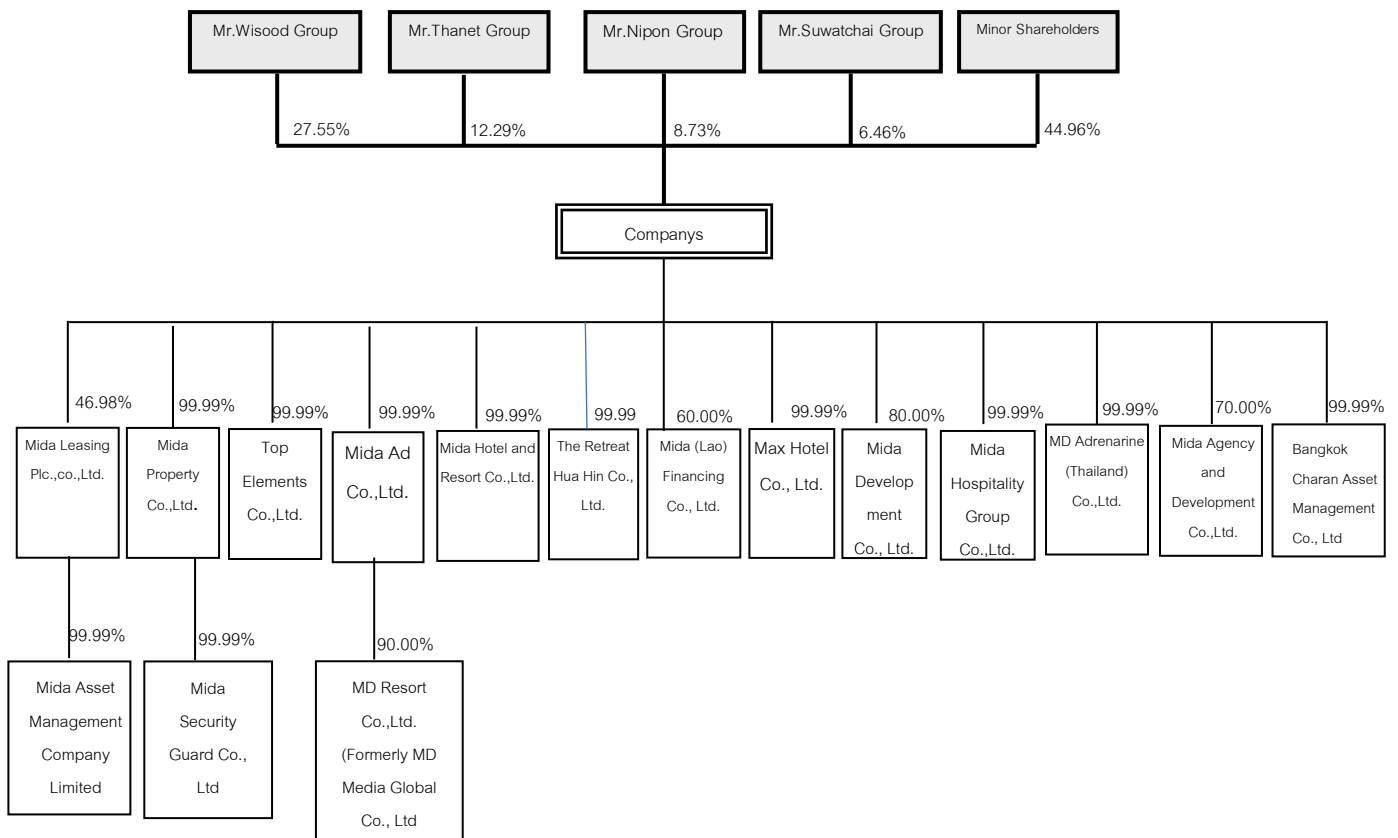
Mr. Wisood leosivikul

President

## Group structure

The shareholding structure of the Companies on 22 March, 2019 is as follows:

### The shareholding structure of the Companies



On 31 December, 2019, the Company had one headquarter, one warehouse building and 98 branches in 50 provinces all over the country; it focuses on hire purchase for medium to small scale customer target living outside municipality in various provinces all over the country

On 31 December, 2019, the Company had 16 subsidiaries which are divided into 13 direct-holding and 3 indirect-holding.

#### Summary of subsidiaries on 31 December, 2018

Name of Companies	Type of business	Paid-up share capital (In Thousand Baht)	Shareholding Percentage (%)
<u>Direct Holding</u>			
Mida Leasing Public Company Limited	Providing financial services for used cars hire-purchasing and management of non- performing assets	532,399	46.98
Mida Property Co., Ltd.	Real estate development	500,000	99.99
Top Elements Co., Ltd.	Hotel operations	150,000	99.99
Mida Ad Co.,Ltd	Billboard rental	175,000	99.99
Mida Hotel and Resort Co., Ltd.	Golf course, rental of golf course and property development	300,000	99.99
The Retreat Hua Hin Co., Ltd.	Hotel operations and property development	850,000	99.99
Mida (Lao) Financing Co., Ltd.	Hire - purchase services	53,678	60.00
Max Hotel Co., Ltd.	Hotel operations	145,000	99.99
Mida Development Co., Ltd.	Real estate development	210,000	80.00
Mida Agency and Development Co., Ltd.	Real estate agency	2,000	70.00
MD Adrenaline (Thailand) Co., Ltd.	Advertising services, public relation and events services	10,000	99.99
Bangkok Charan Asset Management Co., Ltd.	Asset management from purchases of non- performing receivables of financial institutions	25,000	99.99
Mida Hospitality Group Co., Ltd. (Formerly known as MW Wellness Management Co., Ltd)	Management of hotel, resort, commercial building, condominium, village, spa and service all types of health massage.	2,000	99.99
<u>Indirect Holding</u>			
MD Resort Co., Ltd. (Formerly known as MD Media Global Co., Ltd)	Management of condominium for rental	28,200	90.00
Mida Asset Management Company Limited	Management of non - performing assets	25,000	99.99
Mida Security Guard Co.,Ltd	Security guard services	1,000	99.99

## Business Performance

### Business overview of the Companies

The Company is the leader of hire purchase business for household electrical appliances and is ready to provide before-sale service and after-sale service reaching the residences, and the Company has service area covering all over the country. The main goods is hire purchasing electrical appliances equal to 99.64 and 99.42 percent of all revenue from sale in 2019 and 2018, respectively. The Company orders goods from manufacturer/ distributor for many brands including Samsung, Panasonic, Sharp, Hatari, LG, TOSHIBA, Mitsumaru Sherrman and TCL. And on 31 December, 2019, the Company had 129,683 hire-purchase customers.

On 31 December, 2019, the Company had one headoffice, one warehouse building and 98 branches in 50 provinces all over the country; it focuses on hire purchase for medium to small scale customer target living outside municipality in various provinces all over the country

On 31 December, 2019, the Company had 16 subsidiaries which divided into direct holding 13 subsidiaries and indirect holding 3 subsidiary.

The Company has organized subsidiaries to expand business of the Company and increased varieties of businesses to increase revenue base for the Company, and the business established by the Company is the business that tends to grow well; the Company envisions that subsidiaries would increase profit for the Company in the future.

The Company recognizes the significance of having efficient organizational structure to help and support the business operation of the Company to achieve goal as set. One strength of the Company is the readiness to change and positive attitude to be able to deal with rapid change and intensive competition.

On part of hire-purchasing business, The Company focuses on hire-purchasing of electrical appliance; such business does not affect the business operation like the subsidiaries (Mida Leasing Plc.). The business of subsidiaries focuses on credit for hire-purchasing car and credit service provided to those business operators of second-hand cars with the working capital, or otherwise called Floor Plan, including the refinancing service for car.



## Summary of subsidiaries on 31 December, 2019

Name of Companies	Type of business	Paid-up share capital (In Thousand Baht)	Shareholding Percentage (%)
<u>Direct Holding</u>			
Mida Leasing Public Company Limited	Providing financial services for used cars hire-purchasing and management of non- performing assets	532,399	46.98
Mida Property Co., Ltd.	Real estate development	500,000	99.99
Top Elements Co., Ltd.	Hotel operations	150,000	99.99
Mida Ad Co.,Ltd.	Billboard rental	175,000	99.99
Mida Hotel and Resort Co., Ltd.	Golf course , rental of golf course and property development	300,000	99.99
The Retreat Hua Hin Co., Ltd.	Hotel operations and property development	850,000	99.99
Mida (Lao) Financing Co., Ltd.	Hire - purchase services	53,678	60.00
Max Hotel Co., Ltd.	Hotel operations	145,000	99.99
Mida Development Co., Ltd.	Real estate development	210,000	80.00
Mida Agency and Development Co., Ltd.	Real estate agency	2,000	70.00
MD Adrenaline (Thailand) Co., Ltd.	Advertising services, public relation and events services	10,000	99.99
Bangkok Charan Asset Management Co., Ltd.	Asset management from purchases of non-performing receivables of financial institutions	25,000	99.99
Mida Hospitality Group Co., Ltd. (Formerly known as MW Wellness Management Co., Ltd)	Management of hotel, resort, commercial building, condominium, village, spa and service all types of health massage.	2,000	99.99
<u>Indirect Holding</u>			
MD Resort Co., Ltd. (Formerly known as MD Media Global Co., Ltd)	Management of condominium for rental	1,000	90.00
Mida Asset Management Company Limited	Management of non - performing assets	25,000	99.99
Mida Security Guard Co,Ltd	Security guard services	1,000	99.99

### Characteristics of goods and service

The Company conducts hire-purchase business for household electrical appliances, household furniture, and motorcycle, ready to provide service before and after sale under the motto of “**Increasing happiness for all families**”. The business is conducted through branches of the Company on 31 December, 2019, the Company for 98 branches in 50 provinces; each branch is specified to sell goods according the types and price stipulated by the Company only. On the hire-purchase day, the Company would enter into the hire-purchase contract with the customer and collect downpayment (about 26 percent of total amount by cash) and deliver goods to customer for the remaining amount of such hire-purchase, the customer shall pay in cash in equal amount in all installment in specific time as specified in the contract. The period of installment time is 3-24 months; this depends on financial status and ability to pay of each customer. The hire-purchase price offered for the customer would be the one including cost of goods, expenses concerned and interest. During the installment, the ownership still belongs to the Company until the customer pay all amount in full and follows all conditions as specified in the contract.

### Types of goods and service

Characteristics of business operation of the Companies can be divided into 5 groups, each of which consists of the company as follows:

Types of goods and service	2019	2018
Hire-purchase of electrical appliances	1,018.49	1,049.59
Hire-purchase of cars	655.60	560.59
Business in developing real estate	513.06	561.95
Hotel business	486.15	404.74
Services business	82.12	81.35

(a) Hire-purchase of electrical appliances

Electrical Home Appliance:

So far, household electrical appliances include television, DVD, hometheatre, home stereo, refrigerator, washing machine, fan, and others as the main hire-purchase goods of the Company.

In 2019, The Company conducted hire-purchase of goods from manufacturer distributor for many brands including Samsung, Panasonic, Sharp, Hatari, LG, TOSHIBA, Mitsumaru, Saha Wittayu Phatthana, Sherman with the hire-purchase price of 1,304 – 70,688 Baht, installment is 128 – 12,564 Baht / month, and installment period for 3 – 24 months. Main revenue of the Company comes from hire-purchase of household electrical appliances, with the ratio of revenue from this hire-purchase part per total revenue during 2017 – 2019 of 98.93 to 99.64 percent.

(b) Hire-purchase of cars

The subsidiary (ML) conducts credit service business divided into 4 main types as follows:

- (1) Credit service provision for car the Company
- (2) Credit for hire-purchasing car and credit service provided to those business operators of second-hand cars with the capital-flow type (Floor Plan Loan)
- (3) Refinancing service provided for all type of car
- (4) Supplementary service consisting of tax renewal, transferring car registration, and renewal service for insurance policy/ Motor Accident Victims Protection Act

Major source of income of the Company is from automobile hire-purchase service, which account approximately from 75.25 percent to 78.61 percent of total revenue from 2017 until present.

The subsidiary (ML) conducts business of credit service for hire-purchase of car focusing of type of car and model of car which is highly flexible in the market, including personal car and pickup. The amount of loan depends on type of car, brand, usage duration of car, fluidity, and qualification of the borrower. The Company manages the risk to customers by focusing on those who have full-time job or are business owner and farmers. The subsidiary (ML) would distribute the service to various areas to provide credit service of hire-purchase in Bangkok and provinces. Since the Company has 17 branches, so it can provide service to customers covering all over the country for 74 provinces. the year 2019, new hire purchase loans for personal cars and pickups in ML's credit portfolios accounted for 8.71 percent and 91.29 percent, and in 2019, accounted for 15.67 percent and 84.33 percent, respectively. New cars and second-hand cars accounted for 0.72 percent and 99.28 percent respectively and 3.21 percent and 96.79 percent in 2018, respectively.

## (c) Business in developing real estate

The Company and subsidiary has 16 projects by separate the project in this

1. Mida Asset Public Company Limited has Name of the Project: The town Project, located at Tambol Bang kam, Muang district, Nakorn Pathom province, the characteristics of the Project is 2-storey town houses for 170 units, with total area of 15,047 square wah, with the value of the Project of 425 Million Baht. Currently, the Company has sale of the Project for 96.99%. Target customers are government officials and other interested public
2. The subsidiary (Mida Property Co.,Ltd) conducts real estate business. The Mida Asset Public Company Limited has investment ratio of 99.99 percent. This subsidiary has 15 projects including
  - (1) Name of the Project: Prueksapan Project/ it is located at Ban Sing Sub-district, Potaram District, Ratchaburi Province/ the characteristics of the Project is Townhouse, two- floor and three- floor commercial building, for 92 units, with total area of 2,154 square wah, with the value of the Project of 127 Million Baht. Currently, the Company has sale of the Project for 80.73%, that has been completely constructed. The target-group customers are the civil servants and general people.
  - (2) Name of the Project: Grand View (Wangsarapee) / it is located at Pak Praek Sub-district, Muang District, Kanchanaburi Province/ the characteristics of the Project is one-floor single house, for 133 units, with total area of 9,270 square wah, with the value of the Project of 292 Million Baht. Currently, the Company has sale of the Project for 100 % and closed the project in year 2019. The target-group customers are the civil servants and general people.
  - (3) Name of the Project: Kui Buri Project/ it is located at Kui Buri Sub-district, Kui Buri District, Prachuab Kirikan Province/ the characteristics of the Project is one-floor single house, for 21 units, with total area of 1,568.6 square wah, with the value of the Project of 14.44 Million Baht. This Project has been already completed for 7 units, and was sold 4 units, The current has stopped construction and vacant land for sale instead. The target-group customers are the civil servants and general people.
  - (4) Name of the Project: Roipruksa Lake View Project, located at Tambol Nakornpathom, Muang district, Nakorn Pathom province the characteristics of the Project is two-floor single house and three-floor commercial building, for 100 units, with total area of 17,712 square wah, with the value of the Project of 544 Million Baht. Sales are up to 27.50%. The project is now under construction. Target customers are government officials and other interested public.
  - (5) Name of the Project: Tri Pruk Nakornpathom Project, located at Tambol Nongpaklong, Muang district, Nakorn Pathom province, the characteristics of the Project is 2-storey town houses , for 246 units, with total area of 5,548 square wah, with the value of the Project of 352 Million Baht. The project is now under construction. Sales are up to 99.00%. Target customers are government officials and other interested public.

- (6) Name of the Project: The impress Project, located at Tambol Lam Phaya, Muang district, Nakorn Pathom province, the characteristics of the Project is two-floor single house for 49 units, with total area of 6,822 square wah, with the value of the Project of 360 Million Baht. The project is now under construction. Sales are up to 61.46%. Target customers are government officials ,doctor and other interested public.
- (7) Name of the Project: The code Project, located at Tambol Lam Phaya, Muang district, Nakorn Pathom province, the characteristics of the Project is 2-storey town houses for 377 units, with total area of 28,799 square wah, with the value of the Project of 1,404 Million Baht. The project is now under construction and sales are up to 17.64%. Target customers are government officials and other interested public.
- (8) Name of the Project: Pruksapan Grand 3 , located at Tambol Lam Phaya ,Muang distict, Nakorn Pathom province, comprises 2-storey town houses with total 219 units, total area 8,936.50 sq.wah. The project value is 453 Million Baht, Currently, The project is now under construction. Sales are up to 62.13%. Target customers are other interested public both local and provincial.
- (9) Name of the Project: Pruksapan (Kradeedeaw3)Project, located at Tambol Nongpaklong, Muang district, Nakorn Pathom province, the characteristics of the Project is 2-storey town houses with total 227 units, with total area of 8,800 square wah, with the value of the Project of 419 Million Baht. Currently, The project is now under construction. Sales are up to 62.13%. Target customers are other interested public both local and provincial.
- (10) Name of the Project : The Town ( Khon Kaen) at Tambol Ban Khor, Muang District, Khon Kaen the Project is one -floor single house for 83 units, with total area of 7,354.60 sq. wah. With the value of the Project of 197 Million Baht. The project is now under construction. Sales are up to 21.09%. Target customers are other interested public both local and provincial.
- (11) Name of the Project : The Town 2, located at Tambol Bang kam, Muang district, Nakorn Pathom province, the characteristics of the Project is one – floor single house for 89 units and town houses for 151 units , with total area of 15,101.0 square wah. With the value of the Project of 593 Million Baht. The project is now under construction. Target customers are other interested public both local and provincial.
- (12) Name of the Project : Grand Village (Kanchanaburi), located at Tambol Pakprak, Muang district, Kanchanaburi. province, the characteristics of the Project is one – floor single house for 86 units and town houses for 229 units , with total area of 17,312.0 square wah. With the value of the Project of 758 Million Baht. The project is now under construction. Target customers are other interested public both local and provincial.
- (13) Name of the Project : Grand Village Petchkasem (Nong Din Daeng), located at Tambol Nong Din Daeng, Muang district, Nakorn Pathom province the characteristics of the Project is two-floor single house for 88 units, 2-storey twin houses for 84 units and town houses for 272 unit, with total area of

25,266.60 square wah. The project is now under construction. Target customers are other interested public both local and provincial.

- (14) Name of the Project : Town Village Prapa (Tri Pruk 2), located at Tambol Nakorn Pathom, Muang district, Nakorn Pathom province, the characteristics of the Project is one – floor single house for 134 units and 2-storey town houses for 220 units , with total area of 21,661.0 square wahThe project is now under construction. Target customers are other interested public both local and provincial.
- (15) Name of the Project : Town Village Kamphaengsaen, located at Tambol Thung Krabanghom Kamphaengsaen district, Nakorn Pathom province, the characteristics of the Project is one – floor single house for 76 units and 2-storey town houses for 155 units , with total area of 13,153.50 square wahThe project is now under construction. Target customers are other interested public both local and provincial.

Besides, The condominium development group have totally 2 projects. Each project consist of separate companies.

- (1) The subsidiary (The Retreat Huahin Co.,Ltd.) , conducts property developer business. The Mida Asset Public Company Limited has investment ratio of 99.99 percent. Project Name: Samuttra Resident , located at Phechkrasem Road, Cha-um Distict, Phetburi Province; a condominium project with 7 floors & 4 buildings, total 123 units and total area of 8,066.81 square meters. The total project value is 722 Million Baht. Currently, the company complete constructionalready and in transferred process. The target customers are customers who want to vacation near the sea,not far from Bangkok andprivacy. Customer can buy an investment program with the company. The guaranteed invent return is not less than 6% of the total investment for the first 3 years.
- (2) The subsidiary (Mida Property Co.,Ltd) , conducts property developer business. The Mida Asset Public Company Limited has investment ratio of 99.99 percent. Project Name: The Panora Pattaya, located at Pratumnak Road Soi 5, Nongprue, Banglamung, Chonburi ; a condominium project with 38 floors, total 342 units and total area of 12,339.52 square meters. The total project value is 1,834 Million Baht. The project is sold in December 2018. Targeted customers are businessmen, investors and Foreign group Which has a demand for housing in Pattaya.

Besides sale management and construction of residences, the Project focuses on the response to the needs of customers as the main one on part of development of house design, quality of construction, and service to boost impression to customers who visit the Project and the customers who reside in the Project already.

#### (d) Hotel business

The Hotel group ,that operate in present,have 8 hotels consist of; Each Hotel consist of separate companies.

- (1) The subsidiary (Top Elements) conducts hotel business. Mida Asset Plc., has 99.99 percent of investment. Hotel name : Mida Resort Kanchanaburi. located at Wang Dong Sub-district, Muang District, Kanchanaburi

Province. There are 189 rooms, in total area of 41 rai, with project value of 405.36 Million Baht, the price of room is 1,439.85 Baht by average, the number of guests are 68,694 customer; most customers are on part of seminar with the government agencies and foreigners.

- (2) Mida Don Mueang Airport Hotel (MIDA) "Formerly known as Mida Airport Hotel Bangkok". This subsidiary is located at Chaengwattana Road, Lak Si. There are 125 rooms, in total area of 3.1 rai, with project value of 195.54 Million Baht, the price of room is 912.32 Baht by average, the number of guests are 67,617 customers; most customers are on part of seminar with the government agencies and China,
- (3) The subsidiary (The Retreat Huahin) conducts hotel business. Mida Asset has 99.99 percent of investment. Operates two hotel business as follows:

- 1) Hotel name ; Mida De Sea Hotel, located at Phetkasem Road Cha-um-district, Petchaburi Province. There are 112 rooms, with project value of 285 Million Baht, the price of room is 2,069.23 Baht by average, the number of guests are 45,343 customers; most customers are looking vacation near the sea and with privacy. It is not far from Bangkok. Including seminars and groups to host events with large space
- 2) Hotel name ; Ace of Hua Hin Resort "Formerly known as Radisson Blu Resort Hua Hin", located at boh-kea Road, Cha-um district, Petchaburi Province. There are 118 rooms, with project value of 928.56 Million Baht, the price of room is 3,293.28 Baht by average, most of our target customers are need for beach resort on the beach. Full facilities and privacy. Not far from Bangkok.

- (4) The subsidiary (Max Hotel) conducts hotel business. Mida Asset has 99.99 percent of investment. Hotel name ; Mida Hotel Ngamwongwan, located at Ngamwongwan Road, Mueng Nontaburi District, Nontaburi Province. There are 138 rooms, with project value of 368.42 Million Baht, the price of room is 907.38 Baht by average, the number of guests are 72,729 customers; most customers are on part of seminar with the government agencies and China. Currently Max hotel is in the process of the construction of conference rooms to support customers.
- (5) The subsidiary (Mida Development Co.,Ltd.) , conducts hotel business. Mida Asset has 80.00 percent of investment. Hotel name ; Xen Hotel Nakhon Pathom, located at Tambol Ratchamakka, Muang, Nakhon Pathom Province; There are 134 rooms, with project value of 174.25 Million Baht, the price of room is 756.48 Baht by average, the number of guests are 61,985 customers. Target group are seminar with the government agencies, foreigners, and public people.
- (6) Hotels Aksorn Rayong Rayong (MIDA) is located at Moo 2. Charkpong Tue., Klang, Rayong. There are a number of rooms 123 rooms and a wellness center, with project value of 293.91 Million Baht, the price of room is 1,970.04 Baht by average, the number of guests are 40,002 customers, targeted at the seminar of government agencies, private. And customers who want to relax and restore health.
- (7) The subsidiary (MD Resort Co., Ltd.) engages in property management business for rent, which Mida Asset Public Company Limited indirectly holds with a 90.00% interest, in the name of Mida Grand Resort Hotel located at 179/450 Moo 3, Choeng Thale Subdistrict, Thalang District, Phuket Province. By starting the trial service from November 2019, the target customers are foreigners.

## (e) Golf course business

The subsidiary (Mida Hotel and Resort) conducts golf course and hotel (resort) business where Mida Asset has 99.99 percent of investment. This subsidiary is located at 123, Moo 7, Ladya Sub-district, Muang District, Kanchanaburi Province. There are 65 rooms, in total area of 1,127 rai, with project value of 240.39 Million Baht. Currently, the company offers rental services to golf courses.

## Revenue structure

The revenue structure of the Company and the subsidiaries as from 2016 to 2019 are as follows:

Particulars	On 31 December					
	2017		2018		2019	
	Million Baht	%	Million Baht	%	Million Baht	%
Revenue from sales						
Revenue from sales	471	17	486	17	427	15
Revenue from property sales	515	19	552	19	512	19
Revenue from rental income	13	1	12	1	12	1
Revenues from hotel operations	364	13	415	15	485	18
Revenue from service	97	3	64	1	40	1
Other revenue <sup>1)</sup>	1,272	47	1,306	47	1,288	46
Total Revenues	2,732	100	2,835	100	2,764	100

Note:

- (1) The revenue from other operations of the Company consists of the revenue from hire-purchase as the main one.



## Milestones

### Background and development

The Mida Asset (Public) Company Limited or “the Company” was founded on 12 September, 1991 by Mr. Kamol Aiewsvikool and Mr. Tanate Diloksakayawitoon, under the name of “Nakhon Pathom Mida 1991 Company Limited” with initial capital of 3 million baht, the headquarter is located at Muang District, Nakhon Pathom Province. During the early stage of operation, the Company conducted electrical appliance sale business.

Subsequently in 2007, the founders deemed that there was a trend of growth of demand in buying electrical appliances by installment, so the Company came into business of hire-purchase of electrical appliances with before and after sale service on “one stop service and delivers on site” covering the demonstration and test of good, history examination and approving the hire-purchase within 1 day, delivery service, warranty service for the whole period of installment, replacement and repairment service, and other after-sale services. Most goods that are hire purchased include Electrical Home Appliance with leading brands especially Audio Vision or AV such as television, and stereo. The Company focuses on hire-purchase for medium and small scale of customer residing outside municipalities of various provinces all over the country.

During the past five years, the Company has changed and developed itself as follows:

- |               |   |
|---------------|---|
| June 2014     | <ul style="list-style-type: none"> <li>- The Company approved a loan guarantee for Mida Property Co., Ltd. against the loan from Kiatnakin Bank Plc., with the limits of guarantee amount of 214.51 Million Baht and Thanachart Bank Plc., with the limits of guarantee amount of 210 Million Baht.</li> <li>- The company has invested and established a subsidiary named MD Adrenaline (Thailand) Co., Ltd. which business type is advertising services, public relation and events services at different locations for public and private sector organizations. The registered capital is 10,000,000 Baht; total of 1,000,000 shares at par value of 10 Baht. Mida Assets Public Company Limited owned 999,997 shares which worth 9,999,970 Baht (99.99%)</li> </ul> |
| November 2014 | <ul style="list-style-type: none"> <li>- The subsidiary company, Mida Agency and Development Co.,Ltd., established a new company named Prompt Printing Co., Ltd., to engage in advertising, public relation, and events services for public organization and private sectors, with share capital of Baht one million. Mida Agency and Development has 90.00% investment; thus, the Company has indirectly invested by 63% in its subsidiary</li> <li>- The Company approved a loan guarantee for Mida Property Co., Ltd. against the loan from CIMB Thai Bank Plc., with the limits of guarantee amount of 189.50 Million Baht</li> </ul>   |
| January 2015  | <ul style="list-style-type: none"> <li>- The Company sold 87.80 million shares of Mida Leasing Public Company Limited that cause the reduction of the percentage of shareholding by 9.97%. Although the percentage of shareholding was reduced to 46.98%, the Company still has control over such company.</li> </ul>   |

March 2015	- The Company increased holding portion in The Retreat Hua Hin Co., Ltd. of 0.50 million shares which represented 25.24%. After such additional investment, the Company's shareholding increases from 74.75% to 99.99%.
July 2015	- Mida Leasing Public Company Limited, a subsidiary, invested in Mida Asset Management Co., Ltd. with registered share capital of Baht 25,000,000 (2,500,000 shares at the par value of Baht 10) to engage in assets management for non-performing assets acquired from financial institutions. The subsidiary company invested in 2,499,997 shares or 99.99% of this subsidiary
September 2015	- Mida Ad Co., Ltd., a subsidiary, has invested in MD Media Global Co., Ltd. with registered share capital of Baht 1,000,000 to engage in advertising rental services, bill board, advertising on television, radio and other media. The subsidiary company invested in 8,999 shares or 90.00% of this subsidiary.
October 2015	- Mida Ad Co.,Ltd., a subsidiary. has invested in Memory Master LED Co., Ltd. with registered share capital of Baht 5,000,000 to engage in advertising rental services, bill board, advertising on television, radio and other media. The subsidiary company invested in 45,000 shares or 90.00% of this subsidiary
November 2015	- The Company has invested in Bangkok Charan Asset Management Co., Ltd. with registered share capital of Baht 25,000,000 (2,500,000 shares at the par value of Baht 10) to engage in asset management from purchases of non-performing receivables of financial institutions. The Company invested in 2,499,995 shares or 99.99% of this subsidiary.
July 2016	The Company has approved the loan guarantee of Mida Development Co., Ltd. from Thanachart Bank Public Company Limited within the amount of Baht 70,000,000
September 2016	<ul style="list-style-type: none"> <li>- The Company's sale all for sales of all ordinary shares of Wipa Condominium Co., Ltd amount of 0.05 million shares, that caused the Company to loss control over such subsidiaries .</li> <li>- The Company's sale all for sales of all ordinary shares of Max Condo Kaset Co., Ltd amount of 0.15 million shares, that caused the Company to loss control over such subsidiaries</li> </ul>
December 2017	<ul style="list-style-type: none"> <li>- The Company's sale all for sales of all ordinary shares of Max Hotel Ramkamhang Co., Ltd., amount of 0.09 million shares, that caused the Company to loss control over such subsidiaries</li> <li>- The Company's sale all for sales of all ordinary shares of Max Real Estate Co., Ltd, amount of 0.09 million shares, that caused the Company to loss control over such subsidiaries</li> <li>- The Company's sale all for sales of all ordinary shares of Mida Assets Xanadu Co., Ltd. amount of 0.31 million shares, that caused the Company to loss control over such subsidiaries</li> </ul>

- Mida Ad Co., Ltd., a subsidiary, sold all ordinary shares of Memory Master LED Co., Ltd., Indirect subsidiary, amount of 0.02 million shares, that caused a subsidiary to loss control over such indirect subsidiary
- January 2018
- The Company invested in Mida Hospitality Group Co., Ltd. (Formerly known as MW Wellness Management Co., Ltd) with registered share capital of Baht 2,000,000 (200,000 shares at the par value of Baht 10) at 51% shareholding, to engage in management of hotel, resort, commercial building, condominium, village, spa and service all types of health massage. On 6 November 2018, the Company increased holding portion by 98,000 shares which represented 48.99%. After such additional investment, the Company's shareholding increases from 51.00% to 99.99%
- January 2018
- Mida Ad Co., Ltd., a subsidiary, has invested in . MD Resort Co., Ltd (Formerly known as MD Media Global Co., Ltd). with registered share capital from amount of Baht 1,000,000 to amount of Baht 28,200,000 (registered share capital from 10,000 shares to 282,000 shares at the par value of Baht 100), with unchange in shareholding percentage.

## Risk & Mitigation

The business operation of the Company faces various risks that may affect the operation and share price of the Company; the following risk factors are some risks that may affect the Company; there might be some other risks unknown and unimportant. These risk factors may affect the business operation of the Company in the future.

### 1. Risk of business operation

The Company has assessed the risk of business continuously and it is the main factor in determining business strategy and plan each year with the regular follow-up and risk control to be under the direction and policy approved from the committee. There are various processes as follows: risk identification, risk assessment, risk follow-up and control. If there is new unexpected risk, there may be the review of risk management and presented this to the Committee to approve. As in the previous year, there was flooding disaster in various areas of the country that affected the business of the Company, and the Company has improved efficiency and process and personnel and management within the organization to deal with the crisis during such time.

#### Risk from the part of customer

On 31, December, 2019, the Company had outstanding amount of account receivables for more than 12 months for 10.65 million baht for equal to 1.89 percent resulted from the debtor's ability to repay debt reduction. The company is at risk of not receiving payment under that amount. However, the Company has set up the allowance of doubt of loss of debtor for 10.65 million baht or equal to 100 percent and has the collector to follow up the payment closely. Besides, the Company has measures to prevent risk more carefully and collect the payment more rapidly, by sending the collector to collect payment within 1 month after due date to pay of the debtor.

#### Risk from increasing default rate as hire purchase expansion

As of December 31, 2019, Company have opened more branches to total 98 branches which facilitate the increasing volume of hire purchase contract and there are possibilities of loan given to new customers from new branch might be defaults in later installment. However, the Company remained concern on considering credit to new customers by emphasizing more on credit scoring system, quality of account receivables and quality of collection. The Company have both internal audit department and collection and legal department to follow the dishonesty within organization and to responsible specialty for liabilities collection. The Company has efficient controlling system through checking and reporting real time status of account receivables all the time which can prevent for a level of some risk.

#### Risk from lending to customers without financial documents

Since most of our customers do not have any written financial documents, in credit considering process Company emphasize on approaching to customers' residence and cross check information from other references as guarantor, relatives, neighbors, village leader or in case of repeating purchased customers will be considered according to Company's criteria to evaluate the credit and paying capability. Anyway, customers might be corporate with the references to inform the false information and lead to default, late payment or products seizing. However, the possibilities are very low since customers have to prepare information with all references in advance and doing that will advantage only to the customer but disadvantage to all related parties whom normally are afraid of responsible as guarantor and become black listed by Company in granting hire purchase credit. So cross checking information from many other references can reduce some level of risk and the average hire purchase contract of electrical appliances per customer is 14,000 baht so the affect of default per customer is small portion comparing to total hire purchase receivable values.

#### The risk associated with competition in the business

The Company seeks to reduce risk on this part by focusing on maintaining market share, that is, the Company competes and maintain the difference of interest rate to a certain level, and not compete to the extent that it faces loss from marketing. The Company focuses on the service and maintain relationship between the Company and distributor of electrical appliances; this can reduce risk from competition very well.

#### Risk with the group of company

The hire-purchase business operator can expand business under the potential of the Company without limits since it is business not under the limit of any special law; that is, the operator can provide credit without limits from any agency. Therefore, the quality of debtor is the main factor of this kind of business that would be affected from the dishonesty, efficiency of collector, or economy.

The Company recognizes such problem thus conducting business carefully by having control system, collection system to follow up the credit closely in order to learn the credit provided. The Company has policy to prevent risk from debtor by having guarantor and place a lot of downpayment for debtor with high risk, with internal audit system, and reporting system that can follow up the result of collection of payment in order to learn the quality of current debtor and can follow up the debtor to pay for debt so that the outstanding payment would not be too long. Besides, the result of efficient control system can make the Company be able to reduce risk from dishonesty within the Company.

#### Risk from paying advance sale commission

The Company will pay sale commission only after completing the sale conditions but the Company considers paying commission earned by the actual sales. For the salesman who owed the advance commission, the Company will keep 5% of commission earns to deduct from their debts. For the first 2 months working of new salesman, the Company allows to pay advance sale commission of 200 baht per day and then be deducted 20% of commission earns in each week, and then be deducted 50% of bonus earns in each month (not exceeding the advance commission) and after 2 months, the Company will pay the commission followed by the actual earns. In case that salesman leave off and not pay back all advance commission received, the Company may lose that amount. However, Company tries to limit that risk by paying only on the amount that they should actually earn from sales.

#### Risk from out of date inventory

As at December 31, 2019 the Company's inventories-net are amount Baht 89.13 million baht which mainly from the electrical home appliances in picture and sound categories like television, video, VCD and DVD that are easily obsoleted from technology changing and price trend to decrease fastly so heavily stock these items may cause the hire purchase revenue drop. However, in the past 3 years Company stocks were only enough for sales and has vol. circulates always by manage average inventory turnover about 45 days by managing inventory in 2 levels. The products category order and hire purchase policy are controlled by head office and each branch responsible for inventory that they order from head office again. The branch management system as profit center can control inventory efficiently both by category and by level.

#### Risk from foreclose assets

Normally the risk from foreclose assets is not avoidable for hire purchase business and it made sales decrease. As the result, many foreclose assets can compensate the damage from stopping payment from customers. Also, the Company can sell those assets to the second-hand products market as one of the marketing strategy.

### 2. Financial Risk

#### Risk from interest rate fluctuation

The Company and its subsidiaries are exposed to interest rate risk relates primarily to their cash at financial institutions, hire purchase receivables, loan receivables, bank overdrafts, short-term and long-term borrowings. However, since most of the financial assets and liabilities of the Company and its subsidiaries bear floating interest rates or fixed interest rates which are close to the market rate, the interest rate risk is expected to be minimal.

#### Risk from credit

The Company and its subsidiaries are exposed to credit risk primarily with respect to hire purchase receivables, trade accounts receivable, loans, and other receivable. The Company and its subsidiaries manage the risk by adopting appropriate credit control policies and procedures. In addition, the Company and its subsidiaries do not have high concentration of credit risk since they have a large customer base. The Company and its subsidiaries do not expect to incur material financial losses in excess of the allowance for doubtful accounts they have already provided

#### Foreign currency risk

The Company and its subsidiaries are exposed to foreign exchange risk relating to the sale of goods in foreign currencies. The company has outstanding financial assets and financial liabilities denominated in foreign currency. The risk from exchange rate fluctuations due to investments in subsidiaries overseas business which does not prevent such risk.

#### Risk from the recession of the economy

Currently, Thai economic is in the deflation situation. There are many important external and internal factors, including (1) The expanding world economics by low growth rate, Uncertainty about the direction of Trade protectionist measures and The appreciation of the baht. (2) Delayed in the Government Budget processing (3) The impact from the drought and temporary factors in some industrial production. These factors have negatively affected to revenue, purchasing power, spending behaviors and consumer confidence level.

Such economic condition affects the hire-purchase industry of household electrical appliances used by customers to reduce and the operator thus bears higher risk from the collection of installment payment. However, household electrical appliance is considered the daily life necessity, so it may be less affected than other industries. And the Company has developed froms of service and changed marketing strategy to stimulate the service use and reduce risk from the cancellation of goods sale and prepare for Cost Efficiency Program to be consistent with economic condition.

### 3. Other Risk

#### Risk from lack of human resource

Human resource is an important factor to support and succeed in business. The risk that may occur and effect to the Company's operation is retirement, resignation, and so on. The Company, therefore will take care of every employee to be happy at work as within the same family, supporting, and continually development.

## Management

The management structure of company comprises of the board of directors, audit committee and management committee. In addition, it still is established other subcommittees to be responsible for controlling and monitoring the policies within the organization at the highest beneficial operating performance.

### Board of Directors

The board of directors comprises of 8 members as follows:

Name	Position
Mr.Wisood leosivikul	Chairman of the Board and Managing Director
Mr.Akachai leosivikul	Director
Mr.Sorasak leosivikul	Director
Mr.Somsak Saksuthaporn	Director
Ms.Roongrawee lampongpaition	Director
Mr.Mongkol Sunthitiwitoon	Independent Director and Chairman of Audit Committee
Mr.Phisoot Suksangtip	Independent Director and Audit Committee
Ms.Nuchjarin Roopsom	Independent Director and Audit Committee

Authorized directors signed to be bound the company such as 1) Mr. Wisood leosivikul, 2) Mr.Akachai leosivikul, 3) Mr.Somsak Saksuthaporn, 4) Mr.Sorasak leosivikul, 5) Ms.Roongrawee lampongpaition whereby two joint signatures out of five directors and official company seal.

Powers, duties and responsibilities of board of directors defined for reference with the Public Limited Companies Act, the Securities and Exchange Act, the Regulations of the Stock Exchange of Thailand and the Regulations of the Company.

The board of directors shall have the following powers, duties and responsibilities:

- (1) Committee must use knowledge, ability and experience to be benefits to business performance of company in accordance with laws, purposes, regulations, resolutions of the shareholders' meeting.
- (2) Defining policy and operational direction, money management.
- (3) Arranging to have appropriate risk management system.
- (4) The company is carrying out to have the effectiveness of internal control and audit system with regard to the benefits of the company and its shareholders.
- (5) Directing and controlling the management to precede compliance with policies and strategies effectively and efficiently together with the establishment of business or become a partner or director of the same nature of business and competition business with the company is prohibited.

In addition, the board has the authority to appoint members to be the management committee to carry out one or several. However, the board of directors has authorized the authorized director signed to be bound the company having the authority to proceed any matters of business itself. Except in the following operations authority shall be performed only when getting prior approval by the shareholders' meeting.

- (1) The law requires having the resolution of the shareholders' meeting.
- (2) Making the report to the stakeholders and is in the laws or regulations of the Stock Exchange of Thailand specified to get approval from the shareholders' meeting and the following case shall be subject to get approval by the board of directors and the shareholders' meeting by a vote of not less than three out of four of the total votes of shareholders attending the meeting and voting.
- (3) The sale or transfer of all or part of company business to others.
- (4) The purchase or acquisition of another company business or private company belongs to the company.
- (5) Modifying or terminating the agreement concerning the lease of all or part of company business, the designation of other person entering to manage company business or merger with another person.
- (6) The amendment of the memorandum of association or company regulations.
- (7) The increase or decrease of the capital of the company.
- (8) Merger or dissolution.
- (9) Any other matters required by law.
- (10) The selection and appointment of directors in the case where the directors retire due to reasons other than a retirement by rotation shall be in accordance with the Articles of Association of the Company. The Board may select and propose names of qualified persons not having prohibited qualifications according to the law as a replacement at the next Board meeting. Except when the remaining terms of the directors are less than two months, the person appointed as replacing director may take office for the remaining period of the director he replaces. The Board's resolution under paragraph one must consist of votes made by not less than three fourths of the existing directors.

However, defined a list that directors or persons may have conflicts, interests or may have conflicts of any other interest with the company or any subsidiary, the directors who have interests in any matter do not have the right for approval.



## Independent Committee

The company has three independent committees such as 1) Mr.Mongkhon Santhitiwithun, 2) Mr.Phisoot Suksangthip and 3) Ms.Nuchjarin Roopsom.

Independent committees proceed under the obligations that have received from the board of directors. They are independent from major shareholders and management of the company and have qualifications under the following criteria of the Office of the Securities and Exchange Commission and the Stock Exchange of Thailand as specified.

- (1) Holding shares not more than 1 percent of the total shares with voting rights of the company, its parent company, subsidiary, associated company or entity that may have conflicts of interest. However, it shall be inclusive the shares held by related persons of independent committee.
- (2) Not a member of the administration, officer, employee, consultant who has a regular salary or controlling person of the company, its parent company, subsidiary, affiliate or entity that may have conflicts of interest unless removed from the said characteristics at least two years before the appointment.
- (3) A person who is related by blood or by legal registration in terms of father, mother, spouse, siblings and children (including spouse of children) of the management, major shareholders, controlling person or person to be nominated as the management or controlling person of the company or its subsidiary.
- (4) Do not have business relationship with its parent company, subsidiary, associated company or entity that may have conflicts of interest in a way that could impede the exercise of their independent judgment including not used to be or major shareholder, non-independent director or management of person having a business relationship with the company, its subsidiary and associated company or entity that may have conflicts of interest unless removed from the said characteristics at least two years before the appointment.
- (5) Not the auditor of the company, its parent company, subsidiary, associated company or entity that may have conflicts of interest and do not major shareholder, non-independent director, executive or the managing partner of an audit firm which has the auditor of the company, its parent company, subsidiary, associated company or entity that may have conflicts of interest unless removed from the said characteristics at least two years before the appointment.
- (6) Not being or not having been a professional service provider, including service provided as legal counsel or financial advisor which is retained for a fee exceeding Baht two million per annum from the Company, its parent company, its subsidiary company, its associated company, major shareholder or controlling person of the Company, and not being controlling person of the partner of such professional service provider, unless such business relationship has been discontinued for at least two years before the date of submission of the application for the issue of newly issued shares.
- (7) Not committee who is appointed as a representative of the board of director of the company, majority shareholder or shareholder who is related to the company's majority shareholder.
- (8) No any other characteristics that make not to be able to comment freely on the operations of the company.

## Audit Committee

The Audit Committee comprises of 3 independent committees as follows:

Committee's name	Position
Mr. Mongkhon Santhitiwithun	Audit Committee Chairman
Mr. Phisoot Suksangthip	Audit Committee
Ms. Nuchjarin Roopsom	Audit Committee

The Audit Committee has the same qualifications with "Independent Committee" and is not committee appointed by the board of directors to decide on the operation of the company, its parent company, subsidiary and associated company or entity that may have conflicts of interest and is not committee of the registration company which is the parent company, subsidiary or associate of the company. However, Mr. Phisoot Suksangthip is knowledgeable and has enough experience in finance and accounting to perform the duty in reviewing the reliability of financial statements.

The audit committee shall have the following duties and responsibilities.

- (1) To review the company's financial reporting process to ensure that financial report is accurate and sufficient.
- (2) To review the company's internal control and monitoring system in an appropriate and effective that is covering its internal control of accounting, finance, operation and compliance with laws, regulations and policies, risk management and control system set up by company executives. The audit shall have at least once a year by internal auditor and/or independent auditor.
- (3) To verify the effectiveness of the internal audit unit by considering the adequacy of internal audit unit at least once a year. The resources are adequate and the unit is in the proper position of the organization.
- (4) To consider the independence of the internal audit unit as well as to approve the appointment, transfer and dismissal of head of internal audit unit or any other unit that is responsible for internal audit.
- (5) To ensure that the company shall comply with the Securities and Exchange Act, the Regulations of Stock Exchange of Thailand including related laws and regulations to company business.
- (6) To select and appoint an independent person to act as auditor of the company and to offer compensation and working conditions of such person as well as to attend the meeting with auditor without management in attendance at least once a year.
- (7) To verify the independence of the auditor of the company annually.
- (8) To review scope, performance, value, independence and fairness of the auditor of the company.

(9) To review and provide a channel for employees who can identify clues about the irregularities in financial report or other matters. Such notice will be kept confidential as well as to arrange to have the investigation and monitor on issues as notified appropriately.

(10) To review the transaction with stakeholders or the list that may have a conflict of interest in accordance with laws and regulations of the Stock Exchange of Thailand in order to ensure that such items are reasonable and the highest benefit to the company.

(11) To make the report of the audit committee that disclosed in the company's annual report. Such report must be signed by the chairman of the audit committee and at least contains the following information.

- Opinion about the accuracy, completeness and reliability of financial report of the company.
- Opinion about the adequacy of internal control system of the company.
- Opinion about compliance with the Securities and Exchange Act and regulations of the Stock Exchange of Thailand and related laws and regulations to its company business.
- Opinion about the suitability of the auditor.
- Opinion about the list that may have a conflict of interest.
- Number of the audit committee meeting and attendance of each member of the audit committee in the meeting.
- Overall opinion and observation that the audit committee has received from the performance of duties under the Charter.
- Another item that shareholders and general investors should know under the scope of the duties and responsibilities assigned by the board of directors.

(12) To perform any other duties assigned by the board of directors with the approval of the audit committee.

#### Management Committee

The Management Committee consists of 3 members as follows.

Committee's name	Position
Mr.Wisood Ieosivikul	President of Management Committee
Mr.Akachai Ieosivikul	Management Committee
Mr.Sorasak Ieosivikul	Management Committee

The management committee shall have the following duties and responsibilities.

(1) To have the power to manage and operate the company business under the purposes, regulations, resolutions of the shareholders' meeting and the resolutions of the board of directors of the company in every respect.

(2) To have the authority to approve business transactions of the company such as purchasing of products or vehicles and approving for hire-purchase, etc. The amount for each item must not exceed 300 Million Baht.

(3) To have the authority to approve a loan or any credit application of the company and consider approval of the expenditures for investment such as purchase - sale of investments or fixed assets, etc. within the amount for each item does not exceed 1,000 Million Baht or equivalent.

(4) To define the organizational structure, management and board members that covers all the details of the selection, training, employment and dismissal of company employees.

(5) To have the power to appoint, dismiss company employees in positions that are not higher than the Managing Director.

(6) To have the power to make recommendations and set business policies and strategies of the company to the board of directors to consider approval.

(7) To set business plan, power to management, approval of annual budget for the business operation and annual expense budget and to carry out under the business plan and business strategy in accordance with business policies and guidelines approved by the board of directors.

(8) To perform other duties as assigned from time to time by the board.

However, the implied authority as above-mentioned to the management committee must be under the rules of law and regulations of the company and define the list of directors or persons who may have conflicts, interests or may have other conflicts of interest with the company or any subsidiary. The management committee who has an interest in any matter does not have the right for approval of that transaction.

#### Company Secretary

The company has appointed Ms.Roongrawee Iampongpaatoon, committee and assistant managing direction of accounting and finance department served as corporate secretary.

#### Management

The management of the company consists of all 5 members<sup>(1)</sup> as follows:

Name-Surname	Position
Mr.Wisood Ieosivikul	Managing Director
Mr.Sorasak Ieosivikul	Deputy Managing Director
Mr.Akachai Ieosivikul	Deputy Managing Director
Mr.Somsak Saksuthaporn	Director
Ms.Roongrawee Iampongpaatoon	Assistant Managing Director of Accounting and Finance Department

## Note:

(1) Above management is the executives as defined by the SEC which means the director, manager or holding the first four executive level position next to the manager whose position is holding equivalent all four executive level positions and means including persons holding management position in accounting or finance that is the department head level or equivalent.

## Recruitment of Directors and Executives

The company has no recruitment committee.

- (1) A shareholder has one vote for one share.
- (2) Shareholders vote to elect the committee as individual basis.
- (3) A person who wins the highest votes respectively is elected to be committee equal the number of committees desirable or shall be elected at that time. In the event that the person has been selected in descending order having an equality of votes over the desirable number or shall be elected in that time, the chairman shall have an additional vote as the casting vote.

## Compensation of Directors and Executives

## Compensation of Board of Directors

The monetary compensation for the chairman, independent committee and non-executive committee of 8 persons in 2019, total compensation of board of directors was Baht 1,1600,000 as the following details.

(Unit: Baht)

Name list	Meeting Allowance	Annual Compensation	Total Compensation
Mr. Wisood leosivikul	20,000	200,000	220,000
Mr.Somsak Saksuthaporn	20,000	100,000	120,000
Mr.Sorasak leosivikul	20,000	100,000	120,000
Mr.Akachai leosivikul	20,000	100,000	120,000
Mr.Mongkhon Santhitiwithun	20,000	200,000	220,000
Ms.Rungrawee Iampongpaition	20,000	100,000	120,000
Mr.Phisoot Suksangthip	20,000	100,000	120,000
Ms.Nuchjarin Roopsom	20,000	100,000	120,000

### Compensation of Executives

Compensation of executives includes salary, bonus and provident fund in 2019; total compensation of executives of companies was Baht 14,578,533 as the following details.

Compensation (Baht)	On 31 December 2019
Total members	4
Salary	14,178,845
Bonus	1,483,305
Provident Fund	251,358

### The use of internal information

The company has established policies and practices for proceeding about the information to prevent the use of internal information for personal benefit or for others. The directors, executives and employees have the responsibility to prevent an unauthorized person to get non-disclosure of information on public and/or prevent to have non-disclosure of information on public which may affect stock prices and other financial instruments of the company before the stock exchange will get that information and disclose such information through stock exchange's data system or when such information still has an effect on prices. The directors, executives and officers of the company are prohibited to sell shares or financial instruments before such information will be disclosed on public or when such information still has an effect on prices.

In addition, the company has defined a policy regarding to the securities trading for company directors and executives. The securities trading of company directors and executives are prohibited during a month before the date of the performance notification of company in each quarter until the following date of the performance notification of company to the public or the securities trading to speculate in the short term. However, the company directors and executives shall have to notify the company through the acquisition or change holding of securities of the company (including shares of spouses and minor children) within 24 hours from the date of such acquisition or change.

### Internal Control

The company has internal control system including the appointment of the audit committee to comment on the adequacy and appropriateness of internal control system of the company and its subsidiary. The company's internal control system covers the matters about the internal control of operating level to executive level. However, it is to ensure that the company has its proper management in accordance with the principles of good corporate governance and to prevent damage from bringing the assets of the company to use illegally or without authority. The scope of duties and responsibility of executives is defined clearly.

The Board of Directors considered and acknowledged the comments of the Audit Committee on the adequacy of internal control systems of the company. The Audit Committee agreed with the company auditors that the Company's internal control system is adequate and appropriate to carry out its business and to protect the company assets against the directors' improper using without authority approval. The auditor found no major flaws of the internal control system, neither wrongful actions that may affect the company's nor its subsidiaries' financial report.

The internal control systems are as follows.

(1) Organizational Control and Environmental Measure

The company has to arrange the organizational structure to facilitate the administration of the management and staff functions effectively. There is setting the goals of business operation clearly and appropriately. It takes into account the possibility of goals set and to communicate these goals to the employees at least once a year to be a guideline for the performance of employees.

The company has established an internal control unit to monitor and promote internal control activities which affect the accuracy and reliability of financial report. The internal control unit is responsible for planning, assistance and support to develop or improve internal controls. It arranges to have monitoring of the effectiveness of internal control, follow up and report on the status of internal control to management, the audit committee and the board of directors on a regular basis. However, it is to prevent and reduce errors in financial report and create confidence to investors that the company's financial reports are accurate and reliable.

(2) Risk Management Measure

The company has the assessment of risk factors both internal and external that may affect business operations. There is the analysis of opportunities and impacts that may occur and follow up the situations constantly and consistently to define strategies and measures to prevent risks. The company has established a Risk Management Committee for consideration and review of risk planning policy of the company and defined the acceptable risk level as well as followed up the implementation of the risk management. In addition, Risk Management Committee is also responsible for considering the risk and impact assessment of the risk to the company, doing risk planning and monitoring closely to ensure that the risk is at the appropriate level.

(3) Management Control Activities

The company arranges to have policies and procedures for the management in many aspects including transactions of finance, purchasing and general management. The company has defined the authority and approval limits for each level of management clearly and appropriately. It is divided responsibilities in the approval out of the obligation to record accounting transactions and information and perform the duty in taking care of property separately to monitor each other. However, in the transaction with major shareholder, director, executive or related person with such person, the company has a measure in monitoring to ensure that that transaction is carried out according to practices and through the approval process as defined to prevent conflicts of interest with regard to the highest benefit of the company. In addition, the company follows up and takes care of the operations of subsidiary and associate on a regular basis. There

is the policy and direction set to provide the person appointed as a director or executive of a subsidiary or affiliate of such action.

#### (4) Information and Communication Measure

The company emphasizes on information systems and data communications to provide information communication in accordance with the accuracy and adequacy of the decision of the board of directors, management, shareholders and stakeholders. The company shall use accounting policies in accordance with generally accepted accounting principles and appropriate to the business of the company. There is a collection of accounts and comprising documents properly recorded and can be monitored. It is to prepare invitation letters together with comprising documents for the meeting as well as the minutes of meeting of the board of directors and the minutes of meeting of the shareholders to propose to the board of directors and shareholders (case by case) and to consider before the meeting within a appropriate time and as required by law.

In addition, the company has arranged to provide the security of information systems by controlling the data access of employees at each level and related departments in the organization which is strictly enforced and monitored. The company has prepared an emergency plan in case of damage occurred to the information system of events that are not predictable.

#### (5) Monitoring

The board is to compare the performance of management that is based on the goals of business operation as defined and the improvement if the results occurred are different from such goals.

In addition, the internal control unit as discussed above, the company has established an internal audit unit to be responsible for monitoring the performance under the internal control system set on a regular basis. The internal audit unit is responsible for reporting the results of audit directly to the audit committee and monitoring progress in correcting deficiencies with management. It is to conclude the monitoring results to fix the defect and report annually to the audit committee. In addition, the management will be reported to the board immediately in the event of incidents or suspected fraud, illegal practice or any other abnormalities that could affect the company's reputation and financial position significantly.

In the year 2019, an internal audit unit had monitored the plan approved by the audit committee of the company and the results of the audit did not find significant deficiencies in internal control system to increase the risk of its operations of company. Although it would have the observations on the implementation under the internal control system was not completed in some departments, the executives were responsible for the defect to be corrected it without delay. The audit committee had considered and then saw that such defects did not affect significantly. In the part of the internal accounting control of the company and its subsidiary, the auditor of the company studied and evaluated the effectiveness of internal control systems. There were no significant deficiencies that had a significant impact on financial statements of the company and its subsidiary for the year ended December 31, 2019.



## Corporate Governance

Detail of the procedures to practice the principles of Corporate Governance of the company in compliance with the principles of Corporate Governance of Thai listed companies B.E. 2549 of the Securities Exchange of Thailand, which are divided into 15 categories as follows.

### 1. Corporate Governance Policy

The Company concern to the important of good corporate governance principles that shall build up the confidents of shareholders, employees and customers including realize to long term economical benefit to the Company as well by emphasize on controlling system, internal audit, risk management and regulating the managements to operate business accordance to policy efficiently under the law and business ethics.

### 2. Right of Shareholder

Every shareholder of the Company is accorded equal rights. Each shareholder is able to express opinion, raise issues or questions freely and to vote his shares as appropriate during shareholder meetings. The Company send out the invitations to meetings in advance at least 7 days with the proxy forms so that any shareholders who is unable to attend meetings can delegate to a representative or an independent committee to attend and vote on his behalf. Additionally, the Company concerns more on disclosure the important information to all shareholders evenly.

### 3. Shareholders' Meeting

Since the Company just listed in the Stock Exchange of Thailand in September 2003 so there is no any meeting after that. By the way, the Company's policy is endable to have shareholders' meeting within 4 months after year end accounting period as indicated by law. Each shareholder is able to question as well as express opinions in the meeting and the resolutions in all meetings will be written in report.

### 4. Rights of Interested Parties

The Company concerns to the important of all different stakeholders as employees, managements, customers, lenders, competitors and society. Since the Company realizes to the supports from all stakeholders so the Company tries to perform to the related laws and regulations in order to keep the stakeholders' rights. The contribution for society of Company is donating education fund to schools in up country.

### 5. Leadership and Vision

The Board of Directors stresses the sustainable growth of Company and create shareholder value by involving in establishing vision, mission, strategy, goal, business plan and the Company's budger including monitor the managements to operate business under the business plan and budget as well as establish the efficient and effective internal control system, internal audit and risk management.

## 6. Conflicts of Interest

The Company will attempt to avoid entering into any connected transactions or those which create inherent conflicts of interest. If such transactions arise, the Company disclose to public through reporting them to SET. Any party which has a conflict of interest will not be allowed to vote on the matter. The additional detail is in the part of management structure.

## 7. Business Ethics

The Company has prepared the written code of best practices for directors and employees which cover the following important headlines like honesty, ethics, conflicts of interest and the code of practice by law with discipline sanction.

## 8. Balance of Voting Power of Non-Executive Director

The Board of Directors is composed of 8 members, as detailed below:

- No. of Management Directors: 5 directors
- No. of Independent Directors: 3 directors or equal to 38% of total directors

## 9. Combined and Isolated Positions

Even though the Company's chairman is the same person with managing director and is the representative of major shareholders with 25% of total shares. However, the Company's Board of Directors consists of independent directors 50% that are sufficient to balance and check the managements operation.

## 10. Executive Compensation

The compensations for directors is considered and approved by shareholder' meeting with the amount not exceed Baht 2 million per annum and for the compensation of executive committees is detailed in the part of management structure which is suitable and sufficiently incentive to maintain the Company's managements.

## 11. Board of Director's Meetings

The committee meeting is held for at least every Quarter. The Company will give a notice on the schedule of the meeting to the committee members in advance so that the committee can manage time and participate in the meeting. The agenda is clearly defined. The Company will send invitation letter and supplementary document to the committee members for not less than 7 days in advance so that there would be sufficient time to study the information before meeting. Each meeting takes 2 hours. The executives would participate to inform details and answer the questions of the committee. The Chairman would allow all members to express opinions before voting, and would conclude on the resolution of each agenda of the meeting. The committee member who is stakeholder, directly or indirectly, cannot vote and shall leave the meeting during such agenda.

The Company prepares for the meeting report in writing and collects the original with the invitation letter and meeting supplementary document

In 2019, the Company held committee meeting for 26 times with the committee members participating in the meeting as follows:

NAME	POSITION	No. of Units
Mr. Wisood leosivikul	Chairman of the Board and Managing Director	25
Mr. Somsak Saksuthaporn	Director	26
Mr. Sorasak leosivikul	Director	26
Mr. Akachai leosivikul	Director	26
Ms. Roongrawee lampongpaithoon	Director	26
Mr. Mongkol Sunthitiwitoon	Independent Director and Chairman of Audit Committee	14
Mr. Phisoot Suksangtip	Independent Director and Audit Committee	14
Ms. Nuchjarin Roopsom	Independent Director and Audit Committee	14

## 12. Board Committees

The Board of Directors has appointed three committees as follows:

- Executive Directors

Executive Directors is appointed on May 2, 2003 with term 2 years consist of 4 directors. The details of authorization are in the part of management structure.

- Audit Committees

Audit Committees is appointed on April 30, 2003 with term 2 years consist of 3 directors. The details of authorization are in the part of management structure.

- Allocation Committee

However, the Company does not have remuneration committees but remuneration is considered by comparing to the equal size Company in same industrial as well as considering the company's performance in each year.

## 13. Internal Control and Audit

The Company concern to the important of internal control both in management level and operation level. The internal audit department reports directly to managing director and audit committees is mainly in establishing the internal control system and internal audit including follow the deficiency correction for reducing business operation risks. The Company clearly separates the roles of management and operations example the role of operators and evaluators in order to have sufficient checking and balance, additionally, the Company concern to the important of auditor's comments for improving to be efficient and effective internal control system.

#### 14. Reporting

The Board of Directors is responsible for the accuracy and completeness of the Company's financial statements, which are to be prepared according to generally accepted accounting principles by selecting the suitable accounting policy applied evenly together with deliberate consideration in preparing and disclose sufficient information to the financial statements

Note. The ordinary shareholders' meeting resolution 1/2003 appointed the audit committees which consist of non-executive directors to responsible for financial statements quality and internal control system.

#### 15. Investor Relations

The Company concern to the important of reporting accurate, complete within the prescribed time period to all shareholders and related parties by having the investor relations division to answer all questions raised by shareholders and responsible for preparing all information that will be release to SET and shareholders.

#### Corporate Social Responsibility

Mida Assets Plc. has the principle in doing business for its growth on the basis of good governance and sustainable social & environment responsibility; based on the vision, talent as well as moral and ethics in doing business with the good corporate governance principles. This includes a commitment to the community and social responsibility, significant awareness towards the interests of all stakeholders; with an aim to contribute to the happiness and prosperity of the business and community at the same time.

From the above principles the company was well aware of the guidelines for social responsibility of the provided by the Stock Exchange of Thailand:-

##### 1. Operations with fairness

The company operates with business talent. Conduct business with honesty, diligence, creating a stable business growth adding value to the company. The focus of the business by promoting free competition. Good faith and fair under the legal framework and business ethics of the company. Avoid actions that could pose conflicts of interest. Respect for the rights and equality of all stakeholder groups, including shareholders, customers, competitors, creditors, employees, communities and the environment, as well as behaviors that hinder fair competition. Do not compete by dumping lower interest rates and excessive. Do not discredit competitors

##### 2. Anti-corruption policies

The company has its own anti-corruption policy. All the company directors, executives and employees at all level must comply with the policy strictly. They must not get involved with any corruption directly or indirectly. Code of conduct guidelines are as follows.

- 2.1 No such behaviors of grafting acts within stakeholders for the wrongful benefits are allowed. Receiving of seasonal gifts or presents should not be things of unusually high values.
- 2.2 The cost for business entertainment must be reasonable and can be checked.
- 2.3 Procurement process must be done through the regulations of the Company to ensure transparency.

- 2.4 Donation for charity or sponsorship or company assets in order to support all certified projects, foundations, public charity organizations, temples, hospitals clinic or other social organization must be carried out in the company name only. In this respect, the donation must have objective to create good image and reputation of the company. The disbursements must identify clear objectives. And conducted in accordance with the company's procedures and must have evidence that can be checked.
- 2.5 Neither action related to internal politics nor using of company resources to deal with the politics can be acceptable. The Company committed to be politically neutral and encourage compliance with the law. There would not be no policy for political support, either direct or indirect.
- 2.6 Employees shall not ignore or neglect the situation when exposed to the action or behavior deemed as corruption. Employees must notify their supervisors or the responsible person in case of facing any offense against the moral or company code of conduct. Should there be any questions or inquiries, employees should consult with their supervisors or the persons responsible in compliance with this policy.
- 2.7 The Company will ensure fairness and protection of employees who refuse to reveal their names in reporting corruption case relating to the Company. The Company will keep employees' information confidential. Only the persons who are responsible for monitoring the implementation of the case can access such information.
- 2.8 Those who commit fraud and corrupt are considered as violation of company policy whereby they must be subject to disciplinary action according to the company regulations and also may be punished by law in the case of offense.
- 2.9 The Company recognizes the importance of publicity, education, counseling and understanding its employees and also those concerned with the anti-corruption act.
- 2.10 Policies against corruption cover personnel administration from the selection, promotion, training, evaluation of the performance of employees and compensation. All supervisors are required to communicate and make understanding with their employees.

### 3. Respect for human rights

The company has a policy on human rights, treatment of employees, community involvement and social surroundings. With respect for human values. Taking into account each other's lives Non-discrimination, whether it is a matter of race, nationality, language, religion, gender, age, education, care and welfare. Help each other when there is distress. The basis of life the guidelines are as follows:

- 3.1 Directors, management and employees. Adhere to human rights principles together. With regard to equality and freedom of individuals. Non Discrimination Honor and respect each other
- 3.2 Stipulations in the contract hire employees right and fair.
- 3.3 Determination of conduct for its employees. To conduct a proper job. Do not annoy other people or organizations without unfounded

- 3.4 Privacy of individuals, employees, partners and customers are confidential. Do not send or distribute personal information to individuals or entities that are not relevant. Without the consent of the owner of the information.
- 3.5 Encourage employees to exercise their rights as citizens. Constitutional and legal

#### 4. To treat all labor forces fairly

The Company recognizes that employees are always an important component of the company's success. The company's labor practices, fair by international norms as follows.

- 4.1 Returns the appropriate knowledge, skills and responsibilities. And the performance of employees.
- 4.2 Promote Development and enhance the skills of employees. The advancement and job security.
- 4.3 Promote the involvement of employees in the direction of work including troubleshooting of work.
- 4.4 The company is taking care of the environment and to work for a secure life. Health body and property.
- 4.5 Reward and punishment of employees must be based on accurate and fair and act with integrity.
- 4.6 Compliance with laws and regulations labor law by recognizing the basic rights of workers. And welfare of employees, so that employees can work to their full potential. And the median time to be with family.
- 4.7 Administrative staff by avoiding any action by unfair and incorrect which have an impact on the progress and stability in the career of the employee.
- 4.8 Employees, based on the dignity of the human person and to respect the rights of individuals.
- 4.9 The Company provides a communication channel for feedback complaints or grievances of employees.

#### 5. Consumer Responsibility

The Company has a policy is to treat customers as follows.

- 5.1 In providing loans service and after-sales service. The company attention to good service geared to customer benefit and satisfaction. Customer service with fast and effective.
- 5.2 Confidentiality of customer without the customer's information to benefit themselves or related to the misconduct.
- 5.3 The Company's products and services are priced reasonably for information about properties and the quality of the products and service reality adequate and complete information to the buyer for the business buyer's decision.
- 5.4 The Company's expansion in services increased. In order to facilitate the customers to use the service and providing after-sales service to customers.
- 5.5 Provide training to educate staff about the role of after-sales service in order to understand the role and

function with clients. To improve and enhance the quality of service to customers in all aspects.

## 6. Environmental care

The Company provides support for the preservation of the environment is important by promoting and encouraging employees to participate as follows.

- 6.1 The Company has cultivated its employees regardless of the use of office equipment. Water supply, electricity, telephone, air conditioning paper documents efficiently and cost-saving.
- 6.2 The Company has adjusted the dress or uniforms according to Global Warming
- 6.3 The Company encourages the use of environmentally friendly products and used natural resources efficiently and effectively.

## 7. Community development or social

The company has a policy of social and community responsibility as a whole. The company regularly organizes recreation activities so as to contribute to the better quality of life of the community, either on its own arrangement or joining hands with the government and the community. The company has a quick and effective response to any situation that has an impact on the environment; and always gets full cooperation from the community as well as related agencies.

The company is supporting activities that society always attended. Provide employees with a sense of benefit to society. Promote education, ethics, religion and health. The Company recognizes the importance of the quality of the youth of the country to encourage and support young people with a better education. The Company recognizes the importance of education and policies to support education for youth in the future because of the growing youth population that quality will result in the country can move forward steadily. In 2019, the company has brought educational materials including sports equipment and to provide scholarships to Ban Nong Pak Loong School, Muang Nakhon Pathom, Nakhon Patho. The respondents to the public to enrich their knowledge and young people spend their free time usefully. By making exercise turned away from drugs and promote a healthy body.

## 8. The innovation and the dissemination of innovation derived from social, environment and stakeholder responsibility.

The company's hire purchase business is concerned with social development in term of enhancing the quality of life of people in the society by the financial support to the population so as to have more chance to buy a car with their ability to pay the installment. The Company has reviewed the work process and more effective service. The company jointly works with the insurance company, the business partners and encourages customers to buy car insurance, i.e. to protect the car that has to be repaired or replaced when having an accident. Moreover, the insurance can cover the car hire purchase facilities, whereas the insurance company will be responsible for payment of all remaining lease amount on behalf of customers in case of disability or death. The company also jointly works with commercial banks so as to reduce the use of checks by means of using electronic funds transfer system. The work procedures has been developed successively and finally become the standard operations of the Company. This is considered as the innovation that helps enhance the quality service to society and add value to the company.

## Interested &amp; Connected Person Transactions

12.1 Summary of related transaction between the Company and related person who may have conflicts as at December 31, 2019.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			Consolidated	Increase	Decrease	Consolidated	
(1) Mr.Wisood leosivikul	- Directors of the Company and subsidiary Company	-Building rental income	150.0			240.0	Mida Assets Plc. as rented buildings for its branches from Mr.Wisood leosivekul, as usual business.
		- Interest Expense	772.6			3,147.4	Mida Property Co.,Ltd was subsidiary which need working capital for operation
		- Loan and accrued interest	33,772.6	33,147.4	2,747.2	64,172.8	The rate of interest 8 percent per year.
(2) Ms. Chawanluck leosivikul	- A sister of Directors of the Company and subsidiary Company	- Interest Expense	13,760.8			11,871.9	Mida Assets Plc. And Mida Property Co.,Ltd which need working capital for operation The rate of interest 8 percent per year.
		- Loan and accrued interest	301,966.6	16,871.9	289,614.4	29,224.1	



Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018  (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019  (In Thousand Baht)	Necessity/Remark
			Consolidated	Increase	Decrease	Consolidated	
(3) Ms.Thipawan leosivikul	- A sister of Directors of the Company and subsidiary Company	- Rental income	720			720.0	Mida Assets Plc. as rented buildings for its branches from Ms.Thipawan leosivekul, as usual business.
(4) Ingstatee Co.,Ltd	- Mr.Wisood leosivikul is a co-director with Mida Asset Pcl.	- Interest Expense  - Loan and accrued interest	-  -	106,054.2	97,184.0	6,054.2  8,870.2	Mida Assets Plc had a loan from Ingstatee Co.,Ltd. as working capital The rate of interest 8 percent per year.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
(1)Mida Leasing Public Company Limited  - Hire purchase of cars	- A subsidiary  - Mida Assets Plc. Held 46.98%	- Other receivable	938.6			39.9	Business as usual.
		- Income from service	722.8			47.3	Mida Assets Plc. collected service fee.
		- Interest income	3,019.9			1,175.7	Mida Leasing Plc. is subsidiary of Mida assets Plc. Is need to
		- Loan to and interest Receivable	79,343.0	1,175.7	80,518.7	-	make a loan to a subsidiary to be used as capital to expand its loan portfolio. The rate of interest 5.75 percent per year.
		- Interest Expense	61.6			2,312.2	Mida Assets Plc had a loan
		- Loan and accrued interest	-	255,312.2	39,449.7	215,862.5	from Mida Leasing Plc. as working capital,the rate of interest 5.75 per year.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
(2) Mida (Lao) Financing Co., Ltd.  - Hire purchase of cars	- A subsidiary  - Mida Assets Plc.Held 60.00 %	- Other receivable	119.5			57.0	Business as usual.
(3) Mida Hotel and Resorst Co.,Ltd  - Golf course operations and property Development	- A subsidiary  - Mida Assets Plc.Held 99.99 %	- Interest Expense  - Loan and accrued interest	0.6  936.7  22,535.5			-  1,531.7  33,689.3	Mida Assets Plc. collected service fee.  Mida Assets Plc had a loan from Mida Hotel and Resorst Co.,Ltd as working capital, the rate of interest 5.75 percent per year.
(4) Top Elements Co., Ltd.  - Hotel operations	- A subsidiary  - Mida Assets Plc.Held 99.99 %	- Other receivable  - Income from service	5,302.1  3,933.8			922.7  3,914.7	Business as usual.  Mida Assets Plc. collected service fee.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
		- Income from credit sales	163.0			295.2	Top Elements Co.,Ltd. purchases products from Mida Assets Plc.
		- Rental Expense	-			4,560	Mida Assets Plc. as rented buildings for hotel operations from Top Elements Co.,Ltd. as usual business.
		- Interest income	13,007.9			12,163.3	
		- Loan to and interest Receivable	216,819.7	38,063.3	139,832.2	115,050.8	Top Elements Co.,Ltd. was a Subsidiary in which Mida Assets Plc. invested and it need working capitals for operations. The rate of interest 5.75 percent per year.
		- Other payable	287.8			4.9	

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
(5) Max Hotel Co., Ltd.	- A subsidiary	- Other receivable	88.3			1,592.56	Business as usual.
- Hotel operations	- Mida Assets Plc.Held 99.99 %	- Income from service	305.5			215.4	Mida Assets Plc. collected service fee.
		- Income from credit sales	26.4			73.2	Max Hotel Co., Ltd. purchases products from Mida Assets Plc.
		- Rental Expense	-			4,560	Mida Assets Plc. as rented buildings for hotel operations from Max Hotel Co.,Ltd. as usual business.
		- Interest income	6,188.8			8,126.5	Max Hotel Co.,Ltd. was a Subsidiary in which Mida
		- Loan to and interest Receivable	122,087.1	48,276.5	11,681.1	158,682.5	Assets Plc. invested and it need working capitals for

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
		- Other payable	118.5			-	operations. The rate of interest 5.75 percent per year.
(6) The Retreat Hua Hin Co., Ltd.  - Hotel operations and property development	- A subsidiary  - Mida Assets Plc.Held 99.99 %	- Other receivable  - Income from service  - Income from credit sales  - Interest income - Loan to and interest Receivable  - Other payable	40.1  321.4  52.0  22,212.0 483,662.5  4.2	    77,536.0	    8,245.5	41.8  313.1  62.0  25,936.0 552,953.0  52.7	Business as usual.  Mida Assets Plc. collected service fee.  The Retreat Hua Hin Co., Ltd. purchases products from Mida Assets Plc.  The Retreat Hua Hin.,Ltd. was a Subsidiary in which Mida Assets Plc. invested and it need working capitals for operations. The rate of interest 5.2 – 5.75 percent per year.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
(7) Mida Property Co., Ltd.  - Real estate development	- A subsidiary  - Mida Assets Plc.Held 99.99 %	- Other receivable	468.8			522.7	Business as usual.
		- Income from service	625.1			419.7	Mida Assets Plc. collected service fee.
		- Income from credit sales	2,936.4			3,562.2	Mida Property Co., Ltd. purchases products from Mida Assets Plc.
		- Interest income	37,472.7			39,293.5	
		- Loan to and interest Receivable	686,337.1	195,693.5	131,629.6	750,401.0	Mida Property Co.,Ltd. was a Subsidiary in which Mida Assets Plc. invested and it need working capitals for operations. The rate of interest
		- Other payable	147.8			79.1	5.75 percent per year.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
8) Mida Ad Co., Ltd.  (formerly "Turtle Party Co., Ltd." )  - Advertising rental services	- A subsidiary  - Mida Assets Plc.Held 99.99 %	- Other receivable	0.4			-	Business as usual.
		- Income from service	130.8			129.7	Mida Assets Plc. collected service fee.
		- Interest income	3,661.7			2,118.7	Mida Ad Co.,Ltd. was a Subsidiary in which Mida
		- Loan to and interest Receivable	35,150.2	7,488.7	7,432.9	35,206.0	Assets Plc. invested and it need working capitals for operations. The rate of interest 5.75 percent per year.
(9) Mida Agency and Development Co.,Ltd.  - Real estate agency	- A subsidiary  - Mida Assets Plc.Held 70.00 %	- Other receivable	0.8			3.1	Business as usual.
		- Income from service	280.7			279.8	Mida Assets Plc. collected service fee.
		- Interest income	485.8			333.0	Mida Agency and Development Co.,Ltd. was a



Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
		- Loan to and interest  Receivable	5,195.8	333.0	2,898.9	2,629.9	Subsidiary in which Mida Assets Plc. invested and it need working capitals for operations. The rate of interest 12 percent per year.
		- Other payable	682.4			90.6	
(10) Mida Development Co.,Ltd.  - Real estate development and accommodation services	- A subsidiary  - Mida Assets Plc.Held 80.00 %	- Other receivable	7.3			72.7	Business as usual.
		- Income from service	131.0			244.1	Mida Assets Plc. collected service fee.
		- Income from credit sales	153.4			50.3	Mida Development Co., Ltd. purchases products from Mida Assets Plc.
		- Interest income	5,160.0			5,437.1	Mida Development Co.,Ltd. was a Subsidiary in which
		- Loan to and interest Receivable	94,871.1	6,437.1	8,152.7	93,155.5	Mida Assets Plc. invested and it need working capitals for

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
							operations. The rate of interest 5.75 percent per year.
(11) MD Adrenaline (Thailand) Co.,Ltd.  - Advertising services, public relation and events services	- A subsidiary  - Mida Assets Plc.Held 99.99 %	- Income from service  - Interest income  - Loan to and interest  Receivable  - Other payable	240.6  1,218.3  4,207.3    20.0	   465.0	   1,687.5	240.6  465.0  2,984.8   20.0	Mida Assets Plc. collected service fee.  MD Adrenaline (Thailand) Co.,Ltd. was a Subsidiary in which Mida Assets Plc. invested and it need working capitals for operations. The rate of interest 12 percent per year.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
(12) Bangkok Charan Asset Management Co., Ltd.  - Asset management from purchases of non-performing receivables of financial institutions	- A subsidiary  - Mida Assets Plc.Held 99.99 %	- Other receivable	3.1			1.9	Business as usual.
		- Income from service	310.9			300.9	Mida Assets Plc. collected service fee.
		- Interest expense	1,404.6			1,316.6	Mida Assets Plc had a loan from Bangkok Charan Asset
		- Loans and interest expense	-	27,316.6	27,316.6	-	Management Co.,Ltd as working capital The rate of interest 5.75 percent per year.
(13) Mida Security Guard Co., Ltd.  - Security guard services	- Held by Mida Property Co., Ltd.  - Mida Property Co., Ltd. Held 99.99 %	- Other receivable	2.3			5.2	Business as usual.
		- Income from service	15.5			18.0	Mida Assets Plc. collected service fee.
		- Expense from service	-			1,209.0	Mida Assets Plc. as paid for the security service from Mida
		- Other payable	115.6			115.6	Security Guard Co.,Ltd. as usual business.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
(14) Mida Hospitality Group Co., Ltd.  - Management of hotel, resort, commercial building and condominium	- A subsidiary  - Mida Assets Plc.Held 99.99 %	- Other receivable	-			40.9	Business as usual.
		- Income from service	-			22.7	Mida Assets Plc. collected service fee.
		- Income from credit sales	-			1.7	Mida Hospitality Group Co., Ltd. purchases products from Mida Assets Plc.
		- Interest income	-			16.7	Mida Hospitality Group
		- Loan to and interest	-	1,016.7	1,016.7	-	Co.,Ltd. was a Subsidiary in which Mida Assets Plc. invested and it need working capitals for operations. The rate of interest 5.75 percent per year.
		- Other payable	-	-	-	283.7	

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
(15) MD Resort Co., Ltd. (Formerly "MD Media Global Co., Ltd.")  - Management of condominium for rental	- Held by Mida AD Co., Ltd.  - Mida AD Co.,Ltd. Held 90.00%	- Other receivable	-			213.7	Business as usual.
		- Income from credit sales	-			432.5	Mida Hospitality Group Co., Ltd. purchases products from Mida Assets Plc.
		- Interest income	-			417.0	Mida Assets Plc. collected service fee.
		- Loan to and interest Receivable	-	31,517.0	-	31,517.0	MD Resort Co.,Ltd. was a Subsidiary in which Mida Assets Plc. invested and it need working capitals for operations. The rate of interest 5.75 percent per year.
(16) Mr.Wisood leosivikul	- Directors of the Company and subsidiary Company	- Building rental income	240.0			240.0	Mida Assets Plc. as rented buildings for its branches from Mr.Wisood leosivekul, as usual business.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
		- Interest Expense  - Loan and accrued interest	772.6  33,772.6	33,147.4	2,747.2	3,147.4  64,172.8	Mida Property Co.,Ltd was subsidiary which need working capital for operation The rate of interest 8 percent per year.
(17) Ms. Chawanluck leosivikul	- A sister of Directors of the Company and subsidiary Company	- Interest Expense  - Loan and accrued interest	13,760.8  301,966.6	16,871.9	289,614.4	11,874.9  29,224.1	Mida Assets Plc. And Mida Property Co.,Ltd which need working capital for operation The rate of interest 8 percent per year.
(18) Ms.Thipawan leosivikul	- A sister of Directors of the Company and subsidiary Company	- Building rental income	720			720.0	Mida Assets Plc. as rented buildings for its branches from Ms.Thipawan leosivekul, as usual business.

Related party/ Relationship with the company	Relationship	Description	Transactions with related parties for the years ended December 31,2018 (In Thousand Baht)	During the year		Transactions with related parties for the years ended December 31,2019 (In Thousand Baht)	Necessity/Remark
			The company only	Increase	Decrease	The company only	
(19) Inginatee Co.,Ltd	- Mr.Wisood leosivikul is a co- director with Mida Asset Pcl.	- Interest Expense - Loan and accrued interest	- -	106,054.2	97,184.0	6,054.2 8,870.2	Mida Assets Plc had a loan from Inginatee Co.,Ltd. as working capital The rate of interest 8 percent per year.

## 12.2 Pricing policies

Pricing policies for each transaction are described as follows:

Transactions	Pricing policies
Transactions with subsidiary companies	
Interest income	At rates of 5.5% - 12.0% p.a. (2018 : 5.5%-12.0% p.a. )
Service income	Contract price
Rental	Contract price
Cost of fund	At rates of 5.5% – 5.75 % p.a. (2018 : 5.2% - 5.75% p.a.)
Transactions with related parties	
Building rental fee	Contract price

## 12.3 Related Party

The Company and subsidiaries had the related transactions that may cause conflict which have been concluded on commercial terms and bases agreed upon in the ordinary course of business between the Company, subsidiaries, and persons with possibility to cause conflict. For measures and procedures for the approval of related party transactions, the Company uses as normal business practice and determined power to approve grants. All transactions are considered base on the reasonableness and due to general business condition by agreement of the Company and its subsidiaries and can compare the price to market.

## 12.4 Measures and Procedures for the Approval of Related Parties Transactions and Policy on the related transactions

The Company has a measurement not allowing its management or persons who has direct or indirect interest to involve in the approval of the related transaction between the Company and the persons with possibility to cause conflict. All transactions are considered base on the Company's benefit by comparing the price to market or the price of independent evaluators. The Company also arranges the audit committee to consider and provide the opinion on such related transaction. Board of Directors of the Company shall comply with the law governing securities and securities exchange and the provisions, notifications, orders or regulations, of the Stock Exchange of Thailand relevant to the related transactions.

In year 2019 and year 2018, the Company and its subsidiaries had related transactions with persons who may have conflict of interest and the auditor provided opinion in notes of the audited financial statement as at December 31, 2019 and as at December 31, 2018 that transaction was normal business transaction by determined sale and purchase prices and services with the persons who may cause conflict equaled to outsiders' prices with other conditions as normal business activities. In case that without above prices, the Company will hire an independent expert to estimate prices. For estimation of property prices, the expert whose are approved by the Securities and Exchange Commission will estimate prices of related transactions before the Audit Committee have reviewed the transactions.



#### 12.5 Policy on the related transactions

The type of related transactions anticipated to occur in the future are the office space sub-contract from the sales commission paid to Mida Assets Public Company Limited in introducing customers to the automobile hire-purchase services of the Company. In case of future related transactions, the Company has the policy to operate as a normal business practice. The Company will request Audit Committee or external auditor or independent expert to review and provide opinion on the reasonableness of the price and the necessity and reasonableness of the transactions.

Board of Directors of the Company shall comply with the law governing securities and securities exchange and the provisions, notifications, orders or regulations, of the Stock Exchange of Thailand relevant to the related transactions and the acquisition and disposal of assets of the Company and its subsidiary according to the Thai Accounting Standards and the Institute of Certified of Accountants and Auditors of Thailand.

If the Company is to perform any related transaction with persons who may have conflict of interest or may have conflict of interest in the future, the Audit Committee will provide opinion on the necessity and reasonableness of that transaction. In case the audit committee has no expertise in such transaction, the Company will arrange for an independent expert or external auditor to provide opinions, which will be used as a basis for decision-making by the Board of directors or the shareholders, as the case may be. The Company will disclose all related transactions in notes of the financial statements audited by the external auditor.

## Shareholder Structure

### Securities of Company

As at 31 December 2019, the company's registered capital was in the amount of 1,565,058,520 Baht; and the paid-up capital was Baht 1,252,047,843.50 which is divided 2,504,095,687 shares, the par value is at 0.50 Baht per share.

### Shareholders structure

List of top 10 major shareholders as at 22 March, 2019

No.	Shareholders' name	Amount	%
1.	Mr.Wisood leosivikul Group	689,786,651	27.55
	Mr.Wisood leosivikul	51,297,901	2.05
	Mr..Akekachai leosivikul	49,850,779	1.99
	Mr.Sorasak leosivikul	39,847,623	1.59
	Mr.Monchai leosivikul	5,906,010	0.24
	Ms.Chawanluck leosivikul	204,524,783	8.17
	Mrs.Sujit leosivikul	259,908	0.01
	Ms.Pavinee leosivikul	102,455,932	4.09
	Ms.Jitwadee leosivikul	142,857,965	5.70
	Mrs.Nipawan leosivikul	3,289,000	0.13
	Ms.Tipawan leosivikul	89,496,750	3.58
2.	Mr.Thanes Diloksakayavitoon Group	307,659,720	12.29
	Mr.Thanes Diloksakayavitoon	281,706,358	11.25
	Mr.Treerasak Diloksakayavitoon	12,817,750	0.51
	Mr.Treerayut Diloksakayavitoon	13,135,612	0.52
3.	Mr. Nipon Nattawut Group	218,798,958	8.74
	Mr. Nipon Nattawut	116,973,658	4.67
	Ms. Pattama Nattawut	101,825,300	4.07
4.	Mr.Suwatchai Panyachirawut Group	161,771,736	6.46
5.	Mr.Virun Jaiyindee Group	121,610,828	4.86
6.	Mr.Charnchai Panichayarom Group	83,326,100	3.33
	Mr.Charnchai Panichayarom	67,926,100	2.71
	Ms.Chutimon Panichayarom	9,900,000	0.40
	Mr.Warakorn Panichayarom	5,500,000	0.22
7.	Ms.Narumol Jamkrajang Group	77,225,215	3.08
8.	Mr.Kowit Roongreunganya Group	48,613,800	1.94
	Mr.Kowit Roongreunganya	48,063,000	1.92
	Ms.Treerarat Roongreunganya	550,000	0.02
9.	Mr.Wichian Jekjim Group	30,066,000	1.20
8.	Mr.Tawee Charatpornsangtong Group	25,110,252	1.00

The major shareholders were the same group as the share proportion has slightly changed. Mr. Wisood leosivikul's group, Mr. Thanate Diloksakyavitoon's group and Mr. Nipon Nattawut Group hold shares at 27.55%, 12.29% and 8.74% of the paid-up share capital respectively

## Management Profile

Name / Position	Age ( yrs )	Education Background		Share holding %	Relationship With other Mgt	Working Experience		
						Period	Position	Company name
1. Mr.Wisood leosivikul	60		<u>Bachelor Degree</u>	2.05	Brother	2018 - Present	Director	Ingnatee Co., Ltd.
-Chairman of the Board			-Community		Mr. Akekachai leosivikul	2018 - Present	Director	Mida Hospitality Group Co., Ltd.
-President of Executive Committee			Development		Mr.Sorasak leosivikul			"MW Wellness Management Co., Ltd")
			Rajabhat Institute			2017 - Present	Director	Mida Security Guard Co.,Ltd
			Nakornpatom			2015 – Present	Director	Mida Asset Management Company Limited
		Training	-Director Accreditation			2015 – Present	Director	Bangkok Charan Asset Management Co., Ltd.
		Program	Program ( DAP )			2015 – Present	Director	MD Resort Co., Ltd.
			Class 16/2004					(Formerly known "MD Media Global Co., Ltd".)
						2015 – Present	Director	Phuket Beer (Thailand) Co.,Ltd
		Criminal	N/A			2014 - Present	Director	MD Adrenarine (Thailand) Co.,Ltd.
		Record				2013 – Present	Director	Tropical Beverage Corporation Co.,Ltd
						2013 – Present	President and Managing Director	Mida Leasing Pcl
						2013 – Present	President and Managing Director	Mida Assets Pcl
						2012 – Present	Director	Mida Agency& Development Co.,Ltd.
						2011 – Present	Director	Mida Development Co.,Ltd.
						2009 – Present	Director	Mida (Lao) Financing Co.,Ltd
						2009 – Present	Director	Max Hotel Co.,Ltd.
						2009 – Present	Director	Mida Ad Co.,Ltd.
						2009 – Present	Director	The Retreat Hua-Hin Co.,Ltd.
						2009 – Present	Director	Mida Hotel and resort Co.,Ltd.
						2006 – Present	Director	Mida Property Co.,Ltd.
						2006 – Present	Director	Top Elements Co.,Ltd.

Name / Position	Age ( yrs )	Education Background		Share holding %	Relationship With other Mgt	Working Experience		
						Period	Position	Company name
2. Mr. Akekachai leosivikul	58		Certificate	1.99	<u>Brother</u>	2017 - Present	Director	Mida Security Guard Co.,Ltd
-Director			-Diploma in Business		Mr.Wisood leosivikul	2016 – Present	Director	Mida Leasing Pcl.
-Deputy Managing Director			<u>And Marketing</u>			2015 – Present	Director	Bangkok Charan Asset Management Co., Ltd.
			Management		<u>Older Brother</u>	2015 – Present	Director	Phuket Beer (Thailand) Co.,Ltd
			Rajabhat Institute		Mr.Sorasak leosivikul	2015 – Present	Director	MD Resort Co., Ltd.
			Nakornpatom					(Formerly "MD Media Global Co.,Ltd.")
						2015 – Present	Director	MD Adrenarine (Thailand) Co.,Ltd.
		Training	-Director Accreditation			2013 – Present	Director	Top Elements Co.,Ltd.
		Program	Program ( DAP )			2013 – Present	Director	Mida Hotel and resort Co.,Ltd.
			Class 16/2004			2013 – Present	Director	Max Hotel Co.,Ltd.
						2013 – Present	Director	The Retreat Hua-Hin Co.,Ltd.
		Criminal	N/A			2013 – Present	Director	Mida Development Co.,Ltd.
		Record				2013 – Present	Director	Tropical Beverage Corporation Co.,Ltd
						2012 – Present	Director	Mida Agency& Development Co.,Ltd.
						2012 – Present	Director	Mida Property Co.,Ltd.
						2012 – Present	Director	Mida Ad Co.,Ltd.
						2004 – Present	Deputy Managing Director	Mida Assets Pcl.
3. Mr.Sorasak leosivikul	55		Certificate	1.59	<u>Brother</u>	2018 - Present	Director	Mida Hospitality Group Co., Ltd. (Formerly known
-Director			-Vocational Certificate in		Mr.Wisood leosivikul			"MW Wellness Management Co., Ltd")
-Deputy Managing Director			Accounting Chetupon		Mr. Akekachai leosivikul	2015- Present	Director	Bangkok Charan Asset Management Co., Ltd.
			Commercial College			2015- Present	Director	Mida Leasing Pcl
		Training	-Director Accreditation			2014- Present	Director	MD Adrenarine (Thailand) Co.,Ltd.
		Program	Program (DAP)			2012 – Present	Director	Mida Agency& Development Co.,Ltd.
			<u>Class 16/2004</u>			2009 – Present	Director	Max Hotel Co.,Ltd.
		Criminal	N/A			2009 – Present	Director	The Retreat Hua-Hin Co.,Ltd.
		Record				2006 – Present	Director	Mida Hotel and resort Co.,Ltd.

Name / Position	Age ( yrs )	Education Background		Share holding %	Relationship With other Mgt	Working Experience		
						Period	Position	Company name
						2006 – Present	Director	Top Elements Co.,Ltd.
						2002 – Present	Deputy Managing Director	Mida Assets Pcl.
4. Ms.Roongrawee Iampongpaiboon	52		Master Degree in	0.02	N/A	2018 - Present	Director	Mida Hospitality Group Co., Ltd. (Formerly known
-Director			Accounting					"MW Wellness Management Co., Ltd")
-The secretary for the Board of			-Thammasart University			2015- Present	Director	Bangkok Charan Asset Management Co., Ltd.
Director			Diploma in Auditing			2015-Present	Director	MD Resort Co., Ltd
			Thammasart University					(Formerly "MD Media Global Co.,Ltd.")
			Bachelor Degree in			2015-Present	Director	Mida Asset Management Company Limited
			Accounting (Honorable)			2015 - Present	Director	Mida Development Co., Ltd.
			-Thammasart University			2015 - Present	Director	Mida Ad Co.,Ltd.
						2013 - Present	Director	Tropical Beverage Corporation Co.,Ltd
		Training	-Director Accreditation			2012 – Present	Director	Mida Agency& Development Co.,Ltd.
		Program	Program (DAP)			2009 – Present	Director	Mida Hotel and resort Co.,Ltd.
			Class 16/2004.,143/2017			2005 – Present	Director	Mida Assets Pcl.
		Criminal	N/A			2004 – Present	Director	Mida Leasing Pcl.
		Record						
5.Mr.Somsak Saksuthaporn	66		High School	0.82	N/A	2015-Present	Director	Bangkok Charan Asset Management Co., Ltd
-Executive Committee			-Sitabudt Bumrung			2015-Present	Director	Mida Asset Management Company Limited
			School			2004 – Present	Director	Mida Assets Pcl.
						2004 – Present	Director	Mida Leasing Pcl.
		Training	-Director Accreditation					

Name / Position	Age ( yrs )	Education Background		Share holding %	Relationship With other Mgt	Working Experience		
						Period	Position	Company name
		Program	Program (DAP)					
			Class 50/2006					
		Criminal	N/A					
		Record						
6.Mr.Mongkol Sunthitiwitoon	66		Master Degree	N/A	N/A	2010 – Present	Independent Director and	Mida Assets Pcl.
-Independent Director			-Faculty of Public				President of Audit Committee	
-Chairman of Audit Committee			Administration Institute			2009 – Present	Deputy Governor	Tak Province
			Of Development Studies					
			Administration (NIDA)					
		Training	N/A					
		Program						
		Criminal	N/A					
		Record						
7.Mr.Phisoat Suksangtip	52		Master Degree in	N/A	N/A	2008 – Present	Assistance Managing Director,	Central Department Store Co.,Ltd.
-Independent Director			Accounting				Internal audit Department	
-Audit Committee			-Thammasart University			2006 – Present	Independent Director and Audit	Mida Assets Pcl.
							Committee	
			Bachelor Degree in					
			Accounting					
			-Thammasart University					

Name / Position	Age ( yrs )	Education Background		Share holding %	Relationship With other Mgt	Working Experience		
						Period	Position	Company name
		Training	<u>-Director Accreditation</u>					
		Program	<u>Program (DAP)</u>					
			<u>Class 51/2006</u>					
		Criminal	N/A					
		Record						
8.Ms.Nuchjarin Roopsom	58		<u>Master Degree in</u>	N/A	N/A	2017 – Present	Independent Director and Audit	Mida Assets Pcl.
-Independent Director			Business Administration				Committee	
-Audit Committee			-Burapha University			2012 – Present	Executive Vice President	TKS CHEMICAL (Thailand) Co.,Ltd.
			Bachelor Degree in					
			Faculty of Management					
			Sciences					
			-Sukhothai Thammathirat					
			Open University					
		Criminal	<u>N/A</u>					
		Record						



### Policy on Dividend Payment

The company and its subsidiaries have a policy to pay dividend at 30% of net profit of the consolidated financial statement to the shareholders. The company has a goal to do the business based on the capital structure that should maximize benefits to the company business.

The company Board of Directors can propose the announcement of Dividend payment; but the proposal has to get consent from the Annual General Meeting of the Shareholders. For the interim dividend payment, the Board of Director can agree to pay an interim dividend taking into account that the company maintains sufficiency of the working capital after the interim payment. In this connection, the Board of Directors has a duty to inform the shareholders at the next shareholders meeting.

In considering the dividend payment to the ordinary shareholders, the Board of Directors has to consider the following factors.

- The company's business performance, liquidity, cash flow and finance status.
- Business Plan in the future and the need of funds.
- Other factors as the Board of Directors see appropriate.

Furthermore, the company is governed by the Public Company Limited Act stipulating that the company should not pay dividend if the company faces the accumulated loss although the company has net profit for the year. The Act also stipulates that the company should have reserve fund in compliance with the law and regulations at 5% of net profit of each year with deduction the amount of accumulated loss (if any) until the reserve amount is no less than 10% of the registered capital.

Management discussion and analysis
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For the year 2019, the domestic electrical appliance hire purchase industry has decreased growth from the previous year. The main factor comes from the economic slowdown, resulted in the purchasing power of the household sector has decreased, consumers choose to buy only the necessary products and also the increasing of tightness and be careful when granting loans. The property market is also slowing down, as resulting in decreased demand for electrical appliances despite the electrical appliances had developed more diverse styles and designs according to current technology. However, the economic situations not have incentive or motivation for customers to buy.

The company's operating result of the year 2019 decreasing; the company's had net profit for this year Baht 85.81 million (Net profit only Equity holders of the Company of Baht 13.41 million), When comparing with 2018 which was Baht 141.56 million, while net profit for this year has decreased Baht 55.75 million or 39.38 percent. The main reason is revenue decreased from the previous year Baht 71.07 million or 2.51 percent. Cost of sale and service decreases from the previous year Baht 3.65 million or 0.39 percent. Selling and administrative expenses decreases from the previous year Baht 24.13 million or 1.67 percent. Financial Costs increases from the previous year Baht 13.42 million or 5.12 percent and corporate income tax decreases from the previous year Baht 0.96 million or 2.04 percent.

Mention to the company's performance of the year 2019, the company's total income was Baht 2,764.41 million, net profit was Baht 85.81 million compared with the year 2018 which the revenue was Baht 2,384.87 million and net profit was Baht 141.56 million. Revenue decreased Baht 71.07 million or 2.51 percent. Net Profit decreased Baht 55.75 million or 39.38 percent. Revenue from hotel business is Baht 484.62 million, which increase from the previous year Baht 69.63 million or 16.78 percent as the resulting of the new hotel opening in Rayong province for tourism services and seminar groups. In contrast, revenue from sale products is 426.73 million baht, is decreased from the prior year 59.54 million baht or 12.24 percent. and revenue from sale real estate is 511.79 million baht, decreased from previous year 39.91 million baht or 7.23 because of the economic recession.

#### Conclusion on overall performance of 2019

As at 31<sup>st</sup> December 2019, the company acquired 129,683 customers in total. The number increased from 2018 by 11,457 customers from 118,226 customers, and increased from 2017 by 6,993 customers from 111,233 customers or 9.69 percent and 6.29 percent, respectively.

## Performance analysis from 2018 to 2019

Descriptions	2017		2018		2019	
	Million Baht	Percent	Million Baht	Percent	Million Baht	Percent
<b>REVENUES</b>						
Revenue from sales of merchandises	471.28	17.25	486.27	17.15	426.73	15.44
Hire purchase financing income	1,073.62	39.29	1,120.58	39.52	1,111.07	40.19
Revenue from property sales	514.87	18.84	551.70	19.46	511.79	18.52
Rental income	13.23	0.48	11.64	0.41	11.30	0.41
Revenues from hotel operations	364.07	13.33	414.99	14.64	484.62	17.53
Services income	96.68	3.54	64.03	2.26	39.66	1.43
Interest and dividend income	56.84	2.08	49.46	1.74	49.33	1.78
Gain on sale of investment in subsidiary companies and other long-term investments	-	-	-	-	-	-
Gain on sale of investment in trading securities	-	-	-	-	-	-
Gain on revaluation of investments in trading securities	5.56	0.20	-	-	-	-
Gain on disposal of assets and investment properties	-	-	-	-	-	-
Other income	136.06	4.98	136.81	4.82	129.91	4.70
Total revenues	2,732.21	100.00	2,835.48	100.00	2,764.41	100.00
<b>EXPENSES</b>						
Cost of merchandises sold	277.42	10.17	285.78	10.08	265.46	9.60
Cost of property sales	311.43	11.42	389.31	13.73	371.92	13.46
Cost of hotel operations	200.96	7.37	222.20	7.84	271.29	9.82
Cost of services	121.07	4.44	41.63	1.47	26.60	0.96
Selling expenses	387.87	14.22	383.35	13.52	341.26	12.34
Administrative expenses	909.26	33.33	923.56	32.57	959.95	34.73
Management benefit expenses	31.83	1.17	31.87	1.12	32.48	1.17
Bad debts and provision for doubtful accounts	83.46	3.06	107.17	3.78	88.13	3.19
Total expenses	2,323.31	85.17	2,384.87	84.11	2,357.09	85.27
Income before financial costs and income tax	408.90	14.99	450.61	15.89	407.32	14.73
Financial costs	(229.25)	(8.40)	(261.89)	(9.24)	275.31	9.96
Income before income tax	179.65	6.59	188.72	6.65	132.01	4.78
Income tax	(49.98)	(1.83)	(47.16)	(1.66)	46.20	1.68
Income for the years	129.67	4.75	141.56	4.99	85.81	3.10

Descriptions	2017		2018		2019	
	Million Baht	Percent	Million Baht	Percent	Million Baht	Percent
Profit for the year attributable to :						
Equity holders of the Company	48.54	1.78	60.91	2.15	13.41	0.49
Non - controlling interests	81.13	2.97	80.65	2.84	72.40	2.62
	129.67	4.75	141.56	4.99	85.81	3.10

Comparison on performance analysis between 2018 and 2019

#### Revenues

In 2019, Revenue from sales of merchandises decrease from last year 59.54 million baht or 12.24 percent , Revenue from hire purchase interest decrease from last year 9.51 million baht or 0.85 percent, Revenue from property sales decrease from last year 39.91 million baht or 7.23 percent, Revenues from hotel operations increase from last year 69.93 million baht or 16.78 percent, Rental income decreased from last year 0.34 million baht or 2.92 percent, Services income decreased from last year 24.37 million baht or 38.06 percent and Other income decreased from last year 7.03 million baht or 3.77 percent.

Total revenues of the year 2019 are decreased as a result of the slowdown of the economic situations resulting in customers to reduce spending and the purchase of electrical appliances as necessary. In addition to strict lending and more careful in the selection of customers that are needed. In 2019, the Company reduced the expansion of the electrical appliances branch due to the existing branches are sufficient to support customers in all 50 provinces. Although the electrical products have developed a variety of styles, designs and also advanced technology in the current. However the economic situations, it does not affect the motivation for customers to buy more products.

Total revenue for the year 2019 of Baht 2,764.41 million, a decrease of 71.07 million baht, compared with the year 2018 amounted to Baht 2,835.48 million or 2.51 percent, as a result of the following.

- (1) The revenue from sales of merchandises was Baht 426.73 million in 2019, decrease 12.24 percent from Baht 486.27 million of the year 2018. By the year 2019 amount of the number of hire-purchase(customers) increased 11,457 or increased 9.69 percent from that of 2018.

Number of hire-purchase (customers)	2018	2019	+/-
	118,226	129,683	9.69%

- (2) The revenue from hire-purchase interest income was Baht 1,111.07 million in 2019, decreased by 9.51 percent from Baht 1,120.58 million in 2018 came from the economic situation slowed down, despite higher loans to new customers and the customers will choose to buy products that are needed only.
- (3) The revenue from property sales was Baht 511.79 million in 2019, decreased by Baht 39.91 million or 7.23 percent from Baht 551.70 million in 2018. However, the booking and purchase of real estate in 2019 decreased as resulting of slowing real estate customers in the years.
- (4) Revenue from hotel business was Baht 484.62 million in 2019, increased by Baht 69.63 million or 16.78 percent from Baht 414.99 million in 2018, mainly caused by new opening hotels during September 2018 in Rayong province, resulted in there are more rooms in 2019 that can support the customers who use the tourism service in Thailand according to tourism policy of the government for both domestic & foreign customers, and also support for conference or training/seminar of both public and private part.
- (5) The service revenue in 2019 was Baht 39.66 million, decreased by Baht 24.37 million or 38.06 percent from 2018. The subsidiary company not operated the advertisement/public relation services and events due to the competition increased as resulting in lower service income compared to the previous year.
- (6) The revenues from other operations, consist of rental income, interest income, dividend income and others income decreased Baht 7.37 million or 3.72 percent from the previous year.

## Cost

Total Cost in 2019 was Baht 935.27 million, decreased from the prior year by 0.39 percent as the following factors:

- (1) Cost of hire-purchase sales decreased by 7.11 percent, mainly came from hire-purchase goods decreased from the last year, which related with the decreasing of sales and hire-purchase account receivable. However, the company still can control the cost of goods and the prices of commodities remain a significant issue.
- (2) Cost of property sales decreased by 4.47 percent, due to the sales declined. However, construction cost control in each project was effective so cost ratios in each project immaterially change from last year.
- (3) Cost of sales and services for hotels, increased by 22.09 percent, mainly due to the new hotels opening in Rayong province for support all customer groups by an increase was in line with the total income of the hotel group increased.

## Gross profit

The Company's gross profit margin 37.62 percent in 2017 and an increased to 38.58 percent in 2017, but a decrease to 36.55 percent in 2019 due mainly to higher cost of service, as resulted in gross profit decreased.

### **Selling and administrative expenses**

Selling and administrative expenses was 1,333.69 million baht, decreased 0.38 percent from the previous year as a result of the following factors:

- (1) Selling expenses and marketing expenses decreased by Baht 42.09 million or 10.98 percent, owing to the subsidiary company launched marketing campaign by insurance premium free for customer in previous and the Company cancelled this campaign in this year.
- (2) The administrative expense increased by Baht 37.00 million or 3.87 percent, mainly because of loss from properties for sale of subsidiaries Baht 26.27 million baht in this year.

### **Finance costs**

Finance costs in 2019 increased by Baht 13.42 million or 5.12 percent owing to the company has issued debentures in this year, which is for working capital in business following the expansion of group of business of hire-purchase and real estate and also finding sources of loans from commercial banks.

### **Net profit (Loss)**

In 2019, the company had net profit of 85.81 million baht, declined by 55.75 million bath or 39.38 percent from 2018 mainly because of the slowdown in business groups of the company from economic situations. As a result, the company's revenue in 2019, decreased from the previous year, as revenue from sales of merchandises and hire-purchase financing income decreased by 69.05 million baht or 4.30 percent.

### **Return on equity**

Return on equity in 2017-2019 were 2.64, 2.83 and 1.69 percent, respectively. In 2019, return on equity decreased from 2018 due to the decreasing of revenue from hire-purchase and real estate from the economic slowdown. In the year 2018, the rate increased from the year 2017 because the Company had a higher proportion of revenue as better performance in the hire-purchase income, property and hotel groups.

## Comparison on performance analysis between 2017 and 2018

### Revenues

In 2018, Revenue from sales of merchandises increase from last year 14.99 million baht or 3.18 percent, Revenue from hire purchase interest increase from last year 46.96 million baht or 4.37 percent, Revenue from property sales increase from last year 36.83 million baht or 7.15 percent, Revenues from hotel operations increase from last year 50.92 million baht or 13.99 percent, Rental income decreased from last year 1.59 million baht or 12.02 percent, Services income decreased from last year 32.65 million baht or 33.77 percent and Other income decreased from last year 12.19 million baht or 6.14 percent.

As a result of the expansion of hire purchase customers are increasingly, both of appliances and cars, attributed to the company expand further 1 branches in 2018 In order to reach customers and increase the purchasing power of 50 provinces, however, although the development of the technology is changing very diverse and offer new products out. Regularly Will continue to help build momentum for the purchase of new appliances are ongoing. But the price is still the most used is when in the race. the majority of new products. The sale price is not very high customers have access to all levels. For real estate sector, the Company got good feedback from customer so transfer of ownership amount for the year 2018 increase from 2017. And, for hotel sector for the year 2018.

Total revenue for the year 2018 of Baht 2,835.48 million, an increase of 103.27 million baht, compared with the year 2017 amounted to Baht 2,732.21 million or 3.78 percent, as a result of the following.

- (1) The revenue from sales of merchandises was Baht 486.27 million in 2018, increase 3.18 percent from Baht 471.28 million of the year 2017. By the year 2018 amount of the number of hire-purchase(customers) increased 6,993 or increased 6.29 percent from that of 2017.

Number of hire-purchase (customers)	2017	2018	+/-
	111,233	118,226	6.29%

- (2) The revenue from hire-purchase interest income was Baht 1,120.58 million in 2018. The number increased by 4.37 percent from Baht 1,073.62 million in 2017. Due to the increase of loans to new customers, channels credit to customers, through the rise of another 1 branches
- (3) The revenue from property sales was Baht 551.70 million in 2018. The number increase by Baht 36.83 million or 7.15 percent from Baht 514.87 million in 2017. However, the booking and purchase of real estate in 2018 started the trend shifted from better economic conditions, resulting in a slowing real estate customers in the years prior to the start of trading has increased. However, sales decreased from the previous year, due to project of sale is in the process of gradual construction.
- (4) Revenue from hotel business was Baht 414.99 million in 2018, increased by Baht 50.92 million or 13.99 percent from Baht 364.07 million in 2017. It caused by new opening hotels in previous year, and the extension of existing hotels as a result in 2018 has a number of rooms that can accommodate groups of up to service customers using both the leisure and tourism policies to promote travel in

both domestic and overseas customers has increased, or support for conference, or training seminar, both public and private. And includes the adding up of the price

- (5) The revenue from service in 2018 was Baht 64.03 million. The number decreased by Baht 32.65 million or 33.77 percent . Because subsidiary company didn't renew contract of number plate auction with the Department of Land Transportation. Moreover, another subsidiary company reduced advertising area service due to competition so service revenue for the year 2018 decreased from the last year.
- (6) The revenues from other operations, consist of rental income , interest income and dividend income , gain on sale of investment in trading securities and others income. The revenue from other operations has decreased Baht 13.78 million, or 6.51 percent from the prior year.

### Cost

Total Cost in 2018 was Baht 938.92 million which increased from the prior year by 3.08 percent as per following:

- (1) Cost of hire-purchase sales increased by 8.36 percent. Because cost of hire-purchase goods increased from the last year, which related with increasing of sales and hire-purchase account receivable. However, the company still can control the cost of goods. and the prices of commodities remain a significant issue
- (2) Cost of property sales increased by 25.01 percent. Due to the sales increased. However, construction cost control in each project were effective so cost ratios in each project immaterially change from last year.
- (3) Cost of sales and services for hotels increased by 10.56 percent. Main reason is new hotels opening during the previous year and the hotel and extending of existing for support all customer groups. and To support the service adequate to the needs of all customers by adding together the total income of the group increased hotel

### Gross profit

The Company's gross profit margin increased from 30.29 percent in 2016 to 37.62 percent in 2017 and increased to 38.58 percent in 2018. due to cost of service decreasing. Because subsidiary company didn't renew contract of number plate auction with the Department of Land Transportation. Moreover, another subsidiary company reduced advertising area service so cost of service continuously decreased from previous years by significantly.

### Selling and administrative expenses

Selling and administrative expenses was 1,338.78 million baht, increased 0.74 percent from the previous year as a result of the following. factors:



- (1) Selling expenses and marketing expenses. Decreased by Baht 4.52 million or 1.17 percent, because the subsidiary company launched marketing campaign by insurance premium free for customer in last year. However, the Company reduce this campaign in this year.
- (2) The administrative expense increased by Baht 14.34 million or 1.52 percent, because the main cause loss from properties for sale increased from the last year 17.03 million baht.

#### **Finance costs**

Finance costs in 2018 increased by 32.64 million or 14.24 percent due to the company has issued short-term B/E and debentures during the year, which is for working capital in business following the expansion of group of business of hire-purchase (with new branches), real estate with new constructions and projects. All are for customers support.

#### **Net profit**

In 2018, the company had net profit of 141.56 million baht, increased 9.17 percent from 2017. However, the revenue of the company in the year 2018 increased from the previous year. Hire purchase financing income increased by 4.37 percent from 2017, with an increase in the number of hire-purchase receivables, which increased from the previous year, as well as an increase in the number of branches for hire-purchase during the year. 1 branches to support the expansion of the debtors.

#### **Return on equity**

Return on equity in 2016-2018 were 3.83 , 2.64 and 2.83 percent respectively. In 2018, return on equity increased from 2017 due to increasing of revenue and the performance for hire-purchase, real estate and hotel sectors were growing up. Return on equity for the years 2016 - 2017, 3.83 percent and 2.64 percent, respectively. In the year 2017, the rate was lower than that of the previous year. This is due to the decrease in earnings due to the provision for increase in value of assets and the increase in financial cost items. This is the main reason that the profit margin is lower

## Financial status analysis

## Assets

## Assets' components and assets' quality

Assets	On 31 <sup>st</sup> December					
	2017		2018		2019	
	Amount (Million Bahts)	Percentage of total assets	Amount (Million Bahts)	Percentage of total assets	Amount (Million Bahts)	Percentage of total assets
ASSETS						
CURRENT ASSETS						
Cash and cash equivalents	139.46	1.34	133.19	1.22	131.87	1.23
Investments in trading securities	0.07	0.00	0.07	0.00	-	-
Current portion of hire-purchases receivable	1,457.83	14.03	1,567.63	14.40	1,507.74	14.11
Trade accounts receivable and other receivables - net						
- Related parties	1.44	0.01	1.16	0.01	0.01	0.00
- General customers	97.64	0.94	108.04	0.99	139.56	1.31
Short-term loans to and accrued interest						
- Subsidiary companies	-	-	-	-	-	-
- Other parties	31.13	0.30	30.90	0.28	34.70	0.32
Prepaid expenses	15.79	0.15	20.27	0.19	42.81	0.40
Current portion of long-term loans to other companies	172.55	1.66	208.68	1.92	207.36	1.94
Receivables and advances to employees - net	4.21	0.04	5.18	0.05	2.37	0.02
Inventories - net	135.73	1.31	163.72	1.50	167.81	1.57
Property development costs	1,373.31	13.21	1,526.55	14.02	1,572.85	14.71
Advance payment for construction-property development costs	6.89	0.07	12.03	0.11	68.26	0.64
Assets foreclosed - net	33.50	0.32	42.36	0.39	42.83	0.40
Other current assets	31.43	0.30	33.08	0.31	35.85	0.34
Total current assets	3,500.98	33.69	3,852.86	35.39	3,954.02	36.99
NON-CURRENT ASSETS						
Restricted deposits with banks	126.78	1.22	86.03	0.79	80.54	0.75
Hire-purchases receivables - net	2,270.82	21.85	2,287.39	21.01	2,030.45	19.00
Long-term loans and accrued interest-other parties - net	105.76	1.02	58.31	0.54	58.82	0.55
Other long-term investments - net	56.58	0.54	56.58	0.52	56.58	0.53
Advance payment for construction-building and equipment	8.63	0.08	4.95	0.04	1.71	0.02
Property, plant and equipment - net	2,952.85	28.41	3,183.35	29.24	3,280.22	30.69
Intangible assets - net	20.37	0.20	18.07	0.17	21.87	0.20
Investment properties	925.81	8.91	933.40	8.57	877.32	8.21
Assets with restriction on sale	49.58	0.48	49.58	0.45	49.58	0.46
Long-term investment in accounts receivable and others	189.26	1.82	185.75	1.71	117.99	1.10
Deferred income tax assets - net	168.99	1.63	161.60	1.48	148.05	1.39
Other non-current assets	15.88	0.15	9.68	0.09	11.70	0.11
Total non-current assets	6,891.31	66.31	7,034.69	64.61	6,734.83	63.01
TOTAL ASSETS	10,392.29	100.00	10,887.55	100.00	10,688.85	100.00

As at 31<sup>st</sup> December 2019, the company's significant assets is trade account receivable including hire-purchase receivables, which represented 34.42 percent of total assets (36.41 percent and 36.83 percent in the year 2018 and 2017 respectively).

As at 31st December 2019, the company had total assets amount of Baht 10,688.85 million which increased by Baht 198.70 million or 1.83 percent from 2018 as per following factors:

- (1) Accounts receivable and other receivables (incl. hire-purchase) decreased Baht 286.46 million, or 7.23 percent, which is resulted from the economic slowdown, resulted in the hire-purchase accounts receivable decreased from the year 2018.

The list of significant change in assets included as followed:

#### Cash and cash equivalents

Cash and cash equivalents refer to cash and deposit within financial institutes that is payable within 3 months as of the date of deposit and without any obligation. As at 31<sup>st</sup> December 2019, the company's cash and cash equivalents was amount Baht 131.87 million which decreased when compare with 2018 which was Baht 133.19 million. Because cash outflow from investment activities was 159.89 million baht, maily from paying for investing in a new hotel and purchase assets for hotel operation. For cash outflow from operation activities, the main cause is adjustment from translation of financial statements in foreign currencies being 481.68 million baht. However, cash outflow from financial activities is 323.12 million baht owing mainly to the repayment of short-term loan from related persons and companies 225.60 and also the subsidiaried paid dividend to controlling interests 43.20 million baht.

#### INVESTMENTS IN TRADING SECURITIES

(Unit : Thousand Baht)

	Consolidated F/S					
	2019			2018		
	Cost	Fair value	Unrealized gain (loss)	Cost	Fair value	Unrealized gain (loss)
Investments in trading securities	-	-	-	-	-	-
Investments in trading securities	-	-	-	-	-	-
Krungsri Star Plus Fund	-	-	-	69	69	-
Total	-	-	-	69	69	-

## Trade Accounts Receivable – Net

The table shows the trade accounts receivables - net

Unit: Million Bahts

TRADE	Consolidate F/S		
	On 31 <sup>st</sup> December		
	2019	2018	2017
Trade accounts receivable	33.63	25.59	21.84
<b>Less</b> allowance for doubtful accounts	(1.20)	(2.78)	(0.84)
Net	32.43	22.81	21.00

OTHER RECEIVABLES	Consolidate F/S		
	On 31 <sup>st</sup> December		
	2019	2018	2017
Other receivables			
Penalty fees receivable	50.40	47.04	40.30
Advanced insurance premium for customers	1.69	1.62	4.17
Accounts receivables from sale of investments in securities	-	-	-
Other	76.96	56.38	46.76
Total	129.05	105.04	91.23
<b>Less</b> :Allowance for doubtful accounts	(21.93)	(19.81)	(14.59)
Net	107.12	85.23	76.64
Total trade accounts receivable and other receivables	139.55	108.04	97.64

As at 31 December 2019, accounts receivable and other receivable were Baht 139.55 million, increased from 2018 by Baht 31.51 million, mainly came from the commission of property sales Baht 18.47 million. At 31 December 2018, accounts receivable and other receivable decreased by Baht 97.64 million from the year 2017.

The table shows the trade receivables outstanding debts by age breakdown.

Unit: Million Bahts

Over due period	On 31 <sup>st</sup> December		
	2019	2018	2017
Not yet due	14.32	11.92	11.24
Less than 3 months	18.03	9.36	6.80
Over 3 - 6 months	0.07	0.63	2.70
Over 6 - 12 months	0.15	0.20	0.26

Over 12 months	1.06	3.48	.084
Total	33.63	25.59	21.84
Less allowance for doubtful accounts	(1.20)	(2.78)	(0.84)
Trade account receivable - net	32.43	22.81	21.00

#### Hire-purchase account receivable

The company possessed hire-purchase account receivable at the value of 111,233 and 118,226 and 129,683 units in 2017-2019, respectively. Increasing in the number of hire-purchase receivable of 11,457 units in 2019. Total value of Baht 3,731.15 million or decrease 7.97 percent from ending of the year 2018 came from the economic slowdown, resulted in the hire-purchase accounts receivable declined from the year 2018.

The table shows the hire-purchase receivables outstanding debts by age breakdown.

Unit: Million Bahts

	Hire - purchase contract receivables			Percentag of allowance for doubtful accounts	Allowance for doubtful accounts			Hire-purchase receivables		
	2019	2018	2017		2019	2018	2017	2019	2018	2017
Hire-purchases receivable										
The Company	563,358	596,524	568,652	1 - 100	49,161	43,575	37,320	514,197	552,949	531,332
Subsidiary companies										
Not yet due	1,876,056	2,046,900	2,127,908	1	18,819	20,540	21,340	1,857,237	2,026,360	2,106,568
Past due:										
1 - 3 months	1,075,545	1,177,113	1,019,472	2 - 25	25,162	24,941	23,636	1,050,383	1,152,172	995,836
4 months	70,852	76,667	57,247	20 - 25	14,171	15,334	11,449	56,681	61,333	45,798
5 - 6 months	59,217	62,892	54,150	25	14,804	15,723	13,538	44,413	47,169	40,612
7 - 9 months	41,469	49,560	29,263	50 - 75	27,254	34,951	21,450	14,215	14,609	7,813
10 - 12 months	13,101	18,858	16,776	50 - 100	12,035	18,424	16,079	1,066	434	697
Over 12 months	31,554	25,759	19,273	100	31,554	25,759	19,273	-	-	-
Total	3,731,152	4,054,273	3,892,741		192,960	199,247	164,085	3,538,192	3,855,026	3,728,656

## RECEIVABLES AND ADVANCES TO EMPLOYEES – NET

(Unit : Million Bahts)

	Consolidated F/S		
	2019	2018	2017
Advances to sale-persons	43.59	46.50	46.53
Advances to employees	0.53	1.00	0.45
Receivable from employees fraud	26.47	26.11	25.89
Total	70.59	73.61	72.87
<u>Less</u> Provision for doubtful accounts	(68.22)	(68.43)	(68.66)
Net	2.37	5.18	4.21

Accounts receivable and advance to employees as at 31 December 2019 was Baht 2.37 million, decrease by Baht 2.81 million from 31 December 2018, amount of Baht 5.18 million. Outstanding employee fraud amount was Baht 26.47 million and Baht 26.11 million in 2019 and 2018,7 respectively. They are fraud from collections from customers. The company has forced its debt from that employee then. If not; however, the company will take legal action. Currently, the company has improved the internal control system by the exchange policy is issued to the area to Counter Check every 15 days. The cashier will receive commissions to motivate all of this work. The report will be handled by branch area manager and Director of sales, respectively. However, the companies have already set the allowance for accounts receivable of employee fraud with full amount.

## Inventory - Net

The company's current inventory includes household electronic devices, such as television, refrigerator, washing machine, DVD, air conditioner, electric fan, etc. For the subsidiary companies' inventory comprised of motorcycles and construction materials.

The table shows the Inventory – Net

Unit: Million Bahts

	On 31st December		
	2019	2018	2017
Electric equipment and appliances	64.11	60.06	45.79
Motorcycles	0.08	0.07	.014
Construction supplies	12.36	14.89	17.45
Operating equipment	76.04	67.12	53.38
Others	21.26	25.36	22.34
Total	173.85	167.50	139.11
<u>Less</u> Allowance for obsolete and decline value of inventories	(6.04)	(3.78)	(.338)
Net	167.81	163.72	135.73

As at 31 December 2019, the inventories were Baht 167.81 million, increased by Baht 4.09 million or 2.50 percent when comparing to the year 2018, because the main reason which the Company stored goods for supporting the needs of customers according to the increasing market demand. In addition, electrical appliances have developed more diverse styles and designs according to current technology.

As at 31 December 2018, the inventories were Baht 163.72 million, increased by Baht 27.99 million or 20.62 percent when comparing to the year 2017. because the main reason which the Company stored goods for supporting the needs of customers according to the increasing market demand. According to the economic has recovered and the purchasing power of the household has improved after the debt burden of the first car project gradually matured. Resulting in increased demand for electrical appliances combined with electrical appliances by development of more diverse styles and designs according to current technology.

As at 31 December 2017, the inventories were Baht 135.73 million, decreased by Baht 21.08 million or 13.44 percent when comparing to the year 2016. The company has backed up its inventory to serve the needs of its customers in the end of last year. Based on projected sales growth following sales trends. As a result, during the year, inventory control has been in place to prevent overdue inventory and includes the cost control of the property group that controls the order for the project under construction, resulting in lesser balances last year.

#### ASSETS FORECLOSED – NET

	(Unit : Thousand Baht)		
	Consolidated F/S		
	2019	2018	2017
Vehicles	65.52	46.91	32.35
Billboards	-	38.78	42.63
<u>Less</u> Allowance for loss on vehicles and billboards	(22.68)	(43.33)	(41.47)
Net	42.84	42.36	33.50

For the year ending 31 December 2019 and 2018, subsidiary company has assets for sales of Baht 42.84 million, and Baht 42.36 million. The increase of Baht 0.48 million from the previous year was accounted for 1.13 percent and an allowance for diminution in value of assets of Baht 22.68 million.

However, the company has a policy of lending, leasing and strict precautions. Also lending to customers through the old channel "MIDA OK" It is expected that the proportion of cars being confiscated the car port of increase may not be increased by the expansion of the loan portfolio of the company. And its subsidiaries have made provisions for foreclosed properties in 2017 to 2019 to 25 percent -30 percent of net assets hold for sale (after deduction of interest

which has not been recognized). the Company has a storage statistics each year to analyze the provision for its assets held for sale.

#### OTHER LONG - TERM INVESTMENTS - NET

Company's name	Type of Business	Incorporated in	(Unit : Thousand Baht)		
			Net Carrying Value		
			2019	2018	2017
Phuket Peninsula Co., Ltd.	Hotel Business	Thailand	-	-	204.90
Aura Dream Co., Ltd.	Hotel Business	Thailand	45.00	45.00	45.00
Inter Expert Construction Co., Ltd.	Construction	Thailand	11.58	11.58	11.58
Total			56.58	56.58	261.48
<u>Less</u> Allowance for declining in value of investment					
Phuket Peninsula Co., Ltd			-	-	(204.90)
Net			56.58	56.58	56.58

At the Board of Director Meeting of the Company No. 19/2018 held on 21 June 2018, the Board approved the sale of investment in Phuket Peninsula Co., Ltd. to other party at a price of Baht 200,000 because the Company considered that this investment will not generate revenue for the Company in the future. However, the Company had provided full allowance for impairment for such investment. As a result, gain on sale of investment of Baht 200,000 recorded in the profit or loss for year ended 31 December 2018.

At the Board of Directors' meeting on 10 March 2009 approved a resolution to state investments in Phuket Peninsula Co., Ltd., as investment held for sale due to unsettlement of dispute since 2007 between the Company and a director that caused the Company to loose its control in the subsidiary and lost significant influence in the associates. As a result, the Company's management believes that this matter will take considerable time to resolve and is likely to result in a loss on such investments, and on this basis the Company has recorded an allowance for impairment loss of investments in Phuket Peninsula Co., Ltd. in the whole amount.

On 8 January 2016, the Company purchased 9 percent of common shares of Inter Expert Constructions Co., Ltd. for Baht 11.58 million from ex-shareholder, which was already paid in full.

#### Liquidity

##### (a) Liquidity and short-term liabilities ratio

As at 31 December 2019, liquidity and short-term liabilities ratio was 1.40, increased from 1.12 times in 2018. In this year. In 2019, current assets in 2018 amount to 3,954.02 million baht, it increased 101.16 million baht or 2.63 percent from 2018 (3,852.86 million baht). The major increasing current assets being real estates development cost, increased from last year 46.30 million baht and advance payment for construction increased 56.23 million baht from last year. But



current liabilities in 2019 amount to 2,828.27 million baht decreased 623.62 million baht or 18.07 percent from 2018 (3,451.89 million baht). Current liabilities increased from last year because long-term debentures due within one year in the amount of 1,616.21 million baht, increased from the previous year 448.10 million baht or 21.71 percent.

As at 31 December 2018, liquidity and short-term liabilities ratio was 1.12, decreased from 1.30 times in 2017. In this year. In 2018, current assets in 2018 amount to 3,852.86 million baht, it increased 351.88 million baht or 10.05 percent from 2017 (3,500.98 million baht). The major increasing current assets being real estates development cost, increased from last year 153.24 million baht because purchaed land for developing new projects and hire-purchase receivables due within one year increased 109.80 million baht from last year. But current liabilities in 2018 amount to 3,451.89 million baht increased 751.66 million baht or 27.84 percent from 2017 (2,700.23 million baht). Current liabilities increased from last year because long-term debentures due within one year in the amount of 2,064.31 million baht increased from the previous year 764.77 million baht or 58.85 percent.

As at 31 December 2017, liquidity and short-term liabilities ratio was 1.30, increased from 1.55 times in 2016. In this year, current assets decreased. The decrease in cash and cash equivalents amounted to Baht 108.37 million, investments in securities decreased by Baht 184.44 million, trade accounts receivable decreased by Baht 103.96 million, etc. Meanwhile, current liabilities increased from bank overdrafts of Baht 200.33 million. And short-term liabilities increased by Baht 186.24 million from the use of working capital.

#### (b) Liquidity

During the past 3 years, almost of the company's cashflow had been spent on business expansion and loan repayment. The sources of the company's were net cash from operational activities and loan from financial institutes. In 2019, the company had cash and cash equivalents decreased at the value of 1.33 Million Baht, when compared with 2018. The decreasing was mainly cause from the increases net cashflow from operating activities.

- (1) Net cash provided from operating activities in 2019, was Baht 492.78 million due to the company's profit before income tax of Baht 132.01 million. Cahs flow from operating increased Baht 172.89 million, construction account payables Baht 42.01 million and advance received from purchase and sale contracts for real estate Baht 60.19 million, d espite investment in account receivables and others decreased 73.70 baht in 2018, net cash used in operating activities was Baht 71.15 million came from the company has hire purchase account receivables, development cost of real estate and financial costs increased by Baht 475.95 million and Baht116.15 million, respectively and alos the increasing of trade and other account receivable Baht 21.08 million interest payment 266.34 baht. Trade and other receivables increased 21.08 million baht, even if the spending of interest payment Baht 266.34 millionth, the decreasing of inventories Baht 20.66 million and assets awaiting sales decreased 142.18 million baht but construction payables increased by 16.06 million baht. And In 2017, net cash used in operating activities was Baht 143.68 million. It mainly resulted from increase in hire-purchase receivables and Property development cost of Baht 594.13 million and Baht 150.13

million, respectively. And cash used in interest payment of Baht 232.51 million. However, trade accounts receivable decreased by Baht 102.17 million, inventories increased by Baht 64.88 million and assets foreclosed decreased by Baht 89.69 million and accounts payable increased by Baht 17.25 million.

- (2) Net cash used in investing activities in 2019, 2018 and 2017 was Baht 159.89 million, Baht 279.62 million and Baht 71.98 million, respectively. In 2019, net cash used in investing activities was paid the purchasing of assets and intangible assets Baht 225.28 million baht, cash received from interest & dividend Baht 39.41 million, sales of assets Baht 20.15 million, but bank deposits with restrictions decreased Baht 5.49 million. In 2018, net cash used in investing activities decreased from restricted bank deposits Baht 40.74 million and loan to related person and company Baht 6.95 million, despite the expenditures for purchasing of investment properties increased by Baht 49.33 million and assets increased by Baht 338.90 million. However, in 2017, net cash used in investing activities increased from restricted cash at bank Baht 40.08 million, loans to related person and company Baht 10.77 million and the increasing of expenditures of investment in properties, purchasing of assets, investment in held for trading securities Baht 53.73 million, Baht 205.59 million and Baht 248.68 million, respectively.
- (3) Net cash used in financing activities in the year 2019 was Baht 323.12 million, due to the repayment of short-term loans from related persons and companies Baht 225.60 million, dividends payment to non-controlling interests Baht 43.20 million and payment for the liabilities under the hire purchase contract Baht 13.70 million. In 2018, net cash received from financing activities Baht 335.75 million and issuance of Debentures of Baht 1672.40 million and also repayment of Baht 1,420. Million during the year. and in 2017. Baht 1,067.90 million paid during the year of Baht 1,230.00 million.

In addition to the hire purchase company income received in each month and then, the company still has a short-term loan term can be consumed with financial institutions, including the bonds and bills of exchange for ongoing funding. It noted that the company has sufficient liquidity to conduct business in both short and long term.

#### Sources of capital

##### (a) Capital structure

According to nature of business of appliance lease, main income so come from interest from hire-purchase which is constantly earned. Moreover, there are income from hotel business management that major source of funds from bonds and bills of exchange for working capital.

According to balance sheet as of 31<sup>st</sup> December 2019, the liabilities and shareholder's equity ratio was at 1.10 times, decreased from 1.15 times in 2018 and increased 1.09 times in the year 2017.

## (b) Liabilities

As at 31<sup>st</sup> December 2019, the company had total liabilities of Baht 5,592.96 million which decreased from 2018 by Baht 239.29million that was Baht 5,832.25 million, mainly due to short-term loans from related persons and companies and accrued interest decreased from the previous year by 233.47 million baht. Most liabilities are in the form of debentures and loans from financial institutions. because the company has a policy of long-term loans in accordance with loans income and investment in subsidiaries. Its for protection of lack of liquidity of business operation (As of December 31, 2018, the Company had total liabilities of Baht 5,832.25 million, an increase of Baht 401.15 million from the year 2017, of Baht 5,431.10 million).

Most of the company's trade account payables were merchandise payables. In 2019, the payment term of the company was 32 days in average. The number slightly decreased by the average of 40 days in 2018 and 49 days in 2017.

The company has established a policy to manage all liabilities. Therefore, the company has set up an appropriate cost management by consideration of due payment date as well as the risk level derived from the company's liabilities structure.

As of December 31, 2019, the Company had future installments of Baht 3,855.02 million of unpaid portfolios, divided into installments for each year.

(Unit: Million Bahts)

Current portion due within 1 year	1,507.74
Long term portion due over 1 year	2,030.45

The Company has 1 year - 3 years debentures. As of December 31, 2019, the Company had outstanding balances in the amount of Baht 1,616.21 million and the excess of one year amounted to Baht 1,835.74 million. Focus on the future cash flow for debt repayment, a part of cash flow for debt repayment source is the installment payment due of the debtor and the Company still has to rely on the source of funds from the issuance of debentures for use in the ongoing operations.

## Obligation

As of 31<sup>st</sup> December 2019, the company has a commitment to pay rent on land, office building space and other services related to the agreement within one year were Baht 16.04 million in consolidated financial statement and Baht 9.32 million for the company only. And the amount payable within 2 to 5 years were Baht 13.03 million and Baht 7.07 million for consolidated and company records respectively.

Commitment related to long - term construction agreements for the remaining amount of Baht 602.51 million (Separate Financial statement was Baht 167.70 million). Outstanding bank guarantees issued by banks on behalf of the Company and its subsidiaries in respect of certain commitments as required in the normal course of business, relating to the payments to creditors and electricity usage and others are Baht 145.02 million for consolidated and Baht 9.43 million for separate financial statement.

## (c) Shareholder's equity

As at 31<sup>st</sup> December 2019, the company possessed Baht 1,565.06 million of authorized share capital. The issued and paid-up share capital was 1,252.05 million bahts and premium on share capital was Baht 1,377.57 million and unappropriated retained earnings was Baht 1,109.19 million increased of Baht 15.83 million from retained earnings Unappropriated at the end of 2018 was Baht 1,093.36 million, and Legal reserve increased by Baht 4.50 million and net profit for the year 2019 was Baht 83.78 million.

As at 31<sup>st</sup> December 2018, the company possessed Baht 1,565.06 million of authorized share capital. The issued and paid-up share capital was 1,252.05 million bahts and premium on share capital was Baht 1,377.57 million and unappropriated retained earnings was Baht 1,093.36 million increased of Baht 54.41 million from retained earnings Unappropriated at the end of 2017 was Baht 1,038.95 million, and Legal reserve increased by Baht 6.50 million and net profit for the year 2018 was Baht 141.56 million.

As at 31<sup>st</sup> December 2017, the company possessed Baht 1,565.06 million of authorized share capital. The issued and paid-up share capital was 1,252.05 million bahts and premium on share capital was Baht 1,377.57 million and unappropriated retained earnings was Baht 1,038.95 million increased of Baht 40.85 million from retained earnings Unappropriated at the end of 2016 was Baht 998.10 million, and Legal reserve increased by Baht 4.33 million and net profit for the year 2017 was Baht 129.67 million.

#### Remuneration for audit

In 2019, the company and its subsidiary companies paid the total amount of 8,725,000 baht as the remuneration for Grant Thornton Co.Ltd

#### Impact from interest fluctuation

The company exposure to interest rate risk relates primarily to its cash at banks, bank overdrafts and short-term loans from financial institutions, short-term loans, liabilities under hire-purchase agreements, debentures and long-term borrowings. However, since most of the Company's financial assets and liabilities bear floating interest rates or fixed interest rates which are close to the market rate, the interest rate risk is expected to be minimal.

#### Key factors and influences that may affect future operations and financial position

The Company recognizes the importance of Thai Financial Reporting Standards No. 9 (IFRS 9) which will effective in 2020 and may affect the company. The key content can be divided into 3 parts: 1) classification 2) Measurement of amortized cost method and 3) impairment of financial assets and assets resulting from contracts. The adoption of IFRS 9 will effect to every business that holds financial assets. The Company has consulted with the auditors, including sending employees and related persons for training or seminars to increase accounting knowledge. Therefore, the Company is in the process of reviewing the final impact and accounting adjustment methods for the first adoption.

### Business Operation Targets

In addition to maintaining the domestic hire-purchase market share within Thailand, the company has also set business operation targets as per following:

- (1) Add value to the company's shareholders by increasing its profitability.
- (2) Maintain and strengthen services, distribution channels, and strategy formulations as per customer segmentation.
- (3) Introduce new service innovation continuously by adding variety and quality to satisfy the need and the custom of each consumers' segment.
- (4) Reinforce the quality of customer service and aftersales service.
- (5) Develop personnel and organization to the highest efficiency in accordance with good and ethical practice.

To achieve these business operation targets, the company has adjusted its strategies as stated above and will continue adjusting appropriately within regular maintenance and review process so that the company can adapt itself to other external factors and the competitive environment that changes all the time.

## Report of the Audit Committee

To Shareholders  
Mida Assets Public Company Limited

The Audit Committee of Mida Assets Public Company Limited comprises 3 members who are independent directors, who are knowledgeable in finance and accounting, law and organizational management and who are not company executives, employees or consultants of the company. The members of the committee are:

- |                               |                                 |
|-------------------------------|---------------------------------|
| 1. Mr. Mongkol Sunthitivitoon | Chairman of the Audit Committee |
| 2. Mr. Pisoot Suksangthip     | Member of the Audit Committee   |
| 3. Ms. Nuchjarin Roopsom      | Member of the Audit Committee   |

According to the the scope of responsibilities stipulated in the charter of the Audit Committee, the Audit Committee should hold at least one meeting quarterly. In 2019, the Audit Committee held 4 meetings and reported the conclusion of each meeting to the Board of Directors. In each meeting, there are high-rank management, head of internal audit unit, head of risk management unit and the auditor attending in the respective agenda. The Directors who attended the meeting are as follows:

Name-Last name	Position	Time of Attendance
Mr. Mongkol Sunthitivitoon	Chairman of the Audit Committee	4
Mr. Pisoot Suksangthip	Member of the Audit Committee	4
Ms. Nuchjarin Roopsom	Member of the Audit Committee	4

The Audit Committee has performed its duties within the scope of responsibilities as follows.

- Reviewing the quarterly and 2019 financial statement for the Board of Directors' approval. These financial statements were produced in conformity with generally accepted accounting principles and with appropriate accuracy in significant essence and sufficient disclosure of information.
- Reviewing the group's systems for internal financial control and risk management in compliance with relevant requirements and regulations and have a meeting with the company executives and internal audit to get the useful suggestion for company management.
- Considering approval of the annual audit plan which has been developed and improved so that it is efficient and current, and covers important operations and units exposed to high levels of risk.
- Reviewing connected transactions or potential conflicts of interests by adhering to principles of the Security law.
- Acknowledging the risk and following the progress of the risk management as recommended by the Risk Management unit.

- To consider and appoint qualified auditor and agreeing the auditor's remuneration for the year 2019 to present to the Board of Directors.

In the course of its duties, the Audit Committee has reviewed the financial statements of the company and is of the opinion that these financial statements were produced in conformity with generally accepted accounting principles and with appropriate accuracy in significant essence and sufficient disclosure of information. The Audit Committee is of an opinion that the company's internal control and audit systems are sufficient, appropriate, and continuously developed. The Audit Committee is of the opinion that the company has closely supervised and examined operations of its internal units to ascertain that every unit operates properly and is in compliance with relevant requirements and regulations; and benefit maximization for the company as policy.



Mr. Mongkol Sunthitaviton

Chairman of the Audit Committee

September 23, 2019

## **REPORT OF INDEPENDENT AUDITOR**

### **To the Shareholders of Mida Assets Public Company Limited**

#### *Opinion*

I have audited the consolidated and separate financial statements of Mida Assets Public Company Limited and its subsidiaries ("the Group"), which comprise the consolidated and separate statements of financial position as at 31 December 2019, the consolidated and separate statements of profit or loss and other comprehensive income, changes in shareholders' equity and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of Mida Assets Public Company Limited and its subsidiaries as at 31 December 2019, and its consolidated and separate financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards.

#### *Basis for Opinion*

I conducted my audit in accordance with Thai Standards on Auditing. 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 in accordance with the Federation of Accounting Professions' Code of Ethics for Professional Accountants 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.

Key audit matter	How the matter was addressed in the audit
<p>Allowance for doubtful accounts for hire-purchase receivable</p> <p>As at 31 December 2019, the Group and the Company have hire-purchases receivables in consolidated and separate financial statements of Baht 3,538.19 million and Baht 514.20 million, respective, net of allowances for doubtful accounts in consolidated and separate financial statements of Baht 192.96 million and Baht 49.16 million, respectively.</p> <p>The estimation of allowance for doubtful accounts of these receivables was based on the estimated possible losses from non-collection, from consideration of the status of outstanding receivables and various assumptions. The management is required to exercise considerable judgment in determining the assumptions to be used in estimating allowances for losses that are expected to incur should not be able to collect money from debtors, and determining the timing of the recognition of such allowances. Furthermore, the estimation of allowance for doubtful accounts is significant. I therefore, focused on the audit for adequacy of the allowance for doubtful accounts.</p> <p>The Group disclosed allowances for doubtful accounts for hire-purchase receivables in Note 9 to financial statements and significant accounting policies.</p>	<p>I made an inquiry the responsible management to obtain understanding of the internal control relevant to the recording of transactions, collection of debts and receipt of payment from debtors, and the procedures for the estimation of the allowance for doubtful accounts for hire-purchase receivable.</p> <p>I tested, on a sampling basis, the operating effectiveness of designed internal control.</p> <p>I assessed the adequacy of allowance for doubtful accounts and appropriateness of significant input data, performing analysis of the assumption used in calculation.</p> <p>I considered the consistency for application of assumption, and tested the completeness and correctness of the data used in the calculation of allowance for doubtful accounts, and tested on a sampling basis the ageing of outstanding balance.</p> <p>I also considered the adequacy and appropriateness of disclosures in the notes to financial statements.</p>

Key audit matter	How the matter was addressed in the audit
<p><i>Impairment of investments in subsidiaries</i></p> <p>As at 31 December 2019, investments in 2 subsidiaries, which primarily engaged in providing advertising services and advertising, public relation and events services, 99.99% shareholding 99.99% shareholding, respectively, at cost amount of Baht 175.00 million and Baht 10.00 million, respectively. As a result of impairment testing, the Company has recorded an allowance for impairment of investments in subsidiaries of Baht 76.00 million and Baht 10.00 million, respectively.</p> <p>In consideration of allowance for impairment of investment, management is required to use judgement for the assessment of appropriate estimates and significant assumptions relating to the subsidiaries' ability to operate profitably, their cash flows and discount rates used for the calculation of net realizable values.</p> <p>The Company disclosed detail of investment in subsidiaries in Note 16 to financial statements and significant accounting policies.</p>	<p>I assessed the reasonableness of assumptions and methodology that management applied to estimate expected future cash flows by comparing with current and historical operations.</p> <p>I discussed with management the basis of assumptions used and future business plan, including reviewing underlying supporting documentation.</p> <p>I evaluated the reasonableness of the discount rate applied to calculate future cash flows and tested calculation for recoverable amount from the investment.</p> <p>I verified the mathematical accuracy of the model and inspecting inputs with supporting documents.</p> <p>I also considered the adequacy and appropriateness of disclosures in the notes to financial statements.</p>

### *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 revised a material misstatement.

### *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 Thai Financial Reporting Standards, 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 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 or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group'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 Thai Standards on Auditing 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 Thai Standards on Auditing, I exercise professional judgment and maintain professional scepticism 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 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 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 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.

**Mr. Narin Churamongkol**

Certified Public Accountant

Registration No. 8593

Grant Thornton Limited

Bangkok

2 March 2020

## MIDA ASSETS PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

## STATEMENT OF FINANCIAL POSITION

(Unit : Baht)

		Consolidated F/S		Separate F/S	
	Notes	31 December 2019	31 December 2018	31 December 2019	31 December 2018
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
Cash and cash equivalents	5	131,868,957	133,188,729	22,626,558	27,914,886
Investments in trading securities	6	-	69,471	-	13,789
Current portion of hire-purchases receivable	9	1,507,743,390	1,567,631,454	374,531,297	373,402,907
Trade accounts receivable and other receivables - net					
- Related parties	7, 8	7,404	1,163,040	3,521,212	7,290,678
- General customers	8	139,556,634	108,036,670	23,109,148	13,169,137
Short-term loans to and interest receivable					
- Subsidiary companies	7	-	-	1,742,580,510	1,727,673,649
- Other parties	10.1	34,700,000	30,900,000	34,700,000	30,900,000
Prepaid expenses		42,809,997	20,266,058	6,780,462	6,089,549
Current portion of long-term loans to other companies	10.2	207,361,175	208,678,412	-	-
Receivables and advances to employees - net	11	2,367,830	5,176,673	1,671,901	2,428,668
Inventories - net	12	167,806,303	163,717,821	89,127,150	84,780,452
Property development costs - net	13	1,572,850,721	1,526,551,936	9,657,735	56,286,371
Advance payment for construction - property development costs		68,258,550	12,030,344	-	343,489
Assets foreclosed - net	14	42,834,717	42,362,974	-	-
Other current assets		35,850,335	33,083,596	6,847,740	6,299,633
<b>Total current assets</b>		<b>3,954,016,013</b>	<b>3,852,857,178</b>	<b>2,315,153,713</b>	<b>2,336,593,208</b>
<b>NON-CURRENT ASSETS</b>					
Restricted deposits with banks	15	80,545,672	86,035,775	8,927,096	10,059,736
Hire-purchases receivable - net	9	2,030,449,094	2,287,395,069	139,665,945	179,546,906
Long-term loans and interest receivable - other parties - net	10.2	58,816,322	58,311,456	12,619,964	12,060,883
Investments in subsidiaries - net	16	-	-	2,573,319,593	2,593,319,563
Other long-term investments	17	56,576,700	56,576,700	56,576,700	56,576,700
Advance payment for construction - building and equipment		1,714,354	4,953,945	335,628	798,385
Property, plant and equipment - net	19	3,280,220,939	3,183,346,948	994,161,199	899,466,012
Intangible assets - net	20	21,868,096	18,069,378	3,708,470	-
Investment properties	21	877,325,132	933,395,163	259,209,257	259,209,257
Assets with restriction on sale	22	49,575,000	49,575,000	-	-
Long-term investment in accounts receivable	23	117,990,596	185,752,681	-	-
Deferred tax assets - net	24	148,047,480	161,597,283	65,582,240	77,131,707
Other non-current assets		11,702,914	9,679,511	3,133,362	6,787,497
<b>Total non-current assets</b>		<b>6,734,832,299</b>	<b>7,034,688,909</b>	<b>4,117,239,454</b>	<b>4,094,956,646</b>
<b>TOTAL ASSETS</b>		<b>10,688,848,312</b>	<b>10,887,546,087</b>	<b>6,432,393,167</b>	<b>6,431,549,854</b>

## MIDA ASSETS PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

## STATEMENT OF FINANCIAL POSITION (CONTINUED)

(Unit : Baht)

		Consolidated F/S		Separate F/S	
	Notes	31 December 2019	31 December 2018	31 December 2019	31 December 2018
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>					
<b>CURRENT LIABILITIES</b>					
Bank overdrafts and short-term loans from financial institutions	25	183,971,232	176,762,454	109,387,352	107,324,570
Trade accounts payable and accrued expenses					
- Related parties	7	719,575	484,347	1,007,623	2,156,572
- General suppliers	26	266,319,607	314,684,916	91,148,697	119,511,428
Payables for construction		79,901,884	37,891,432	10,293,662	6,513,705
Advances received under properties sales agreements		71,671,327	11,478,787	46,000	165,000
Short-term loans from related parties and interest payable	7	106,286,679	339,758,723	287,646,158	324,502,084
Current portion of :					
- Debentures	27	1,616,214,892	2,064,306,251	691,402,644	595,951,866
- Liabilities under hire-purchase agreements	28	7,094,368	13,464,868	6,023,593	12,481,354
- Long-term loans	29	334,871,221	336,873,122	13,631,629	12,928,156
- Employee benefits obligation	30	9,709,042	10,229,548	6,933,121	-
Income tax payable		18,642,231	17,952,771	-	-
Retentions payable		69,425,554	73,572,272	20,518,070	23,659,643
Other current liabilities		63,444,134	54,432,638	22,874,905	15,858,900
<b>Total current liabilities</b>		<b>2,828,271,746</b>	<b>3,451,892,129</b>	<b>1,260,913,454</b>	<b>1,221,053,278</b>
<b>NON-CURRENT LIABILITIES</b>					
Debentures - net	27	1,835,741,821	1,410,275,592	1,142,014,952	1,251,423,150
Liabilities under hire-purchase agreements - net	28	5,459,356	7,534,953	4,317,014	6,746,765
Long-term loans - net	29	824,900,772	853,470,613	131,336,326	144,966,073
Deposits received under guarantee contracts		50,761,021	50,705,168	-	-
Employee benefits obligation - net	30	37,893,600	48,434,603	16,716,073	23,997,179
Other non-current liabilities		9,934,579	9,934,579	-	-
<b>Total non-current liabilities</b>		<b>2,764,691,149</b>	<b>2,380,355,508</b>	<b>1,294,384,365</b>	<b>1,427,133,167</b>
<b>TOTAL LIABILITIES</b>		<b>5,592,962,895</b>	<b>5,832,247,637</b>	<b>2,555,297,819</b>	<b>2,648,186,445</b>

## MIDA ASSETS PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

## STATEMENT OF FINANCIAL POSITION (CONTINUED)

		(Unit : Baht)			
		Consolidated F/S		Separate F/S	
	Notes	31 December 2019	31 December 2018	31 December 2019	31 December 2018
<b>LIABILITIES AND SHAREHOLDERS' EQUITY (Continued)</b>					
<b>SHAREHOLDERS' EQUITY</b>					
Share capital-ordinary share, Baht 0.50 par value					
- Registered 3,130,117,040 shares	31	1,565,058,520	1,565,058,520	1,565,058,520	1,565,058,520
- Issued and fully paid-up 2,504,095,687 shares (2018 : 2,504,093,632 shares)		1,252,047,843	1,252,046,816	1,252,047,843	1,252,046,816
Premium on share capital	33	1,377,571,466	1,377,567,356	1,377,571,466	1,377,567,356
Retained earnings					
- Appropriated for legal reserve	34	136,214,269	131,714,269	136,214,269	131,714,269
- Unappropriated		1,109,187,653	1,093,356,035	1,111,261,770	1,022,034,968
Other components of shareholders' equity		47,559,480	54,217,082	-	-
<b>Shareholders' equity of the Company</b>		<b>3,922,580,711</b>	<b>3,908,901,558</b>	<b>3,877,095,348</b>	<b>3,783,363,409</b>
Non-controlling interests in subsidiaries	18	1,173,304,706	1,146,396,892	-	-
<b>TOTAL SHAREHOLDERS' EQUITY</b>		<b>5,095,885,417</b>	<b>5,055,298,450</b>	<b>3,877,095,348</b>	<b>3,783,363,409</b>
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>		<b>10,688,848,312</b>	<b>10,887,546,087</b>	<b>6,432,393,167</b>	<b>6,431,549,854</b>



**MIDA ASSETS PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR THE YEARS ENDED 31 DECEMBER**

(Unit : Baht)

	Notes	Consolidated F/S		Separate F/S	
		2019	2018	2019	2018
REVENUES					
Revenue from sales of merchandises		426,726,313	486,265,951	430,963,274	489,599,125
Hire-purchases financing income		1,111,070,126	1,120,581,979	587,741,363	559,987,931
Revenue from property sales		511,792,779	551,700,979	74,226,480	180,558,940
Rental income		11,297,414	11,645,781	5,094,000	5,344,000
Revenue from hotel operations		484,618,839	414,988,885	124,204,226	79,293,989
Services income		39,655,089	64,031,252	-	-
Interest income	7	49,330,271	49,461,686	100,717,976	97,652,086
Dividend income	7, 17	-	-	64,800,000	72,110,700
Other income	38	129,910,445	136,805,877	12,672,841	21,375,503
Total revenues		2,764,401,276	2,835,482,390	1,400,420,160	1,505,922,274
EXPENSES					
Cost of merchandises sold	12	265,458,472	285,783,548	269,535,433	289,116,722
Cost of property sales		371,912,592	389,304,061	53,649,205	134,934,119
Cost of services from hotel operations		271,286,176	222,199,873	76,317,579	40,978,518
Cost of services		26,601,907	41,630,458	-	-
Selling expenses		341,258,886	383,352,376	221,065,425	241,990,864
Administrative expenses		959,950,841	923,562,505	485,005,626	528,950,102
Management benefit expenses		32,478,869	31,865,859	15,738,533	14,631,281
Bad debts and allowance for doubtful accounts		88,130,324	107,170,173	31,480,429	26,121,999
Total expenses	39	2,357,078,067	2,384,868,853	1,152,792,230	1,276,723,605
Profit before finance costs and income tax		407,323,209	450,613,537	247,627,930	229,198,669
Finance costs	7	(275,311,035)	(261,894,105)	(147,439,514)	(133,131,288)
Profit before income tax		132,012,174	188,719,432	100,188,416	96,067,381
Income tax	24	(46,201,321)	(47,161,529)	(10,531,897)	(18,817,176)
Profit for the years		85,810,853	141,557,903	89,656,519	77,250,205
Other comprehensive income (loss) for the years					
Items not to be reclassified subsequently to profit or loss					
Actuarial gain - net of income tax	30	9,065,699	-	4,070,283	-
Items to be reclassified subsequently to profit or loss					
Translation adjustments for foreign currency financial statements		(11,096,718)	8,749,808	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEARS		83,779,834	150,307,711	93,726,802	77,250,205

## MIDA ASSETS PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

## STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (CONTINUED)

## FOR THE YEARS ENDED 31 DECEMBER

(Unit : Baht)

Notes	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
<b>ATTRIBUTION OF PROFIT FOR THE YEAR:</b>				
The Company's shareholders	13,413,068	60,904,490	89,656,519	77,250,205
Non-controlling interests in subsidiaries	18 72,397,785	80,653,413	-	-
	85,810,853	141,557,903	89,656,519	77,250,205
<b>ATTRIBUTION OF TOTAL COMPREHENSIVE INCOME FOR THE YEAR:</b>				
The Company's shareholders	13,673,587	66,154,375	93,726,802	77,250,205
Non-controlling interests in subsidiaries	18 70,106,247	84,153,336	-	-
	83,779,834	150,307,711	93,726,802	77,250,205
<b>BASIC EARNINGS PER SHARE</b>				
Profit (Baht per share)	0.005	0.024	0.036	0.031
Weighted average number of ordinary shares (Thousand shares)	2,504,094,843	2,504,093,632	2,504,094,843	2,504,093,632

MIDA ASSETS PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES  
STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY  
FOR THE YEARS ENDED 31 DECEMBER

(Unit : Baht)

		Shareholders' equity of the Company									
		Retained earnings				Other components of shareholders' equity			Total equity of the Company's shareholders	Non controlling interests	Total shareholders' equity
		Issued and paid-up share capital	Premium on share capital	Appropriated for legal reserve	Unappropriated	Surplus from change in proportion of investment in subsidiary company	Translation adjustments for foreign currency	Total			
Notes											financial statements
<b>Consolidated F/S</b>											
		1,252,046,816	1,377,567,356	125,214,269	1,038,951,545	48,967,197	-	48,967,197	3,842,747,183	1,118,441,499	4,961,188,682
	Proceeds from paid-up share capital of subsidiary	-	-	-	-	-	-	-	-	980,020	980,020
	Indirect subsidiary share capital increment	-	-	-	-	-	-	-	-	2,722,700	2,722,700
	Decrease in non-controlling interests	-	-	-	-	-	-	-	-	(271,981)	(271,981)
19, 35	Cash dividend payment from subsidiary companies	-	-	-	-	-	-	-	-	(59,628,682)	(59,628,682)
34	Appropriation for legal reserve	-	-	6,500,000	(6,500,000)	-	-	-	-	-	-
	<b>Transactions with shareholders</b>	-	-	6,500,000	(6,500,000)	-	-	-	-	(56,197,943)	(56,197,943)
	Profit for the year	-	-	-	60,904,490	-	-	-	60,904,490	80,653,413	141,557,903
30	Other comprehensive income for the year	-	-	-	-	-	5,249,885	5,249,885	5,249,885	3,499,923	8,749,808
	<b>Total comprehensive income for the year</b>	-	-	-	60,904,490	-	5,249,885	5,249,885	66,154,375	84,153,336	150,307,711
	<b>Balance as at 31 December 2018</b>	1,252,046,816	1,377,567,356	131,714,269	1,093,356,035	48,967,197	5,249,885	54,217,082	3,908,901,558	1,146,396,892	5,055,298,450
	<b>Balance as at 1 January 2019</b>	1,252,046,816	1,377,567,356	131,714,269	1,093,356,035	48,967,197	5,249,885	54,217,082	3,908,901,558	1,146,396,892	5,055,298,450
	Warrants converted to ordinary shares of subsidiary	-	-	-	-	-	-	-	-	1,996	1,996
	Surplus from change in proportion of investment in subsidiary	-	-	-	-	429	-	429	429	(429)	-
32	Warrants converted to ordinary shares	1,027	4,110	-	-	-	-	-	5,137	-	5,137
19, 35	Cash dividend payment from subsidiary companies	-	-	-	-	-	-	-	-	(43,200,000)	(43,200,000)
34	Appropriation for legal reserve	-	-	4,500,000	(4,500,000)	-	-	-	-	-	-
	<b>Transactions with shareholders</b>	1,027	4,110	4,500,000	(4,500,000)	429	-	429	5,566	(43,198,433)	(43,192,867)
	Profit for the year	-	-	-	13,413,068	-	-	-	13,413,068	72,397,785	85,810,853
30	Other comprehensive income (loss) for the year	-	-	-	6,918,550	-	(6,658,031)	(6,658,031)	260,519	(2,291,538)	(2,031,019)
	<b>Total comprehensive income for the year</b>	-	-	-	20,331,618	-	(6,658,031)	(6,658,031)	13,673,587	70,106,247	83,779,834
	<b>Balance as at 31 December 2019</b>	1,252,047,843	1,377,571,466	136,214,269	1,109,187,653	48,967,626	(1,408,146)	47,559,480	3,922,580,711	1,173,304,706	5,095,885,417

**MIDA ASSETS PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**  
**STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY (CONTINUED)**  
**FOR THE YEARS ENDED 31 DECEMBER**

(Unit : Baht)

	Notes	Issued and paid-up share capital	Premium on share capital	Retained earnings		Total shareholders' equity
				Appropriated for legal reserve	Unappropriated	
<u>Separate F/S</u>						
Balance as at 1 January 2018		1,252,046,816	1,377,567,356	125,214,269	951,284,763	3,706,113,204
Appropriation for legal reserve	34	-	-	6,500,000	(6,500,000)	-
Transactions with shareholders		-	-	6,500,000	(6,500,000)	-
Profit for the year		-	-	-	77,250,205	77,250,205
Comprehensive income for the year		-	-	-	77,250,205	77,250,205
Balance as at 31 December 2018		1,252,046,816	1,377,567,356	131,714,269	1,022,034,968	3,783,363,409
Balance as at 1 January 2019		1,252,046,816	1,377,567,356	131,714,269	1,022,034,968	3,783,363,409
Warrants converted to ordinary shares	32	1,027	4,110	-	-	5,137
Appropriation for legal reserve	34	-	-	4,500,000	(4,500,000)	-
Transactions with shareholders		1,027	4,110	4,500,000	(4,500,000)	5,137
Profit for the year		-	-	-	89,656,519	89,656,519
Other comprehensive income for the year	30	-	-	-	4,070,283	4,070,283
Comprehensive income for the year		-	-	-	93,726,802	93,726,802
Balance as at 31 December 2019		1,252,047,843	1,377,571,466	136,214,269	1,111,261,770	3,877,095,348

## MIDA ASSETS PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

## STATEMENT OF CASH FLOWS

## FOR THE YEARS ENDED 31 DECEMBER

	(Unit : Baht)			
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
<b>Cash flows from operating activities</b>				
Profit before tax	132,012,174	188,719,432	100,188,416	96,067,381
<b>Adjustments to reconcile profit before tax to net cash provided from operating activities:</b>				
Depreciation and amortization	132,184,475	122,611,099	38,530,431	35,447,198
Bad debts and allowance for doubtful accounts	88,130,324	107,170,173	31,480,429	26,121,999
Allowance for obsolete and devaluation of inventories	2,258,689	404,786	2,258,689	339,192
Loss (gain) from write-off of equipment and investment properties	-	(2,442,688)	-	58,664
Gain on disposal of assets and investment properties	(6,331,716)	(592,649)	(169,795)	(2,227,174)
Gain from sale of investment in trading securities	(495,607)	-	(315,516)	-
Gain on change in value of investment in trading securities	-	(685)	-	-
Allowance for impairment of property development cost and assets foreclosed	48,134,878	4,898,649	-	-
Allowance for impairment of investment in subsidiaries	-	-	19,999,970	66,000,000
Loss on sales of assets foreclosed	42,709,290	48,952,614	-	-
Gain on sales of other long-term investments	-	(200,000)	-	(200,000)
Interest income and dividend income	(49,330,271)	(49,461,686)	(165,517,976)	(169,762,786)
Finance costs	275,311,035	261,894,105	147,439,514	133,131,288
Employee benefits obligation	12,445,835	2,603,248	5,765,988	519,975
<b>Cash provided from operations before changes in operating assets and liabilities</b>	<b>677,029,106</b>	<b>684,556,398</b>	<b>179,660,150</b>	<b>185,495,737</b>
<b>Decrease (increase) in operating assets</b>				
Trade and other receivables - related parties	1,155,636	279,009	3,769,466	(3,616,963)
Trade and other receivables - general customers	(36,643,629)	(16,883,833)	(9,929,878)	(4,925,990)
Prepaid expenses	(22,543,939)	(4,480,372)	(690,913)	35,342
Advance payment for construction - building and equipment	3,239,591	3,674,864	462,757	1,001,733
Hire-purchase receivables	(88,758,271)	(475,950,785)	(43,785,442)	(91,219,364)
Receivables from and advances to employees	(1,791,998)	(6,490,957)	(3,844,074)	(5,211,969)
Inventories	49,300,936	20,600,138	49,042,720	22,388,294
Property development cost	2,002,890	(116,153,385)	46,628,636	59,899,741
Advance payment for construction - property development costs	(56,228,206)	(5,146,287)	343,489	891,281
Assets foreclosed	172,893,074	142,185,864	-	-
Long-term investment in accounts receivable	73,697,966	4,038,645	-	-
Other current assets	(2,766,739)	(1,650,667)	(548,107)	(1,411,032)
Other non-current assets	(2,023,403)	6,203,480	3,654,135	5,751,615
<b>Increase (decrease) in operating liabilities</b>				
Trade accounts payable and accrued expenses - related parties	235,228	20,867	(1,148,949)	(1,197,187)
Trade accounts payable and accrued expenses - general suppliers	(48,365,309)	13,410,848	(28,362,731)	16,727,976
Payables for construction	42,010,452	(16,063,075)	3,779,957	(32,868,566)
Advances received under properties sales agreements	60,192,540	(1,218,172)	(119,000)	(2,586,400)
Retentions payable	(4,146,718)	1,487,942	(3,141,573)	6,870,781
Other current liabilities	9,011,496	8,786,076	7,016,005	2,166,197
Deposits received under guarantee contracts	55,853	55,390	-	-
Employee benefits paid	(12,381,224)	(5,013,890)	(1,543,980)	(3,033,460)
<b>Cash provided from operations</b>	<b>815,175,332</b>	<b>236,248,098</b>	<b>201,242,668</b>	<b>155,157,766</b>
Interest payment	(288,154,467)	(266,334,407)	(150,334,815)	(136,385,823)
Income tax payment	(34,228,482)	(41,060,183)	-	-
<b>Net cash provided from (used in) operating activities</b>	<b>492,792,383</b>	<b>(71,146,492)</b>	<b>50,907,853</b>	<b>18,771,943</b>

## MIDA ASSETS PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

## STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEARS ENDED 31 DECEMBER

	(Unit : Baht)			
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
<b>Cash flows from investing activities</b>				
Cash received from interest and dividend income	39,412,087	47,172,795	140,762,034	149,525,077
Decrease (increase) in restricted deposits with banks	5,490,103	40,744,388	1,132,640	(4,817,500)
Increase in short-term loan to related companies	-	-	(312,520,000)	(585,110,000)
Receipt of payment from short-term loans to related companies	-	-	318,010,000	485,650,000
Receipt of payment from short-term loans to other parties	247,753,299	211,901,549	-	-
Increase in long-term loan to other parties	(247,978,305)	(204,953,960)	-	-
Increase in investment properties	-	-	-	(1,291,961)
Payment for investment properties	-	(49,334,660)	-	-
Payment for acquisition of assets and intangible assets	(225,281,905)	(338,898,790)	(133,307,476)	(191,253,133)
Proceeds from disposal of assets and investment properties	20,153,903	13,545,499	197,389	5,010,994
Proceeds from disposal of other long-term investment	-	200,000	-	200,000
Purchase of investments in trading securities	(1,150,000,000)	-	(450,000,000)	-
Proceeds from sales of investments in trading securities	1,150,565,078	-	450,329,305	-
<b>Net cash provided from (used in) investing activities</b>	<b>(159,885,740)</b>	<b>(279,623,179)</b>	<b>14,603,892</b>	<b>(142,086,523)</b>
<b>Cash flows from financing activities</b>				
Increase (decrease) in bank overdrafts and short-term loans from financial institutions	7,208,778	(368,212,727)	2,062,782	(396,208,963)
Increase (decrease) in short-term loans from related parties	(225,600,000)	261,700,000	(29,500,000)	214,050,000
Repayment for hire-purchase agreements	(13,703,761)	(26,643,500)	(12,541,718)	(24,205,193)
Proceeds from long-term loans	235,445,610	546,809,713	-	88,663,136
Repayment of long-term loans	(265,387,457)	(274,106,527)	(12,926,274)	(48,101,423)
Proceed from share increment of non-controlling interests	-	3,427,750	-	-
Proceed from issuance of new debentures	2,050,000,000	1,672,400,000	580,000,000	1,472,400,000
Payment for debenture redemption	(2,067,900,000)	(1,420,000,000)	(597,900,000)	(1,180,000,000)
Subsidiary's dividend paid to non-controlling interests	(43,200,000)	(59,628,682)	-	-
Proceeds from warrants converted to ordinary shares	7,133	-	5,137	-
<b>Net cash provided from (used in) financing activities</b>	<b>(323,129,697)</b>	<b>335,746,027</b>	<b>(70,800,073)</b>	<b>126,597,557</b>
Translation adjustments on foreign currency financial statements	(11,096,718)	8,749,808	-	-
<b>Increase (decrease) in cash and cash equivalents - net</b>	<b>(1,319,772)</b>	<b>(6,273,836)</b>	<b>(5,288,328)</b>	<b>3,282,977</b>
<b>Cash and cash equivalents at beginning of years</b>	<b>133,188,729</b>	<b>139,462,565</b>	<b>27,914,886</b>	<b>24,631,909</b>
<b>Cash and cash equivalents at end of years</b>	<b>131,868,957</b>	<b>133,188,729</b>	<b>22,626,558</b>	<b>27,914,886</b>
<b>Supplemental cash flows information:</b>				
Non-cash transactions:				
1. Assets foreclosed and inventories transferred from hire-purchase contracts	55,648,107	48,990,759	55,648,107	48,990,759
2. Purchase of vehicles under hire-purchase agreements	5,257,664	1,565,421	3,654,206	1,565,421
3. Transfer property development cost to investment properties	9,800,690	-	-	-
4. Borrowing costs capitalized	15,858,156	8,752,927	-	-
5. Transfer property, plant and equipment to intangible assets	2,231,057	-	2,231,057	-
6. Cash paid from purchase in investment in subsidiary	-	(271,981)	-	-

**MIDA ASSETS PUBLIC COMPANY LIMITED AND SUBSIDIARIES**  
**NOTES TO FINANCIAL STATEMENTS**  
**31 DECEMBER 2019**

**1. GENERAL INFORMATION**

Mida Assets Public Company Limited (“the Company”) was incorporated in Thailand and has its registered office at 267 Charansanitwong Road, Bang-Or, Bangplad, Bangkok, with 101 branches (2018: 101 branches).

The Company’s shares have been listed for trading on the Stock Exchange of Thailand since the year 2003.

Mida Assets Public Company Limited operates its business in Thailand with core businesses in sales of merchandises and hire-purchase financing for electrical home appliance and motorcycles, hotel business and real estate development for sales. The Company also has subsidiaries engaged in the different businesses such as providing financial services for used cars, real estate development for sale, condominium for rental and hotel operations services and management, golf course rental, agency for sale of real estate, advertising, public relation, providing financial services, management of non-performing assets and security guard services.

The Company also has investments in subsidiary companies engaged in different industries as discussed in Note 2.3 to the financial statements.

The Company has major shareholders as follows:

<u>Name</u>	<u>Percentage of Shareholding</u>	
	<u>2019</u>	<u>2018</u>
Mr. Wisood Ieosivikul Group	27.55	27.54
Mr. Thanate Diloksakvitoon Group	12.29	12.29
Mr. Suwatchai Punyajirawoot Group	6.46	9.54
Mr. Nipont Nathawut Group	8.74	8.73

**2. BASIS OF FINANCIAL STATEMENTS PREPARATION**

**2.1 Statement of compliance**

The accompanying financial statements have been prepared in accordance with the Accounting Act B.E. 2543, Thai Financial Reporting Standards (“TFRS”) issued under the Accounting Professions Act B.E. 2547 and the financial reporting requirements promulgated by the Securities and Exchange Commission under the Securities and Exchange Act B.E. 2535. These financial statements are officially prepared in the Thai language. The translation of these financial statements to other languages must be in compliance with the official report in Thai.

The financial statements have been prepared on the historical cost basis, except as otherwise disclosed specifically.

## 2.2 New and revised financial reporting standards, interpretations and guidance

During the year, The Federation of Accounting Professions has revised and issued Thai Financial Reporting Standards (TFRS), interpretations and guidance as follow:

### 2.2.1 Amendments and interpretations to the Standards that are effective from 1 January 2019

#### Thai Financial Reporting Standard No.15 “Revenue from Contract with Customers” (TFRS 15)

Thai Financial Reporting Standard No.15 (TFRS 15) presents new requirements for the recognition of revenue, replacing Thai Accounting Standard No. 18 “Revenue” (“TAS 18”), Thai Accounting Standard No. 11 “Construction Contracts” (“TAS 11”), and several revenue-related Interpretations.

The Group has initial applied TFRS 15 Revenue from Contract with Customers and disclosed the detail of related accounting policies in Note 3 to the financial statements.

The Group has assessed the impact of initial adoption of TFRS by using the cumulative effect method, taking into account the effect of initially applying this standard only to contracts that were not completed before 1 January 2019. The impact on retained earnings as at 1 January 2019 was not material.

### 2.2.2 Amendments and interpretations to the Standards that are effective from 1 January 2020

#### Thai Financial Reporting Standard No.16 “Leases” (TFRS 16)

TFRS 16, that describes the new principles for the recognition of leases, replacing Thai Accounting Standard No. 17 “Leases”, and several leases-related Interpretations. The new standard defines the requirements for leases will be recorded in the statement of financial position in the form of right-of-use asset and a lease liability except short-term leases agreement which period less than 12 months or low value of asset and provides additional guidance in many areas which are limited in detail under existing Thai Financial Reporting Standards.

Under the Thai Financial Reporting Standard No. 16 “Leases”, no significant changes to the accounting for lessors.



The Group will adopt this new standard when they become effective, and the Group's management assesses that it will impact to the financial statements in the period of initial application. Therefore, the Group must recognize the right-of-use assets and lease liabilities for the assets currently treated as operating leases including that the Group must record the depreciation from the right-of-use assets and interest expense of lease liabilities instead of expenses from lease agreements, by using the modified retrospective approach and recognize the right-of-use assets and lease liabilities at the first adoption in which this method will have no effect to the retained earnings as at 1 January 2020 and no restatement to the comparative information.

#### Thai Financial Reporting Standards related to Financial instruments

Thai Financial Reporting Standard No. 9 "Financial instruments" (TFRS 9) and group of Thai Financial Reporting standards related to financial instruments, present new requirements on the classification and measurement of financial assets and financial liabilities, impairment methodology and hedge accounting, replacing the accounting standards, guidance and interpretations relevant to financial instruments which are currently effective.

The Group's management has assessed the impact on the financial statements when adoption these new standards which are as follows:

##### 1. Classification

###### Financial assets

The Group shall renew classification of financial assets as measured at amortized cost, fair value through profit or loss (FVTPL) and fair value through other comprehensive income (FVOCI) on the basis of the Group's business model for managing the financial assets and the contractual cash flow characteristics of the financial asset. The standard eliminates the existing classification of trading securities, available-for-sale securities, held-to-maturity debt securities, and general investment as specified by TAS 105.

###### Financial Liabilities

The Group shall renew classification of all financial liabilities as measured at amortized cost. Except derivatives and financial liabilities, that designated as at fair value method, shall classify as financial liabilities as measured at fair value through profit or loss.

##### 2. Measurement at amortized cost

The Group shall measure financial assets and financial liabilities at amortize cost method. The interest revenues and interest expenses shall be calculated by using the effective interest method, replacing the currently method using the rate specified in the contract.

### 3. Impairment of financial assets and contract assets

The Group shall assess impairment of financial assets and contract assets by considering the lifetime expected credit losses on the financial instruments which no longer necessary for an indicator or credit event to have occurred and requires considerable judgement about how changes in economic factors affect expected credit losses, which will be determined on a probability-weighted basis. However, the new impairment model will apply only to financial assets measured at amortized cost and fair value through other comprehensive income (FVOCI).

## 2.3 Basis of consolidation

The consolidated financial statements include the accounts of Mida Assets Public Company Limited and its subsidiaries for which it owns more than 50% of capital shares with voting rights that can influent control as follows:

Name of Companies	Type of business	Percentage of Shareholding		Share capital (Unit : Thousand Baht)	
		2019	2018	2019	2018
<b><u>Direct holding</u></b>					
Mida Leasing Public Company Limited	Providing financial services for used cars hire-purchasing and management of non-performing assets	46.98	46.98	532,399	532,398
Mida Property Co., Ltd.	Real estate development	99.99	99.99	500,000	500,000
Top Elements Co., Ltd.	Hotel operations	99.99	99.99	150,000	150,000
Mida Ad Co., Ltd.	Advertising rental services, billboard, sale advertising and providing financial services	99.99	99.99	175,000	175,000
Mida Hotel and Resort Co., Ltd.	Golf course operations, rental of golf course and property development	99.99	99.99	300,000	300,000
The Retreat Hua Hin Co., Ltd.	Real estate development and hotel operations	99.99	99.99	850,000	850,000
Mida (Lao) Financing Co., Ltd.	Hire-purchase services	60.00	60.00	53,678	53,678
Mida Development Co., Ltd.	Real estate development and accommodation services	80.00	80.00	210,000	210,000
Max Hotel Co., Ltd.	Hotel operations	99.99	99.99	145,000	145,000
Mida Agency and Development Co., Ltd.	Real estate agency	70.00	70.00	2,000	2,000
MD Adrenaline (Thailand) Co., Ltd.	Advertising, public relation and events services	99.99	99.99	10,000	10,000
Bangkok Charan Asset Management Co., Ltd.	Asset management from purchases of non-performing receivables of financial institutions	99.99	99.99	25,000	25,000
Mida Hospitality Group Co., Ltd.	Management of hotel, resort, commercial building and condominium	99.99	99.99	2,000	2,000
<b><u>Indirect holding</u></b>					
MD Resort Co., Ltd. (Formerly known as MD Media Global Co., Ltd.) (Held by Mida Ad Co., Ltd.)	Management of condominium for rental	90.00	90.00	28,200	28,200
Mida Security Guard Co., Ltd.z (Held by Mida Property Co., Ltd.)	Security guard services	99.99	99.99	1,000	1,000
Mida Asset Management Co., Ltd. (Held by Mida Leasing Public Company Limited)	Management of non-performing assets	99.99	99.99	25,000	25,000

All subsidiaries named above do their businesses in Thailand, except Mida (Lao) Financing Co., Ltd. which has its operations in the Lao People's Democratic Republic.

The percentage of subsidiaries' total assets and total revenues as included in the consolidated financial statements as at 31 December 2019 and 2018, and for the years ended 31 December 2019 and 2018, are as follow:

	Percentage of subsidiaries' total assets to consolidated total assets		Percentage of subsidiaries' total revenues to consolidated total revenues	
	2019	2018	2019	2018
<u>Subsidiary companies</u>				
Mida Leasing Public Company Limited	32	34	21	4
Mida Property Co., Ltd.	18	16	17	14
Top Elements Co., Ltd.	4	4	4	3
Mida Ad Co., Ltd.	1	1	1	1
Mida Hotel and Resort Co., Ltd.	2	2	-	-
The Retreat Hua Hin Co., Ltd.	12	12	6	5
Mida (Lao) Financing Co., Ltd.	3	4	3	4
Mida Development Co., Ltd.	3	3	2	2
Max Hotel Co., Ltd.	4	3	2	2
Mida Agency and Development Co., Ltd.	-	-	1	1
MD Adrenaline (Thailand) Co., Ltd.	-	-	-	1
Bangkok Charan Asset Management Co., Ltd.	-	-	-	-
Mida Hospitality Group Co., Ltd.	-	-	-	-

Significant transactions with subsidiaries have been eliminated in the consolidated financial statements.

The consolidated financial statements have been prepared with the same accounting policies as for the separate financial statements for the same accounting transactions or accounting events.

Dilution gains (loss) arose from shares issued by subsidiaries and sold to third parties are recognised as surplus (discount) on dilution of investments in subsidiary companies, which is presented in shareholders' equity in the consolidated financial statements.

Non-controlling interests represent the portion of subsidiary companies' profit or loss and net assets that are not held by the Company.

Subsidiary is an entity 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.

### 3. SIGNIFICANT ACCOUNTING POLICIES

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

#### Revenue recognition

Revenue is recognized when a customer obtains control of the goods or services 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 and volume rebates.

#### *Sales of goods and services rendered*

Revenue from sales of goods is recognized 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 recognized to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognized will not occur. Therefore, the amount of revenue recognized is adjusted for estimated returns, which are estimated based on the historical data.

Revenue for rendering of services is recognized over time. The related costs are recognized in profit or loss when they are incurred. For bundled packages, the Group accounts for individual products and services separately if they are distinct or the multiple services are rendered in different reporting periods. The consideration received is allocated based on their relative stand-alone selling prices which are determined based on the price list at which the Group sells the products and services in separate transactions.

#### *Financial service interest income on hire-purchase*

The Group accounts for financial service income on hire-purchase business as unearned interest income at the date of transaction execution, and recognizes it as income based on the installments due with the effective interest rate method. Income from each installment is recognized on an accrual basis (based on the due date of the installment irrespective of actual collection). The Group ceases recognizing income when the receivables are overdue for 4 consecutive installments. When there is an indication that its customers will not be able to repay the balance, the revenue recognition is ceased immediately.

#### *Revenue recognition on investments in accounts receivable*

The Group recognize revenues from investments in accounts receivable by using effective interest rates (expected return on debts collection) calculated from outstanding investments in accounts receivable. If actual cash flows from collection exceed calculated revenues, the remaining cash collection will be deducted from the value of investments in receivable for each period. If investments in accounts receivable are fully deducted, the Group will recognize such cash collection as revenues and recognizes loss on impairment immediately when there is an indication of significant decrease in cash flows.

#### *Sales of property*

The Group recognize sales of property, land and houses and sales of residential condominium units are recognized when the construction works are completed and the ownership has been transferred to buyers and after all payments have been received from the buyers.

*Revenue from hotel operations*

Revenue from hotel operations mainly comprises room sales, food and beverage sales and revenues from auxiliary activities, and represents the invoiced value (excluding value added tax) of goods supplied and services rendered after deducting discounts.

*Commission revenue*

For the contracts that the Group is arranging for the provision of the goods or services on behalf of its customers and does not control the goods or services before the primary sellers or service providers will provide the goods or services to the customers. The Group acts in the capacity of an agent and recognizes the net amount of consideration as commission revenue.

*Fees*

Fees from hire-purchase contracts are recognized as income on an accrual basis.

*Rental revenue*

Rental income is recognized over the lease period on the accrual basis.

*Interest income and dividend income*

Interest income is recognized in the statement of profit or loss as it accrues. Dividend income is recognized in the statement of profit or loss on the date the Groups' rights to receive payments is established which in the case of quoted securities is usually the ex-dividend date.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated to the functional currency at the exchange rate at the reporting date.

Non-monetary assets and liabilities measured at cost in foreign currencies are translated to the functional currency at the exchange rates at the dates of the transactions.

Foreign currency differences are recognized in profit or loss as incurred.

*Foreign subsidiary*

The assets and liabilities of foreign subsidiary are translated into Thai Baht at the exchange rates at the reporting date.

The revenues and expenses of foreign subsidiary are translated into Thai Baht at rates approximating the exchange rates at the dates of the transactions.

### Cash and cash equivalents

Cash and cash equivalents include cash on hand and highly liquid cash in banks (which do not have restriction of usage) that are readily convertible to cash on maturity date with insignificant risk of change in value.

Restricted deposits with banks are presented under non-current assets in the statement of financial position.

### Trade accounts receivable, other receivables and contract assets

A receivable is recognized when the Group has an unconditional right to receive consideration. If revenue has been recognized before the Group has an unconditional right to receive consideration, the amount is presented as a contract asset.

Trade accounts receivable and contract assets are presented at the net realizable value. The Group record allowances for doubtful accounts from accounts receivable which might be uncollectible. Allowance for doubtful accounts is provided for on the basis of collection experience and payment ability of the debtors at the end of year.

### Hire-purchases receivable and allowance for doubtful accounts

Hire-purchases receivable are stated at net realizable value which results from carrying book value less unearned income and allowance for doubtful accounts. The Group provides allowance for doubtful accounts to the estimated losses that may occur in collection of receivables. The allowance is generally based on collection experiences, payment ability of the debtors and analysis of debtor aging. The percentages of allowance for doubtful accounts are summarized below:

The Company and subsidiary in Laos

Ages	Percentage of allowance for doubtful accounts
Not yet due	1
Past due:	
1 - 2 Months	2
3 - 6 Months	25
7 - 12 Months	50
Over 12 Months	100

The Subsidiary in Thailand

Ages	Percentage of allowance for doubtful accounts
Not yet due	1
Past due:	
1 - 3 Months	2
4 Months	20
5 - 6 Months	25
7 - 9 Months	75
Over 9 Months	100

### Inventories

Inventories are valued at the lower of cost (first-in-first-out basis) and net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs to sell.

### Assets foreclosed

Assets foreclosed represent billboards and assets repossessed from hire-purchase receivables (net outstanding balance), and are stated at the lower of cost and estimated net realizable value.

The subsidiary company estimates possible losses on foreclosed assets and repossessed from hire-purchase receivables at the end of the year at 35% of cost.

### Investments

#### *Investments in accounts receivable*

The investments in accounts receivable represent the Group's investments in non-performing receivables of financial institutions and credit service companies at discounted values from bidding for debts management and collection. Under the purchase contracts at the discounted values of receivables, the Group take all the risks in the collection without recourse. Such investments in accounts receivable are carried at purchase cost less amortized costs and allowance for impairment (if any). The Group recognize loss on impairment of investment when it anticipates discounted cash flows to the present values of receivables are lower than book value.

#### *Investments in subsidiary companies*

Investments in subsidiary companies are accounted for in the separate financial statements by the cost method. Such investments are 100% owned by the Company under the control of the Company's management. When there is an indication of impairment on investment, the Company will recognize loss from impairment as expense out rightly in the statement of profit or loss. The Company recognizes dividend income upon the subsidiary's declaration of the payment.

#### *Investments in trading securities*

Investment in securities held for trading are stated at fair value. Changes in the fair value of these securities are recorded in profit or loss. The fair value of marketable securities is based on the latest bid price of the last working day of the year. The fair value of unit trusts is determined from their net asset value.

On disposal of investments, the difference between net disposal proceeds and the carrying amount together with the associated cumulative gain or loss that was reported in equity is recognized in the statement of profit or loss.

If the Group dispose of part of its holding of a particular investment, the deemed cost of the part sold is determined using the weighted average method applied to the carrying value of the total holding of the investment.

### Property development costs

Property development costs are stated at the lower of cost and net realizable value. Cost comprises the cost of land, design fees, utilities, construction work and related interest.

The Group recognize real estate development cost upon the transfer of title to the buyer.

Installment received under the contract is shown as “Advance received under purchase and sales agreements”.

### Property, plant and equipment, and depreciation

#### *Recognition and measurement*

##### *Owned assets*

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses (if any).

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, 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 an integral of the functionality of the related equipment is capitalised as part of that equipment.

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

Gains or losses on disposal of an 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 at net amount as other income in profit or loss.

##### *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. The estimated useful lives are as follows:

Building	20 - 50	years
Building improvements	5 - 50	years
Furniture, fixtures and office equipment	5 - 20	years
Motor vehicles	5	years

The Group does not depreciate freehold land or assets under construction.

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

#### *Impairment*

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 if the carrying amount of an asset exceeds its recoverable amount. The impairment loss is recognised in profit or loss.

#### Intangible asset

##### *Goodwill*

Goodwill in a business combination represents the excess of the cost of acquisition over the fair value of the share of the identifiable net assets which the subsidiary acquired. Goodwill is measured at cost less allowance for impairment. The subsidiary tests goodwill to impairment annually and when circumstances indicate that the carrying value may be impaired.

##### *Customer lists*

Customer lists are rights which subsidiary paid for billboards and advertisement for different contract periods. This will be amortized as expenses throughout contract periods of 10 years.

##### *Computer software*

Computer software with definite useful lives is stated at cost less accumulated amortization and allowance for impairment (if any). Amortization is charged to the statement of profit or loss on a straight-line basis over the estimated useful lives of 10 years.

#### Investment properties

At the end of the year, the Group assesses whether there is an indication that any asset may be impaired. If any such indication exists, the Group make estimates of the asset recoverable amounts. Where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognized in the statement of profit or loss. An asset recoverable amount is the higher of fair value less costs to sell and value in use.

#### Cost of property development sold

Cost of property development sold consists of cost of land, land improvements, design fees, public utilities, construction, and direct related interest and expense costs.

In determining the cost of land and houses sold and cost of residential condominium units sold, the anticipated total development costs (taking into account actual costs incurred to date) are attributed to land and houses sold and residential condominium units sold on the basis of the salable area.

Selling expenses directly associated with projects, such as specific business tax and transfer fees are recognized when sales occur.

#### Leases - where the Company is the lessee

Leases of equipment where the Group assumes substantially all the benefits and risks of ownership are classified as finance leases. Finance leases are capitalized at the fair value of the leased of assets or estimated present value of the underlying lease payments whichever is lower. Each lease payment is allocated between the liability and finance charges so as to achieve a constant rate on the outstanding lease payments. Lease payments, net of financial charges, are recognized as liabilities under financial lease agreements. The interest expense is charged to the statement of profit or loss over the lease year. Assets acquired under finance lease agreements are depreciated over the useful lives of the assets.

Leases of assets, under which the risks and benefits of ownership are effectively retained by the lessor, are classified as operating leases. Payments made under operating leases are charged to the statement of profit or loss on a straight-line basis over the lease year. When an operating lease is terminated before expiry date of the lease year, any payment required to be made to the lessor by way of penalty is recognized as an expense in the year in which termination takes place.

#### Leases-where the Company is the lessor

Assets leased out under operating leases are included in investment property in the statement of financial position. Depreciation is calculated over their expected useful lives on a basis consistent with other similar assets. Rental income is recognized on a straight-line basis over the lease year in the statement of profit or loss.

#### Debentures

Debentures are recognized initially at fair value less related transaction charges. Subsequent to initial recognition, debentures are presented at amortized cost with any difference between cost and redemption value being recognized in the statement of profit or loss over the period of the debentures at an effective interest basis. Gains or losses on early redemption are recognized in the statement of profit or loss upon redemption.

### Employee benefits

#### *Short-term employment benefits*

Salaries, wages, bonuses, contribution to the social security and provident fund, are recognised as expenses when incurred on the accrual basis.

#### *Post-employment benefits (Defined contribution plan)*

The Group and employees of the Group have jointly established a provident fund plan which monthly contributions are made by employees and by the Group. The fund's assets are held in a separate trustee fund from the Group's assets. The Group's contribution to the fund is recognized as expenses when incurred.

#### *Post-employment benefits (Defined benefit plan)*

The Group has obligations in respect of the severance payments they must make to employees upon retirement under the labour law.

The obligations under the defined benefit plan are determined by the actuarial technique computed by a qualified independent actuary, using the projected unit credit method.

Actuarial gains or losses for the computation of post-employment benefits are presented under other comprehensive income.

### Fair value measurement

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When measuring the fair value of an asset or a liability, the Company uses market observable data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1      quoted prices (unadjusted) 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 (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3      inputs for the asset or liability that are not based on observable market data (unobservable inputs).

### Financial instruments

Financial assets shown in the statement of financial position are comprised of cash and cash equivalents, hire-purchase receivables, loans, and restricted deposits with banks. Financial liabilities shown in the statement of financial position are comprised of bank overdrafts and short-term loans from financial institutions, debentures, liabilities under hire-purchase agreements, and long-term loans. The accounting policy of each item is disclosed in separate notes.

### Segment reporting

Segmental results that are reported to the executive committee (the chief operating decision maker) include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

### Share premium

The Company recorded cash received in excess of the par value of the shares issued as share premium in the statements of financial position, share premium is netted of transaction costs associated with the issuing of shares and related income tax benefits.

### Dividend payment

Dividend payment is recorded in the financial statements in the period in which it is approved by the Shareholders or Board of Directors of the Company.

### Income tax

Income tax expense for the year comprises current and deferred taxes. Current and deferred taxes are recognized in profit or loss, except to the extent that it relates to items recognized directly in equity or other comprehensive income.

#### *Current income tax*

Current income tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted at the end of the reporting period, and any adjustment to tax payable in respect of earlier years.

#### *Deferred tax*

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities and the amounts of corresponding items used for income tax computation purpose. Deferred income tax is measured by applying the tax rate to the temporary differences which are expected to be reversed, using tax rate enacted or substantively enacted at the end of the reporting period.

Deferred tax assets are recognized to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilized. Deferred tax assets are reviewed at the end of each reporting period and reduced to the extent that the related tax benefit will be realized.

### Basic earnings per share

The Company presents basic earnings per share for its ordinary shares. Basic earnings per share 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.

#### Use of accounting estimates

The preparation of the financial statements in accordance with Thai Financial Reporting Standards requires management to make estimates and assumption that affect the reporting amounts of revenues, expenses, assets, liabilities and disclosure of contingent assets and liabilities. The actual results may differ from those estimates.

#### Provisions for liabilities and expenses, and contingent assets

The Group recognize provisions for liabilities and expenses in the financial statements when the Group have legal or constructive obligation for past events with probable outflow of resources to settle the obligation and where a reliable estimate of the amount can be made. The contingent asset will be recognized as separate asset only when the realization is virtually certain.

### 4. CRITICAL ACCOUNTING ESTIMATES, ASSUMPTION AND JUDGEMENT AND CAPITAL RISK MANAGEMENT

#### 4.1 Critical accounting estimates, assumption and judgments

##### 4.1.1 Revenue

The Group exercise critical judgments consideration the agreements between two or more parties to assess rights of parties and performance obligations of each party in the part of goods and services that have been promised to the customer. The Company separates revenue from sales of merchandises electric equipment, household appliances and motorcycles and real estate development by recognized at point in time and the Company also has revenue from services for hotel business and real estate development for sales, golf course rental, agency for sale of real estate, advertising, public relation, providing financial services, management of non-performing assets and security guard services by recognized at overtime.

##### 4.1.2 Impairment of receivables

The Group sets an allowance for doubtful accounts to reflect impairment of trade accounts receivable resulting from possible non-collection of receivable. The allowance is based on a review of outstanding balances at reporting date with the customer status.

##### 4.1.3 Estimated cash inflows from investment in accounts receivable

The Group estimates future cash collection from investments in accounts receivable based on quality, type, aging of receivables and historical information of debt collection. The total estimated future cash collection shall not exceed anticipated initial cash inflows which management had expected in bidding. The Group assesses the periods of collection of investments in accounts receivable for 4 - 5 years.

#### 4.1.4 Allowance for slow-moving and decline in values of houses and condominium units

The Group maintains allowance for slow-moving and the decline in value of houses and condominium units to reflect possible in values.

#### 4.1.5 Property, plant and equipment and intangible assets

Management determines the estimated useful lives and residual values for plant and equipment and intangible assets of the Group. Management will revise the depreciation and amortization charge where useful lives and residual values previously estimated have changed or when they are destroyed, if they are no longer in use.

#### 4.1.6 Impairment of investments

The Group treat investments as impaired when there has been a significant or prolonged decline in the fair value below their cost or where other objective evidence of impairment exists. The determination of what is “significant” or “prolonged” requires management judgment.

#### 4.1.7 Leases

In determining whether a lease is to be classified as an operating lease or finance lease, management is required to use judgment whether significant risk and rewards of ownership of the leased asset has been transferred, taking into consideration terms and conditions of the arrangement.

#### 4.1.8 Impairment of assets

The Group considers an allowance for impairment of assets when there is an indication that an asset may be impaired. If any such indication exists when there has been a significant decline in the fair value below their cost, the Group makes an estimate of the assets recoverable amount. The determination of recoverable amount requires management judgment.

#### 4.1.9 Post-employment benefits under defined benefit plans

The obligation under defined benefit plan is determined based on actuarial techniques. Inherent within these calculations are assumptions as to discount rates, future salary increases, mortality rates and other demographic factors. In determining the appropriate discount rate, management selects an interest rate that reflects the current economic situation. The mortality rate is based on publicly available mortality table for the country. Actual post-retirement costs may ultimately differ from these estimates.

#### 4.1.10 Deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deductible temporary differences can be utilized. In addition, management judgment is required to assess the impact of any legal or economic limits or uncertainties in various tax jurisdictions.

#### 4.1.11 Litigation

The Group may have contingent liabilities for disputes and litigation. Management is required to use judgment to assess the results of the disputes and litigation and recognize reasonable provision for losses in the accounts at the reporting date. However, actual results could differ from the estimates.

#### 4.2 Capital risk management

The Company's objectives in the management of capital is to safeguard its ability to continue as a going concern to provide returns for shareholders and benefits for other stakeholders, and to maintain an optimal capital structure to minimize the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust its dividend payment policy, issue new shares or issue new debentures to finance debts or sell assets to reduce debts.

### 5. CASH AND CASH EQUIVALENTS

	(Unit : Thousand Baht)			
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Cash and cash in transit	36,061	42,182	9,695	11,247
Cash at banks	95,808	91,007	12,932	16,668
Total	131,869	133,189	22,627	27,915

As at 31 December 2019 and 2018, cash at banks bear interest at the market rates.

6. INVESTMENTS IN TRADING SECURITIES

(Unit : Thousand Baht)

	Consolidated F/S					
	2019			2018		
	Cost	Fair value	Unrealized gain (loss)	Cost	Fair value	Unrealized gain (loss)
<b>Investments in trading securities</b>						
Krungsri Star Plus Fund	-	-	-	69	69	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>69</b>	<b>69</b>	<b>-</b>

(Unit : Thousand Baht)

	Separate F/S					
	2019			2018		
	Cost	Fair value	Unrealized gain (loss)	Cost	Fair value	Unrealized gain (loss)
<b>Investments in trading securities</b>						
Krungsri Star Plus Fund	-	-	-	14	14	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14</b>	<b>14</b>	<b>-</b>

Movements in investments in trading securities for the years ended 31 December 2019 and 2018 are as follows:

	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Net carrying amount as at 1 January	69	69	14	14
Purchases of securities	1,150,000	-	450,000	-
Sale of securities	(1,150,565)	-	(450,329)	-
Gain on sale of securities	496	-	315	-
Net carrying amount as at 31 December	<b>-</b>	<b>69</b>	<b>-</b>	<b>14</b>



## 7. TRANSACTIONS WITH RELATED PARTIES

The financial statements include the transaction with related parties which have been reflected on the basis agreed upon between the Company and the related companies which basis might be different from the basis used for transactions with unrelated persons or juristic persons.

Pricing policies for each transaction are described as follows:

Transactions	Pricing policies
<b>Transactions with its subsidiaries</b>	
Interest income	At rates of 5.50% - 12.00% p.a.
Dividend income	As minutes of meeting
Service income	Contract price
Finance costs	At rates of 5.50% - 5.75% p.a.
Rental income	Contract price
Sale of goods	At agreed contract price
Other income	At agreed contract price
Rental expense	At agreed contract price
Other expenses	At agreed contract price
<b>Transactions with related parties</b>	
Other expenses	At agreed contract price
Finance costs	At rates of 8.00% p.a.
<b>Transactions with directors of the Company and its subsidiaries</b>	
Building rental fee	Contract price
Finance costs	At a rate of 5.75% - 8.00% p.a.

The transactions with related companies and person for the years ended 31 December 2019 and 2018 are as follows:

	Consolidated F/S		(Unit : Million Baht)	
			Separate F/S	
	For the years ended 31 December			
	2019	2018	2019	2018
<b>Transactions with its subsidiaries</b>				
Interest income	-	-	95.48	92.43
Dividend income	-	-	64.80	72.11
Service income	-	-	0.87	0.99
Finance costs	-	-	5.16	2.40
Rental income	-	-	3.95	4.07
Sale of goods	-	-	4.47	3.33
Other income	-	-	1.08	1.19
Rental expense	-	-	9.12	-
Other expense	-	-	1.29	1.27
Sale on assets	-	-	-	2.69
<b>Transactions with related parties</b>				
Other expenses	0.05	0.08	-	-
Finance costs	17.93	14.54	17.93	11.23
<b>Transactions with directors of the Company and its subsidiaries</b>				
Building rental fee	0.96	0.96	0.96	0.96
Finance costs	3.38	0.22	-	-
<b>Key management personnel compensation</b>				
Short-term employment benefits	32.48	31.86	15.74	14.63
Provision for post-employment benefits				
- Service cost	0.41	0.56	0.13	0.12
- Finance cost	0.19	0.29	0.08	0.07
- Past service cost	5.55	-	1.51	-
Total	38.63	32.71	17.46	14.82

As at 31 December 2019 and 2018, the account balances with related companies are as follows:

	Consolidated F/S		(Unit : Thousand Baht) Separate F/S	
	2019	2018	2019	2018
<b>Trade accounts receivable and other receivables - related parties</b>				
Subsidiary companies	-	-	3,295	6,126
Indirect subsidiary	-	-	219	2
Related person	7	1,163	7	1,163
Total	7	1,163	3,521	7,291
<b>Short-term loans to subsidiary companies and interest receivable</b>				
Subsidiary companies				
Loan	-	-	1,657,116	1,662,606
Interest receivable	-	-	85,465	65,068
Total	-	-	1,742,581	1,727,674
<b>Trade accounts payable and accrued expenses - related parties</b>				
Subsidiary companies	-	-	520	1,692
Indirect subsidiary	-	-	116	116
Related person	720	484	372	349
Total	720	484	1,008	2,157
<b>Short-term loans from related parties accrued interest payable</b>				
Subsidiary companies				
Loan	-	-	248,530	22,430
Accrued interest expense	-	-	1,022	105
Related person				
Loan	104,650	330,250	37,650	293,250
Accrued interest expense	1,637	9,509	444	8,717
Total	106,287	339,759	287,646	324,502
<b>Key management personnel compensation</b>				
Provision for post-employment benefits	7,601	10,258	3,166	2,880

Movements in short-term loans to related companies and accrued interest income for the year ended 31 December 2019 are as follows:

(Unit : Thousand Baht)

	Separate F/S			
	2018	Increase	Decrease	2019
<b>Short-term loans to subsidiary companies and accrued interest income</b>				
Subsidiary companies				
Loan	1,662,606	312,520	(318,010)	1,657,116
Accrued interest income	65,068	95,483	(75,086)	85,465
Total	1,727,674	408,003	(393,096)	1,742,581

Movements in short-term loan from related parties accrued interest expense for the year ended 31 December 2019 are as follows:

(Unit : Thousand Baht)

	Consolidated F/S			
	2018	Increase	Decrease	2019
<b>Short-term loans from related parties accrued interest payable</b>				
Related person				
Loan	330,250	135,000	(360,600)	104,650
Accrued interest expense	9,509	21,303	(29,175)	1,637
Total	339,759	156,303	(389,775)	106,287

(Unit : Thousand Baht)

	Separate F/S			
	2018	Increase	Decrease	2019
<b>Short-term loans from related parties accrued interest payable</b>				
Subsidiaries				
Loan	22,430	290,100	(64,000)	248,530
Accrued interest expense	105	5,160	(4,244)	1,021
Related person				
Loan	293,250	105,000	(360,600)	37,650
Accrued interest expense	8,717	17,926	(26,198)	445
Total	324,502	418,186	(455,042)	287,646

8. TRADE ACCOUNTS RECEIVABLE AND OTHER RECEIVABLES - NET

	Consolidated F/S		(Unit : Thousand Baht)	
			Separate F/S	
	2019	2018	2019	2018
Trade accounts receivable	33,636	25,584	12,134	3,437
<u>Less</u> Allowance for doubtful accounts	(1,203)	(2,777)	-	-
Net	32,433	22,807	12,134	3,437
Other receivables				
Penalty fees receivable	50,404	47,045	-	-
Advanced insurance premium for customers	1,689	1,617	-	-
Others	76,955	56,380	10,975	9,732
Total	129,048	105,042	10,975	9,732
<u>Less</u> Allowance for doubtful accounts	(21,924)	(19,812)	-	-
Net	107,124	85,230	10,975	9,732
Total trade accounts receivable and other receivables	139,557	108,037	23,109	13,169

The aged balances of trade accounts receivable as at 31 December 2019 and 2018 are as follows:

	Consolidated F/S		(Unit : Thousand Baht)	
			Separate F/S	
	2019	2018	2019	2018
<u>Trade accounts receivable</u>				
Not yet due	14,323	11,918	2,106	1,796
Overdue:				
Less than 3 months	18,030	9,356	9,956	1,641
3 months - 6 months	72	635	72	-
6 months - 12 months	151	198	-	-
Over 12 months	1,060	3,477	-	-
Total	33,636	25,584	12,134	3,437
<u>Less</u> Allowance for doubtful accounts	(1,203)	(2,777)	-	-
Net	32,433	22,807	12,134	3,437
<u>Trade accounts receivable-related companies</u>				
Not yet due	7	1,163	3,521	7,291
Total	7	1,163	3,521	7,291

Change in allowance for doubtful accounts receivable - trade accounts receivable and other receivables during the years 2019 and 2018 are as follow:

	Consolidated F/S		(Unit : Thousand Baht)	
	2019	2018	2019	2018
Balance as at 1 January	2,777	832	-	-
Additional allowance during the years	246	2,005	-	-
Reversal or written off during the years	(1,820)	(60)	-	-
Balance as at 31 December	1,203	2,777	-	-

#### 9. HIRE-PURCHASES RECEIVABLE - NET

	(Unit : Thousand Baht)							
	Consolidated F/S							
	Current portion due within one year		Long-term portion due over one year but not over five years		Long-term portion due after five years		Total	
	2019	2018	2019	2018	2019	2018	2019	2018
Hire-purchases receivable	2,484,966	2,602,129	2,386,498	2,698,060	224,733	260,974	5,096,197	5,561,163
<u>Less</u> Unearned hire-purchase interest income	(850,355)	(910,112)	(453,005)	(525,868)	(61,685)	(70,910)	(1,365,045)	(1,506,890)
Balance	1,634,611	1,692,017	1,933,493	2,172,192	163,048	190,064	3,731,152	4,054,273
<u>Less</u> Allowance for doubtful accounts	(126,868)	(124,386)	(54,920)	(65,842)	(11,172)	(9,019)	(192,960)	(199,247)
Net	1,507,743	1,567,631	1,878,573	2,106,350	151,876	181,045	3,538,192	3,855,026

	(Unit : Thousand Baht)							
	Separate F/S							
	Current portion due within one year		Long-term portion due over one year but not over five years		Long-term portion due after five years		Total	
	2019	2018	2019	2018	2019	2018	2019	2018
Hire-purchases receivable	841,248	847,659	224,970	278,403	-	-	1,066,218	1,126,062
<u>Less</u> Unearned hire-purchase interest income	(420,525)	(434,373)	(82,334)	(95,165)	-	-	(502,859)	(529,538)
Balance	420,723	413,286	142,636	183,238	-	-	563,359	596,524
<u>Less</u> Allowance for doubtful accounts	(46,192)	(39,883)	(2,970)	(3,692)	-	-	(49,162)	(43,575)
Net	374,531	373,403	139,666	179,546	-	-	514,197	552,949

As at 31 December 2019 and 2018, hire-purchases receivable (net of unearned interest income) and allowance for doubtful accounts, which are classified based on outstanding periods are as follows:

(Unit : Thousand Baht)

Consolidated F/S								
	Hire-purchases receivables		Percentage of allowance for doubtful accounts		Allowance for doubtful accounts		Net	
	2019	2018	2019	2018	2019	2018	2019	2018
<b>Hire-purchases receivable</b>								
The Company	563,358	596,524	1 - 100	1 - 100	49,161	43,575	514,197	552,949
Subsidiary companies								
Not yet due	1,876,056	2,046,900	1	1	18,819	20,540	1,857,237	2,026,360
Past due:								
1 - 3 months	1,075,545	1,177,113	2, 25	2, 25	25,162	24,941	1,050,383	1,152,172
4 months	70,852	76,667	20, 25	20, 25	14,171	15,334	56,681	61,333
5 - 6 months	59,217	62,892	25	25	14,804	15,723	44,413	47,169
7 - 9 months	41,469	49,560	50, 75	50, 75	27,254	34,951	14,215	14,609
10 - 12 months	13,101	18,858	50, 100	50, 100	12,035	18,424	1,066	434
Over 12 months	31,554	25,759	100	100	31,554	25,759	-	-
<b>Total</b>	<b>3,731,152</b>	<b>4,054,273</b>			<b>192,960</b>	<b>199,247</b>	<b>3,538,192</b>	<b>3,855,026</b>

(Unit : Thousand Baht)

Separate F/S								
	Hire-purchases receivables		Percentage of allowance for doubtful accounts		Allowance for doubtful accounts		Net	
	2019	2018	2019	2018	2019	2018	2019	2018
<b>Hire-purchases receivable</b>								
Not yet due	335,536	386,075	1	1	3,358	3,863	332,178	382,212
Past due:								
1 - 2 months	113,272	109,036	2	2	2,265	2,181	111,007	106,855
3 - 6 months	76,331	69,420	25	25	19,083	17,355	57,248	52,065
7 - 12 months	27,528	23,633	50	50	13,764	11,816	13,764	11,817
Over 12 months	10,692	8,360	100	100	10,692	8,360	-	-
<b>Total</b>	<b>563,359</b>	<b>596,524</b>			<b>49,162</b>	<b>43,575</b>	<b>514,197</b>	<b>552,949</b>

On 30 April 2004, the Federation of Account Profession (FAP), with the approval of the Office of the Securities and Exchange Commission, stipulated an accounting guideline for the consumer finance business, whereby full allowance for doubtful accounts is to be recorded, and recognition of revenue is to discontinue, for accounts receivable which are overdue by more than 3 installments and general allowance is to be provided for accounts receivable which are overdue not more than 3 installments. If the Group has followed this accounting guideline, without considering a general provision, as at 31 December 2019 and 2018, the Group would have to increase their allowance for doubtful accounts by a total of Baht 106.81 million and Baht 107.92 million, respectively, (Separate F/S : Baht 34.41 million and Baht 29.85 million, respectively) and reduce the amount of revenue recognized for the year ended 31 December 2019 and 2018 by approximately Baht 30.69 million and Baht 28.15 million, respectively, (Separate F/S : Baht 19.22 million and Baht 16.69 million, respectively).

However, this accounting guideline provides an alternative for application should the basis of allowance policy be not in compliance with the guideline. Whereby, other method can be used by the Group with clear disclosure of the reasons. The Group has a policy to cease recognizing revenue from hire-purchases receivable which are overdue by more than 4 installments and to set up allowance based on consideration of the status of customers, their ability to make payment, past experience and historical data on actual losses on collection. As at 31 December 2019, allowance for doubtful accounts of the Company has been set aside at an average rate of 5.17 percent of hire-purchase receivables before deducting collateral values, which exceeds the historical loss on collection rate of 2.60 percent actual average rate of loss on collections during past 3 years (2016 - 2018). The subsidiaries company's allowance for doubtful accounts have been set aside at an average rate of 6.91 percent of hire-purchases receivable before deducting collateral values, which is higher than the average actual of loss on collections during past 3 years (2016 - 2018).

As at 31 December 2019 and 2018, there are outstanding hire-purchases receivables which are overdue for more than 3 consecutive installments, but the Company and subsidiaries still recognizes income amounting to approximately Baht 95.00 million and Baht 103.67 million, respectively (Separate F/S : Baht 20.60 million and Baht 18.74 million, respectively).

The movements of allowance for doubtful accounts receivable - hire-purchases receivables during the years 2019 and 2018 are as follow:

			(Unit : Thousand Baht)	
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Balance as at 1 January	199,247	164,085	43,575	37,320
Additional allowance during the year	57,793	76,769	5,602	6,445
Reversal and written off during the year	(64,080)	(41,607)	(15)	(190)
Balance as at 31 December	192,960	199,247	49,162	43,575

## 10. LOANS AND INTEREST RECEIVABLE - OTHER PARTIES

### 10.1 Short-term loans

			(Unit : Thousand Baht)	
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Short-term loans	30,000	30,000	30,000	30,000
Interest receivable	4,700	900	4,700	900
Total	34,700	30,900	34,700	30,900



The movements in short-term loans during the years 2019 and 2018 are as follows:

	Consolidated F/S				Separate F/S			
	Short-term loans		Interest receivable		Short-term loans		Interest receivable	
	2019	2018	2019	2018	2019	2018	2019	2018
Balance as at 1 January	30,000	30,000	900	1,125	30,000	30,000	900	1,125
Increased during the year	-	-	4,500	4,500	-	-	4,500	4,500
Decreased during the year	-	-	(700)	(4,725)	-	-	(700)	(4,725)
Balance as at 31 December	30,000	30,000	4,700	900	30,000	30,000	4,700	900

As at 31 December 2019 and 2018, short-term loans to other parties interest at rate of 15% p.a., no any collateral. The borrowers have to repay such loans at call.

## 10.2 Long-term loans

	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Long-term loans	303,366	358,227	47,705	102,792
Accrued interest income	16,716	27,245	14,036	25,164
Total	320,082	385,472	61,741	127,956
<u>Less</u> Allowance for doubtful accounts	(53,905)	(118,483)	(49,121)	(115,895)
Net	266,177	266,989	12,620	12,061
<u>Less</u> Current portion	(207,361)	(208,678)	-	-
Net	58,816	58,311	12,620	12,061

The movements in long-term loans and accrued interest income during the years 2019 and 2018 are as follows:

	Consolidated F/S				Separate F/S			
	Long-term loans		Interest receivable		Long-term loans		Interest receivable	
	2019	2018	2019	2018	2019	2018	2019	2018
Balance as at 1 January	358,227	365,175	27,245	29,032	102,792	102,792	25,164	24,605
Increased during the year	247,978	204,953	1,362	4,869	-	-	559	559
Collected during the year	(247,752)	(211,901)	(204)	(6,656)	-	-	-	-
Write off bad debt	(55,087)	-	(11,687)	-	(55,087)	-	(11,687)	-
Balance as at 31 December	303,366	358,227	16,716	27,245	47,705	102,792	14,036	25,164

The movements in allowance for doubtful accounts during the years 2019 and 2018 are as follows:

	Consolidated F/S		(Unit : Thousand Baht)	
			Separate F/S	
	2019	2018	2019	2018
Balance as at 1 January	118,483	115,895	115,895	115,895
Additional allowance for doubtful accounts during the year	5,483	2,588	-	-
<u>Less</u> Write off bad debt	(70,061)	-	(66,774)	-
Balance as at 31 December	53,905	118,483	49,121	115,895

Mida Leasing PCL (subsidiary) has long-term loans receivable with interest at the rate of 12% - 24% per annum. The outstanding balances with collaterals as at 31 December 2019 and 2018 are as follows:

(Unit : Million Baht)			
Principal amount			
Consolidated F/S			
2019	2018		Collateral
1)	137.83	141.50	The pledges of car registration books, share certificates of a local company, and land title deeds
2)	32.84	33.11	Personal guarantee
3)	2.59	2.59	Secured by transferring right of rental area of 3 - floor building
4)	21.94	19.84	Factoring credit guarantee
5)	40.87	35.00	Postdate cheque
6)	7.22	5.00	Joint guarantee

#### 11. RECEIVABLES AND ADVANCES TO EMPLOYEES - NET

	Consolidated F/S		(Unit : Thousand Baht)	
			Separate F/S	
	2019	2018	2019	2018
Advances to sale-persons	43,587	46,504	43,221	44,364
Advances to employees	535	996	204	388
Receivable from employee's fraud	26,467	26,112	26,468	26,112
Total	70,589	73,612	69,893	70,864
<u>Less</u> Allowance for doubtful accounts	(68,221)	(68,435)	(68,221)	(68,435)
Net	2,368	5,177	1,672	2,429

The movements in allowance for doubtful accounts during the years 2019 and 2018 are as follows:

	(Unit : Thousand Baht)	
	Consolidated and Separate F/S	
	2019	2018
Balance as at 1 January	68,435	68,652
<u>Less</u> Reversal of allowance for doubtful accounts	(214)	(217)
Balance as at 31 December	68,221	68,435

## 12. INVENTORIES - NET

	(Unit : Thousand Baht)			
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Electric equipment and appliances	64,114	60,063	64,114	60,063
Motorcycles	75	64	75	64
Construction supplies	12,355	14,891	43	43
Operating equipment	76,036	67,121	18,575	18,713
Others	21,264	25,359	12,293	9,612
Total	173,844	167,498	95,100	88,495
<u>Less</u> Allowance for obsolete and devaluation of inventories	(6,038)	(3,780)	(5,973)	(3,715)
Net	167,806	163,718	89,127	84,780

The movements in allowance for obsolete and devaluation of inventories during the years 2019 and 2018 are as follows:

	(Unit : Thousand Baht)			
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Balance as at 1 January	3,780	3,376	3,715	3,376
<u>Add</u> Allowance for obsolete and devaluation of inventories	2,439	1,363	2,439	1,298
<u>Less</u> Reversal of allowance	(181)	(959)	(181)	(959)
Balance as at 31 December	6,038	3,780	5,973	3,715

The costs of inventories which were recognized as expenses are as follows:

	(Unit : Thousand Baht)	
	Consolidated F/S	Separate F/S
	2019	2018
Costs on inventories recognised as an expense		
- Cost of goods sold	263,200	285,380
- Write-down to net realisable value	2,439	1,363
- Reversal of write-down	(181)	(959)
Net	265,458	285,784

### 13. PROPERTY DEVELOPMENT COSTS - NET

	(Unit : Thousand Baht)	
	Consolidated F/S	Separate F/S
	2019	2018
Land and construction developed		
Condominium units for sale	7,291	17,165
Total	7,291	17,165
Land and construction under development		
Land	614,230	600,700
Development cost	87,082	90,103
Construction cost	561,885	575,742
Public utilities	216,078	193,000
Finance costs	43,350	32,192
Other costs	50,016	17,650
Total	1,572,641	1,509,387
<u>Less</u> Allowance for devaluation	(7,081)	-
Net	1,565,560	1,509,387
Total	1,572,851	1,526,552
Borrowing costs capitalized	15,858	8,753

As at 31 December 2019 and 2018, the Groups' land and structures thereon, under property development projects, with net book values totaling Baht 644.21 million and Baht 652.98 million, respectively, are restricted with the mortgage as collaterals for loans from banks, as described in Note 29 to the financial statements.

14. ASSETS FORECLOSED - NET

			(Unit : Thousand Baht)	
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Vehicles	65,516	46,908	-	-
Billboards	-	38,784	-	-
Total	65,516	85,692	-	-
<u>Less</u> Allowance for devaluation assets foreclosed	(22,681)	(43,329)	-	-
Net	42,835	42,363	-	-

The movements in assets foreclosed are as follows:

	(Unit : Thousand Baht)			
	Consolidated F/S			
	2018	Increase	Decrease	2019
Vehicles	46,908	264,003	(245,395)	65,516
Billboards	38,784	-	(38,784)	-
Allowance for devaluation assets foreclosed	(43,329)	(84,717)	105,365	(22,681)
Total	42,363	179,286	(178,814)	42,835

15. RESTRICTED DEPOSITS WITH BANK

As at 31 December 2019 and 2018, the Group has fixed deposits totaling Baht 30.10 million and Baht 35.33 million, respectively, (Separate F/S : Baht 8.93 million and Baht 10.06 million, respectively) which are binding as collaterals for bank guarantee facilities issued by the financial institutions on behalf of the Group. In addition, as at 31 December 2019 and 2018, the Group had fixed deposits totaling Baht 50.45 million and Baht 50.71 million, respectively, are also used as collateral for guarantee of amounts received from individual in full amount.

## 16. INVESTMENTS IN SUBSIDIARIES - NET

(Unit : Thousand Baht)

Name of Related parties	Separate F/S							
	Paid-up share capital		Shareholding percentage (%)		Cost		Dividend income	
	2019	2018	2019	2018	2019	2018	2019	2018
Mida Leasing Public Company Limited	532,399	532,398	46.98	46.98	281,864	281,864	-	25,011
Mida Property Co., Ltd.	500,000	500,000	99.99	99.99	513,733	513,733	-	-
Top Elements Co., Ltd.	150,000	150,000	99.99	99.99	149,988	149,988	-	-
Mida Ad Co., Ltd.	175,000	175,000	99.99	99.99	175,000	175,000	-	-
Mida Hotel and Resort Co., Ltd.	300,000	300,000	99.99	99.99	296,899	296,899	-	-
The Retreat Hua Hin Co., Ltd.	850,000	850,000	99.99	99.99	860,337	860,337	-	-
Mida (Lao) Financing Co., Ltd.	53,678	53,678	60.00	60.00	32,207	32,207	64,800	47,100
Mida Development Co., Ltd.	210,000	210,000	80.00	80.00	168,000	168,000	-	-
Max Hotel Co., Ltd.	145,000	145,000	99.99	99.99	145,000	145,000	-	-
Mida Agency and Development Co., Ltd.	2,000	2,000	70.00	70.00	1,400	1,400	-	-
MD Adrenaline (Thailand) Co., Ltd.	10,000	10,000	99.99	99.99	10,000	10,000	-	-
Bangkok Charan Asset Management Co., Ltd.	25,000	25,000	99.99	99.99	25,000	25,000	-	-
Mida Hospitality Group Co., Ltd.	2,000	2,000	99.99	99.99	1,292	1,292	-	-
Total					2,660,720	2,660,720	64,800	72,111
<u>Less</u> Allowance for impairment of investments					(87,400)	(67,400)		
Investments in subsidiaries - net					2,573,320	2,593,320		

*Impairment testing*

As at 31 December 2019, the Company considers, there were indicators of impairment in the investment in subsidiaries - at cost, Mida Ad Co., Ltd. and MD Adrenaline (Thailand) Co., Ltd. of Baht 175.00 million and Baht 10.00 million, respectively, the Company therefore, estimated the cash flow projection based on an operation plan of subsidiaries approved by subsidiaries' management to assess the recoverable amount from the investment. From impairment testing, the recoverable amount of said investments were lower than their carrying value of Baht 76.00 million and Baht 10.00 million, respectively. The assumptions of the estimation are as follows:

**Cash flow projection assumptions** Management assumed that the budgeted gross margin approximates to the industry gross margin taking into account expected market development and their future business plan. Management believes that this is the best available input for this projection.

**Growth rate** The growth rate is based on business plan.

**Discount rate** Discount rate is reflected the current market assessments of the time value of money and risks specific to assets.

## 17. OTHER LONG-TERM INVESTMENTS

(Unit : Thousand Baht)

Company's name	Type of Business	Incorporated in	Shareholding percentage (%)	Net Carrying Value			
				Consolidated F/S		Separate F/S	
				2019	2018	2019	2018
Aura Dream Co., Ltd.	Hotel Business	Thailand	9.00	45,000	45,000	45,000	45,000
Inter Expert Construction Co., Ltd.	Construction	Thailand	8.55	11,577	11,577	11,577	11,577
Total				56,577	56,577	56,577	56,577

## 18. NON-CONTROLLING INTERESTS

Subsidiaries with material non-controlling interests

(Unit : Thousand Baht)

Name	Proportion of ownership interests and voting rights held by the NCI		Total comprehensive Income (loss) allocated to NCI		Accumulated NCI	
	2019	2018	2019	2018	2019	2018
Mida Leasing Public Company Limited	53.02	53.02	54,592	51,105	1,005,261	950,667
Mida (Lao) Financing Co., Ltd.	40.00	40.00	16,624	34,017	127,313	153,888
Mida Development Co., Ltd.	20.00	20.00	(166)	(510)	42,244	42,410
Mida Agency and Development Co., Ltd.	30.00	30.00	129	552	(469)	(598)
Others			(1,073)	(1,011)	(1,044)	30
Total			70,106	84,153	1,173,305	1,146,397

Subsidiaries paid dividend to non-controlling interests during the years 2019 and 2018 as follow:

(Unit : Thousand Baht)

	Consolidated and Separate F/S	
	2019	2018
Mida Leasing Public Company Limited	-	28,229
Mida (Lao) Financing Co., Ltd.	43,200	31,400
Total	43,200	59,629

Summarized financial information of subsidiaries before eliminations, are as follows:

(Unit: Thousand Baht)

Name of Related parties	Statement of financial position											
	Current Assets		Non-current Assets		Current liabilities		Non-current liabilities		Equity attributable to the company's shareholders		Non-controlling interests	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
Mida Leasing Public Company Limited	1,597,568	1,390,540	2,097,359	2,339,752	1,071,039	1,731,193	727,885	206,064	1,896,003	1,793,035	1,005,261	950,667
Mida (Lao) Financing Co., Ltd.	130,259	153,151	192,443	246,921	4,419	15,351	-	-	318,283	384,721	127,313	153,888
Mida Development Co., Ltd.	7,349	16,809	359,767	358,935	110,439	111,561	45,458	52,133	211,219	212,050	42,244	42,410
Mida Agency and Development Co., Ltd.	3,951	6,274	254	273	5,667	8,466	100	73	(1,562)	(1,992)	(469)	(598)

(Unit: Thousand Baht)

Name of Related parties	Statement of profit or loss and other comprehensive income															
											Total		Total			
			Profit (loss) for the		Profit (loss) for the		Other		Comprehensive		Comprehensive		Total			
			year attributable		year attributable		comprehensive		Income (loss)		Income (loss)		comprehensive			
	Revenue		to the Company's		to non-		income (loss)		attributable to		attributable to		Income (loss)			
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
Mida Leasing Public Company Limited	582,276	601,791	44,468	45,283	54,442	51,105	98,910	96,388	4,056	-	48,374	45,283	54,592	51,105	102,966	96,388
Mida (Lao) Financing Co., Ltd.	89,880	106,940	31,595	45,775	21,063	30,517	52,658	76,292	(11,097)	8,750	24,937	51,025	16,624	34,017	41,561	85,042
Mida Development Co., Ltd.	47,835	45,143	(652)	(2,038)	(163)	(510)	(815)	(2,548)	(18)	-	(667)	(2,038)	(166)	(510)	(833)	(2,548)
Mida Agency and Development Co., Ltd.	23,380	20,098	303	1,287	129	552	432	1,839	(2)	-	301	1,287	129	552	430	1,39

(Unit: Thousand Baht)

Name of Related parties	Statement of cash flows							
	Net cash provided from (used in) operating activities		Net cash provided from (used in) investing activities		Net cash provided from (used in) financing activities		Net cash flows	
	2019	2018	2019	2018	2019	2018	2019	2018
Mida Leasing Public Company Limited	277,506	(77,988)	(180,251)	29,571	(89,807)	41,240	7,448	(7,177)
Mida (Lao) Financing Co., Ltd.	58,605	111,327	6,907	(247)	(119,183)	(100,370)	(53,671)	10,710
Mida Development Co., Ltd.	7,949	(8,577)	(81)	10,802	(8,057)	(4,051)	(189)	(1,826)
Mida Agency and Development Co., Ltd.	1,399	2,559	(3)	(248)	(1,600)	(1,900)	(204)	411



19. PROPERTY, PLANT AND EQUIPMENT - NET

(Unit : Thousand Baht)

	Consolidated F/S					
	Land and land improvement	Building and building improvement	Furniture, fixtures and equipment	Vehicles	Construction in progress	Total
<b><u>Cost</u></b>						
1 January 2018	486,467	2,018,355	668,534	314,431	264,123	3,751,910
Acquisitions	62,740	17,835	27,658	3,671	239,356	351,260
Disposals	-	(108)	(13,985)	(9,933)	-	(24,026)
Write off	-	-	(150)	-	-	(150)
Transfer in / (out)	-	199,592	9,379	345	(209,316)	-
31 December 2018	549,207	2,235,674	691,436	308,514	294,163	4,078,994
Acquisitions	100	36,802	48,823	7,205	133,424	226,354
Transfer to intangible assets	-	-	-	-	(2,231)	(2,231)
Disposals	-	(281)	(4,625)	(2,317)	(4,137)	(11,360)
Write off	-	-	(488)	(4)	-	(492)
Transfer in / (out)	-	249,855	100,775	188	(350,818)	-
31 December 2019	549,307	2,522,050	835,921	313,586	70,401	4,291,265
<b><u>Accumulated depreciation</u></b>						
1 January 2018	230	328,485	309,415	160,790	-	798,920
Depreciation for the year	112	45,347	44,917	22,412	-	112,788
Accumulate depreciation for disposals and write-off	-	(60)	(6,816)	(9,184)	-	(16,060)
Transfer in / (out)	-	(114)	234	(120)	-	-
31 December 2018	342	373,658	347,750	173,898	-	895,648
Depreciation for the year	113	53,004	51,264	17,998	-	122,379
Accumulate depreciation for disposals and write-off	-	(270)	(4,821)	(1,892)	-	(6,983)
31 December 2019	455	426,392	394,193	190,004	-	1,011,044
<b><u>Net book value</u></b>						
31 December 2018	548,865	1,862,016	343,686	134,616	294,163	3,183,346
31 December 2019	548,852	2,095,658	441,728	123,582	70,401	3,280,221
<b><u>Depreciation for the year 2018</u></b>						
Cost of sales and cost of services from hotel operations						43,561
Administrative expense						69,227
Total						112,788
<b><u>Depreciation for the year 2019</u></b>						
Cost of sales and cost of services from hotel operations						66,349
Administrative expense						56,030
Total						122,379

(Unit : Thousand Baht)

	Separate F/S					Total
	Land and land improvement	Building and improvement	Furniture, fixtures and equipment	Vehicles	Construction in progress	
<b><u>Cost</u></b>						
1 January 2018	166,370	454,802	176,450	256,408	142,830	1,196,860
Acquisitions	62,740	9,563	10,392	1,935	110,614	195,244
Disposals and write-off	-	-	(3,404)	(7,645)	-	(11,049)
Transfer in / (out)	-	52,287	2,656	-	(54,943)	-
31 December 2018	229,110	516,652	186,094	250,698	198,501	1,381,055
Acquisitions	100	19,321	32,070	3,661	80,315	135,467
Transfer to intangible assets	-	-	-	-	(2,231)	(2,231)
Disposals and write-off	-	-	(2,911)	(542)	-	(3,453)
Transfer in / (out)	-	127,047	69,345	188	(196,580)	-
31 December 2019	229,210	663,020	284,598	254,005	80,005	1,510,838
<b><u>Accumulated depreciation</u></b>						
1 January 2018	230	170,028	152,215	131,876	-	454,349
Depreciation for the year	112	13,569	5,248	16,518	-	35,447
Accumulate depreciation for disposals and write-off	-	-	(667)	(7,540)	-	(8,207)
31 December 2018	342	183,597	156,796	140,854	-	481,589
Depreciation for the year	112	14,746	10,891	12,765	-	38,514
Accumulate depreciation for disposals and write-off	-	-	(2,884)	(542)	-	(3,426)
31 December 2019	454	198,343	164,803	153,077	-	516,677
<b><u>Net book value</u></b>						
31 December 2018	228,768	333,055	29,298	109,844	198,501	899,466
31 December 2019	228,756	464,677	119,795	100,928	80,005	994,161
<b><u>Depreciation for the year 2018</u></b>						
Cost of sales and cost of services from hotel operations						3,933
Administrative expense						31,514
Total						35,447
<b><u>Depreciation for the year 2019</u></b>						
Cost of sales and cost of services from hotel operations						12,697
Administrative expense						25,817
Total						38,514

	Consolidated F/S		(Unit : Million Baht)	
	Separate F/S			
	2019	2018	2019	2018
Land and structures thereon have been mortgaged as collaterals for credit facilities obtained from financial institutions and letters of guarantee issued by the banks.	1,766	1,653	451	258
Buildings and equipment items have been fully depreciated but are still in use.	443	382	356	321
Vehicles under financial lease contracts.	26	63	23	62

## 20. INTANGIBLE ASSETS - NET

Movements in intangible assets for the years ended 31 December 2019 and 2018 are as follow:

	Consolidated F/S			
	Goodwill	Customer lists	Computer software	Computer software under installation
				Total
<b><u>Cost</u></b>				
1 January 2018	111	8,979	14,437	-
31 December 2018	111	8,979	14,437	-
Acquisitions	-	-	1,606	2,282
Transfer from property, plant and equipment	-	-	121	2,110
31 December 2019	111	8,979	16,164	4,392
<b><u>Accumulated amortization</u></b>				
1 January 2018	-	1,197	1,957	-
Amortization for the year	-	898	1,406	-
31 December 2018	-	2,095	3,363	-
Amortization for the year	-	898	1,422	-
31 December 2019	-	2,993	4,785	-
<b><u>Net book value</u></b>				
31 December 2018	111	6,884	11,074	-
31 December 2019	111	5,986	11,379	4,392
<b>Amortization for the year 2018</b>				2,304
<b>Amortization for the year 2019</b>				2,320

(Unit : Thousand Baht)

	Separate F/S		
	Computer software	Computer software under installation	Total
<b><u>Cost</u></b>			
1 January 2018	-	-	-
31 December 2018	-	-	-
Acquisitions	1,493	-	1,493
Transfer from property, plant and equipment	121	2,110	2,231
31 December 2019	1,614	2,110	3,724
<b><u>Accumulated amortization</u></b>			
1 January 2018	-	-	-
31 December 2018	-	-	-
Amortization for the year	16	-	16
31 December 2019	16	-	16
<b><u>Net book value</u></b>			
31 December 2018	-	-	-
31 December 2019	1,598	2,110	3,708
<b>Amortization for the year 2018</b>			-
<b>Amortization for the year 2019</b>			16

21. INVESTMENT PROPERTIES

	(Unit : Thousand Baht)			
	Consolidated F/S			Separate F/S
	Land and land improvement	Rental property	Total	Land and land improvement
<b><u>Cost</u></b>				
1 January 2018	562,029	450,457	1,012,486	259,209
Acquisitions	49,326	9	49,335	-
Disposal	-	(2,699)	(2,699)	-
Transfer to property development cost	(66,219)	-	(66,219)	-
Transferred from property development cost	-	34,526	34,526	-
31 December 2018	545,136	482,293	1,027,429	259,209
Disposal	(9,061)	-	(9,061)	-
Transfer from / (to) property development cost	(49,325)	9,801	(39,524)	-
31 December 2019	486,750	492,094	978,844	259,209
<b><u>Accumulated depreciation</u></b>				
1 January 2018	-	86,676	86,676	-
Disposal	-	(161)	(161)	-
Depreciation for the year	-	7,519	7,519	-
31 December 2018	-	94,034	94,034	-
Depreciation for the year	-	7,485	7,485	-
31 December 2019	-	101,519	101,519	-
<b><u>Net book value</u></b>				
31 December 2018	545,136	388,259	933,395	259,209
31 December 2019	486,750	390,575	877,325	259,209
<b>Depreciation for the year 2018 - Cost of services</b>			7,519	-
<b>Depreciation for the year 2019 - Cost of services</b>			7,485	-

This account represents rights acquired over plots of vacant land of 401 Rai which a subsidiary had developed a golf course thereon and to divide such land allotment for sale. The subsidiary has rights to use such land under legal document called Por Bor Thor 5 for which the subsidiary has paid an annual fee and charged to expenses upon sale, vacant land, land and buildings not used in operations and held for undetermined future usage, and rental property in order to get benefit from rental income.

As at 31 December 2019, the investment properties in the consolidated financial statements has fair value totaling Baht 1,378.81 million (Separate F/S : Baht 382.38 million). Certain investment properties were appraised by an independent professionally qualified appraiser who hold a professional qualification, and appraised by the Group management by comparing with market value of the property nearby.

The subsidiary has mortgaged land with a value of Baht 14 million as collaterals for facility of bank overdraft and long-term loan granted by a domestic financial institution as described in the Notes 25 and 29 to the financial statements.

## 22. ASSETS WITH RESTRICTION ON SALE

As at 31 December 2019 and 2018, the subsidiary has land which was received from the transfer from a debtor for the settlement of loan receivable of Baht 40.52 million. Under the loan settlement agreement, the subsidiary gave an option for the debtor to buy back such piece of land for Baht 49.58 million within 3 years.

## 23. LONG-TERM INVESTMENT IN ACCOUNTS RECEIVABLE

	(Unit : Thousand Baht)			
	Consolidated F/S			
	2019		2018	
	No. of Contract	Amount	No. of Contract	Amount
Accounts receivable - hire-purchases	367	5,106	389	13,600
Accounts receivable - collateral	1	114,796	1	180,000
Total	368	119,902	390	193,600
<u>Less</u> Allowance for impairment of investment in receivable		(1,911)		(7,847)
Net		117,991		185,753

The indirect subsidiary has received rights in accounts receivable total amount of Baht 180 million, which have 3 plots of land as collateral. During the year 2018, the indirect subsidiary company hired an independent appraiser to appraise the land by using the market approach in amount of Baht 338.60 million. For the year ended 31 December 2019, the indirect subsidiary company has collected payment partially from the accounts receivable amount of Baht 65.20 million and file a suit case with the Civil Court for enforcement of mortgage the said land amount of Baht 120 million, with interest rate of 19% per annum for 5 years period, or calculated as interest expense of Baht 114 million, total claim amount of Baht 234 million. Currently, the case is in consideration of the Civil Court. However, the indirect subsidiary company believes that the value of the collateral asset is higher than the loan so it does not set allowance for impairment.

The movements in long-term investment in accounts receivable during the years 2019 and 2018 as follows:

	Consolidated F/S		(Unit : Thousand Baht)	
			Separate F/S	
	2019	2018	2019	2018
Balance as at 1 January	193,600	197,638	-	-
<u>Less</u> Portion decreased from cash collection	(73,698)	(4,038)	-	-
Balance as at 31 December	119,902	193,600	-	-
<u>Less</u> Allowance for impairment of investment in receivable	(1,911)	(7,847)	-	-
Net	117,991	185,753	-	-

The indirect subsidiary expects to collect cash from debtors from the above investments in non-performing receivables of Baht 2.10 million within one year.

#### 24. DEFERRED INCOME TAX ASSET / INCOME TAX

Deferred tax assets/liabilities as at 31 December 2019 and 2018, which were resulted from temporary differences between those assets/liabilities for income tax computation purpose and assets/liabilities for accounting purpose are summarized as below:

	(Unit : Thousand Baht)		
	Consolidated F/S		
	Recognized as income /(expenses) in		
	1 January 2019	Other comprehensive income	31 December 2019
<b>Deferred tax assets</b>			
From allowance for doubtful account of hire-purchase receivable	48,949	3,889	52,838
From allowance for devalue of inventories	1,051	422	1,473
From allowance for doubtful account of loan to and interest receivables	23,696	(12,916)	10,780
From allowance for doubtful account of receivables and advances to employees	13,687	(43)	13,644
From allowance for devalue of assets foreclosed	8,666	(4,130)	4,536
From allowance for devalue of other current assets	9,579	(545)	9,034
From allowance for impairment of investments in subsidiary	280	(280)	-
From provision for employee benefits obligation	12,474	(516)	9,692
From loss carried forward	43,460	2,935	46,395
<b>Total</b>	161,842	(11,184)	148,392

(Unit : Thousand Baht)

	Consolidated F/S		
	Recognized as income /(expenses) in		31 December 2019
	1 January 2019	Other comprehensive income	
	Profit or loss		
<b>Deferred tax liability</b>			
From the difference of depreciation of fixed assets between accounting base and tax base	(245)	-	(345)
<b>Total</b>	(245)	-	(345)
<b>Deferred tax assets – net</b>	161,597	(2,266)	148,047

(Unit : Thousand Baht)

	Consolidated F/S		
	Recognized as income /(expenses) in		31 December 2018
	1 January 2018	Other comprehensive income	
	Profit or loss		
<b>Deferred tax assets</b>			
From allowance for doubtful account of hire-purchase receivable	38,252	-	48,949
From allowance for devalue of inventories	952	-	1,051
From allowance for doubtful account of loan to and interest receivables	26,711	-	23,696
From allowance for doubtful account of receivables and advances to employees	13,731	-	13,687
From allowance for devalue of assets foreclosed	8,294	-	8,666
From allowance for devalue of other current assets	8,466	-	9,579
From allowance for devalue of long-term investment	42,000	-	-
From allowance for impairment of investments in subsidiary	280	-	280
From provision for employee benefits obligation	12,328	-	12,474
From loss carried forward	18,128	-	43,460
<b>Total</b>	169,142	-	161,842
<b>Deferred tax liability</b>			
From the difference of depreciation of fixed assets between accounting base and tax base	(150)	-	(245)
<b>Total</b>	(150)	-	(245)
<b>Deferred tax assets - net</b>	168,992	-	161,597



(Unit : Thousand Baht)

	Separate F/S		
	Recognized as income/(expenses) in		
	1 January 2019	Profit or loss	Other comprehensive income
			31 December 2019
<b>Deferred tax assets</b>			
From allowance for doubtful account of hire-purchase receivable	8,715	1,117	-
From allowance for devalue of inventories	742	453	-
From allowance for doubtful account of loan to and interest receivables	23,179	(13,355)	-
From allowance for doubtful account of receivables and advances to employees	13,687	(43)	-
From allowance for devalue of other current assets	3,372	(2)	-
From provision for employee benefits obligation	4,799	949	(1,018)
From allowance for impairment of investments in subsidiary	280	(280)	-
From loss carried forward	22,358	629	-
<b>Total deferred tax assets</b>	<b>77,132</b>	<b>(10,532)</b>	<b>(1,018)</b>

(Unit : Thousand Baht)

	Separate F/S		
	Recognized as income/(expenses) in		
	1 January 2018	Profit or loss	Other comprehensive income
			31 December 2018
<b>Deferred tax assets</b>			
From allowance for doubtful account of hire-purchase receivable	7,464	1,251	-
From allowance for devalue of inventories	674	68	-
From allowance for doubtful account of loan to and interest receivables	23,179	-	-
From allowance for doubtful account of receivables and advances to employees	13,730	(43)	-
From allowance for devalue of other current assets	3,397	(25)	-
From allowance for devalue of long-term investment	42,000	(42,000)	-
From provision for employee benefits obligation	5,225	(426)	-
From allowance for impairment of investments in subsidiary	280	-	-
From loss carried forward	-	22,358	-
<b>Total deferred tax assets</b>	<b>95,949</b>	<b>(18,817)</b>	<b>-</b>

Income tax expense for the years ended 31 December 2019 and 2018 are as follows:

	(Unit : Thousand Baht)			
	Consolidated F/S		Separate F/S	
	For the years ended 31 December			
	2019	2018	2019	2018
<b>Current tax expense</b>				
Current year	34,917	39,767	-	-
<b>Deferred tax expense</b>				
Movements in temporary differences	11,284	7,395	10,532	18,817
<b>Total income tax expense</b>	46,201	47,162	10,532	18,817

*Income tax recognised in other comprehensive income*

	(Unit : Thousand Baht)					
	Consolidated F/S					
	2019			2018		
	Before tax	Tax Expense	Net of tax	Before tax	Tax expense	Net of Tax
Actuarial gain	11,332	(2,266)	9,066	-	-	-
<b>Total</b>	<b>11,332</b>	<b>(2,266)</b>	<b>9,066</b>	<b>-</b>	<b>-</b>	<b>-</b>

	(Unit : Thousand Baht)					
	Separate F/S					
	2019			2018		
	Before tax	Tax Expense	Net of tax	Before tax	Tax expense	Net of Tax
Actuarial gain	5,088	(1,018)	4,070	-	-	-
<b>Total</b>	<b>5,088</b>	<b>(1,018)</b>	<b>4,070</b>	<b>-</b>	<b>-</b>	<b>-</b>

As at 31 December 2019, the Group has temporary differences from cumulative taxable loss carried forward not yet recognized as deferred tax assets in the financial statement totalling Baht 384.31 million.

## Reconciliation of effective tax rate

	Consolidated F/S		(Unit : Thousand Baht)	
	For the years ended 31 December		Separate F/S	
	2019	2018	2019	2018
Profit (loss) before tax	132,012	188,719	100,188	96,067
Applicable tax rate (%)	20%	20%	20%	20%
Tax multiplied by applicable tax rate	26,402	37,744	20,037	19,213
<b>Effects :</b>				
Adjustment for eliminate transaction	9,981	(10,467)	-	-
Tax on exempted revenue for Revenue Code	(20,225)	(675)	(12,960)	(14,422)
Tax on non-deductible expense for Revenue Code	19,867	18,867	5,479	14,548
Tax on additional deductible expenses	(2,851)	(1,843)	(448)	(522)
Tax from taxable losses of previous year	(3,638)	(3,129)	(1,576)	-
Change in tax rate	(7,905)	(12,417)	-	-
Current year losses for which no deferred tax assets was recognized	24,570	19,082	-	-
<b>Net</b>	<b>46,201</b>	<b>47,162</b>	<b>10,532</b>	<b>18,817</b>
<b>Income tax</b>				
- Income tax of the Company	10,532	18,817	10,532	18,817
- Income tax of subsidiaries	32,353	24,794	-	-
- Income tax of subsidiary in foreign country	3,316	3,551	-	-
<b>Total</b>	<b>46,201</b>	<b>47,162</b>	<b>10,532</b>	<b>18,817</b>

25. BANK OVERDRAFTS AND SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

	Consolidated F/S		(Unit : Thousand Baht)	
	For the years ended 31 December		Separate F/S	
	2019	2018	2019	2018
Bank overdrafts	79,006	71,805	24,422	22,368
Short-term loans from financial institutions	105,000	105,000	85,000	85,000
<b>Total</b>	<b>184,006</b>	<b>176,805</b>	<b>109,422</b>	<b>107,368</b>
<u>Less</u> Deferred interest	(35)	(43)	(35)	(43)
<b>Net</b>	<b>183,971</b>	<b>176,762</b>	<b>109,387</b>	<b>107,325</b>

As at 31 December 2019 and 2018, the Company has bank overdrafts and short-term loan facilities with financial institutions that bear interest at MOR and MRR p.a. These are collateralized by the guarantee of the Company's director and the mortgages of land together with structures thereon of the Company as described in Note 19 to the financial statements.

As at 31 December 2019 and 2018, the subsidiary companies have bank overdrafts and short-term loan facilities with financial institutions which bear interest at 8.00% and MOR are collateralized by the guarantee of the Company, the Group's director, the former subsidiary's director and its mortgage of land and structures, and land and structures for real estate project as described in Notes 19 and 21 to the financial statements.

As at 31 December 2019 and 2018, the Group has bill of exchange for three-months and six-months with financial institutions, bearing interest between 4.63% - 6.87% p.a. and 4.48% - 7.12% p.a., respectively.

## 26. TRADE ACCOUNTS PAYABLE AND ACCRUED EXPENSES - GENERAL SUPPLIERS

			(Unit : Thousand Baht)	
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Trade accounts payable	67,386	94,170	27,208	39,338
Accrued expenses	90,336	85,349	20,580	22,595
Accrued bonuses	31,085	54,046	16,929	25,325
Accrued interest expense	30,457	28,468	18,976	16,541
Other payables	24,314	23,278	3,854	10,402
VAT payable	13,650	16,243	3,507	4,717
Accrued insurance	5,777	8,597	-	-
Unearned revenue	3,315	4,534	95	593
Total	266,320	314,685	91,149	119,511

27. DEBENTURES - NET

(Unit : Thousand Baht)

Debenture set	Duration	Date of issue	Maturity date	Interest rate (% p.a.)	Consolidated F/S		Separate F/S	
					31 December 2019	31 December 2018	31 December 2019	31 December 2018
1	3 years 1 day	19 May 2016	20 May 2019	4.30	-	169,974	-	-
2	3 years	24 November 2016	24 November 2019	5.00	-	699,526	-	-
3	2 years 1 month 16 days	5 April 2017	21 May 2019	5.10	-	199,620	-	-
4	2 years 1 month	21 April 2017	21 May 2019	5.10	-	399,234	-	-
5	2 years	30 August 2017	30 August 2019	5.25	-	466,308	-	466,308
6	2 years	24 April 2018	24 April 2020	5.55	611,420	608,280	611,420	608,280
7	2 years 6 months	24 July 2018	24 January 2021	5.25	646,462	643,143	646,462	643,143
8	2 years	27 September 2018	27 September 2020	5.25	159,459	158,853	-	-
9	270 days	19 October 2018	16 July 2019	5.50	-	129,644	-	129,644
10	1 year 6 months	15 May 2019	15 November 2020	6.00	765,353	-	-	-
11	184 days	12 July 2019	12 January 2020	5.15	79,983	-	79,983	-
12	2 years 6 months	9 August 2019	9 February 2022	5.75	495,553	-	495,553	-
13	2 years	13 November 2019	13 November 2021	5.75	693,727	-	-	-
Total					3,451,957	3,474,582	1,833,418	1,847,375
<u>Less</u> Current portion					(1,616,215)	(2,064,306)	(691,403)	(595,952)
Debentures - net					1,835,742	1,410,276	1,142,015	1,251,423

Movements of debentures during the years ended 31 December 2019 and 2018 are as follows:

			(Unit : Thousand Baht)	
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Balance as at 1 January	3,474,582	3,228,135	1,847,375	1,563,432
Newly issued debentures	2,050,000	1,672,400	580,000	1,472,400
Redemption of matured debentures	(2,067,900)	(1,420,000)	(597,900)	(1,180,000)
Underwriting costs	(20,447)	(16,797)	(5,566)	(15,395)
Amortization of issuing costs of debentures	15,722	10,844	9,509	6,938
Balance as at 31 December	<u>3,451,957</u>	<u>3,474,582</u>	<u>1,833,418</u>	<u>1,847,375</u>

The Company and a subsidiary issued unsubordinated, unsecured, with no trustee debentures to individuals and financial institutions. The interest on these debentures is payable every 3 months. The Company uses the proceeds from this issuance of debentures to repay debts and/or for working capital required to fund business expansion. In addition, the debentures were issued with covenants relating to various matters, such as the decrease in share capital, the merger, the payment of dividend and limitations on the execution of new loan obligation.

## 28. LIABILITIES UNDER HIRE-PURCHASE AGREEMENTS

			(Unit : Thousand Baht)	
	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Liabilities under hire-purchase agreements	13,358	21,907	10,953	20,049
<u>Less</u> Deferred interest	(805)	(907)	(612)	(821)
Net	<u>12,553</u>	<u>21,000</u>	<u>10,341</u>	<u>19,228</u>
<u>Less</u> Current portion	(7,094)	(13,465)	(6,024)	(12,481)
Net	<u>5,459</u>	<u>7,535</u>	<u>4,317</u>	<u>6,747</u>

As at 31 December 2019 and 2018, the Group has liabilities under hire-purchase agreements with the following payment years:

(Unit : Thousand Baht)

	Consolidated F/S					
	2019			2018		
	Principal	Deferred interest	Net	Principal	Deferred interest	Net
Payment due within 1 year	7,538	(444)	7,094	14,117	(652)	13,465
Payment due over 1 year to 5 years	5,820	(361)	5,459	7,790	(255)	7,535
Total	13,358	(805)	12,553	21,907	(907)	21,000

(Unit : Thousand Baht)

	Separate F/S					
	2019			2018		
	Principal	Deferred interest	Net	Principal	Deferred interest	Net
Payment due within 1 year	6,372	(348)	6,024	13,065	(584)	12,481
Payment due over 1 year to 5 years	4,581	(264)	4,317	6,984	(237)	6,747
Total	10,953	(612)	10,341	20,049	(821)	19,228

## 29. LONG-TERM LOANS

(Unit : Thousand Baht)

	Consolidated F/S		Separate F/S	
	2019	2018	2019	2018
Long-term loans	1,159,772	1,190,344	144,968	157,894
<u>Less</u> Current portion due within one year	(334,871)	(336,873)	(13,632)	(12,928)
Net	824,901	853,471	131,336	144,966

Movements in the long-term loans account during the years ended 31 December 2019 and 2018 are summarized below:

	Consolidated F/S		(Unit : Thousand Baht)	
			Separate F/S	
	2019	2018	2019	2018
Balance as at 1 January	1,190,344	917,640	157,894	117,332
<u>Add</u> Additional borrowings	235,445	546,810	-	88,663
<u>Less</u> Repayments	(265,387)	(273,575)	(12,926)	(48,101)
Unrealized loss from exchange rate	(630)	(531)	-	-
Balance as at 31 December	<u>1,159,772</u>	<u>1,190,344</u>	<u>144,968</u>	<u>157,894</u>

The Group's long-term loans from financial institutions as of 31 December 2019 and 2018 are as follows:

	Million Baht			
	Consolidated			
	2019	2018	Interest rate (%)	Repayment
<b>The Company :</b>				
Facility 1	82.92	92.16	MLR - 1.50% p.a.	Repayment by monthly for 1 <sup>st</sup> - 119 <sup>th</sup> periods with amount Baht 1.15 million, and 120 <sup>th</sup> repay the remaining amount of loan, interest, other fee, other expenses, and contingent liability and repayment by within 10 years start from first draw down date.
Facility 2	62.05	65.73	MLR - 1.50% p.a.	Repayment by monthly for 1 <sup>st</sup> - 12 <sup>nd</sup> period with interest at the end of period, monthly for 13 <sup>rd</sup> - 38 <sup>th</sup> period installment with interest at least Baht 1.75 million, monthly for 39 <sup>th</sup> - 143 <sup>rd</sup> period installment with interest at least Baht 2.05 million, after 144 <sup>th</sup> the last period with remaining accrued interest.
<b>Subsidiaries:</b>				
Mida Leasing Public Company Limited				
Facility 1	9.44	15.95	MLR - 0.50% p.a.	Monthly installments with interest at least Baht 0.61 million and repayable within 2 July 2021.
Facility 2	21.37	26.95	MLR - 1.50% p.a.	Monthly installments with interest at least Baht 0.57 million and repayable within 31 March 2023.
Mida Property Co., Ltd				
Facility 1	-	17.65	MLR - 0.25%p.a.	When transferred ownership and free mortgage, payment at 70% of contract price following transfer of the rights to real estate as described in the agreement or repayable at least Baht 3.50 million within 3 years and 6 months.



	Million Baht			
	Consolidated			
	2019	2018	Interest rate (%)	Repayment
Facility 2	40.00	40.00	MLR - 2.0% p.a.	When transferred ownership and free mortgage, payment at 70% of contract price following transfer of the rights to real estate as described in the agreement or repayable at least Baht 1.39 million within 5 years.
Facility 3	54.86	70.69	MLR - 2.0% p.a.	Repayment by monthly installment for 60 months at the end of month for 1 <sup>st</sup> - 59 <sup>th</sup> periods with interest at lease Baht 1.70 million and 60 <sup>th</sup> period with remaining accrued interest. First payment was in December 2017.
Facility 4	-	28.91	MLR - 2.0% p.a. for 1 <sup>st</sup> years, and MLR p.a. for 2 <sup>th</sup> - 5 <sup>th</sup> years.	Repayment by monthly installment for 60 months at the end of month for 1 <sup>st</sup> - 59 <sup>th</sup> periods with interest at lease Baht 0.70 million and 60 <sup>th</sup> period with remaining accrued interest.
Facility 5	2.31	55.16	MLR - 2.0% p.a.	When transferred ownership and free mortgage, payment at 70% of contract price following transfer of the rights to real estate as described in the agreement, at least Baht 1.35 million - Baht 1.39 million within 54 months.
Facility 6	39.66	47.13	MLR - 2.0% p.a.	When transferred ownership and free mortgage, payment at 70% of contract price following transfer of the rights to real estate as described in the agreement or repayable at least Baht 1.20 million within 54 months.
Facility 7	93.13	40.00	MLR - 1.5% p.a.	When transferred ownership and free mortgage, payment at 70% of contract price following transfer of the rights to real estate as described in the agreement or repayable at least Baht 1.57 million within 4 years.
Facility 8	34.00	-	MLR - 2.0% p.a.	When transferred ownership and free mortgage, payment at 70% of contract price following transfer of the rights to real estate as described in the agreement. Pay at least Baht 1.90 million for detached house type Aster. Pay at least Baht 2.26 million for detached house type Lavender. Pay at least Baht 1.54 million for townhouse 2 story (Rim). And pay at least of Baht 1.48 million for townhouse 2 story (Middle) and within 42 months.

	Million Baht		Interest rate (%)	Repayment
	2019	2018		
Top Element Co., Ltd.				
Facility 1	62.05	65.73	MLR - 1.50% p.a.	Repayment by monthly for 1 <sup>st</sup> - 12 <sup>nd</sup> period with interest at the end of period, monthly for 13 <sup>rd</sup> - 38 <sup>th</sup> period installment with interest at least Baht 1.75 million, monthly for 39 <sup>th</sup> - 143 <sup>rd</sup> period installment with interest at least Baht 2.05 million, after 144 <sup>th</sup> the last period with remaining accrued interest.
Facility 2	119.44	-	MLR - 1.50% p.a.	Repayment by monthly for 1 <sup>st</sup> - 83 <sup>rd</sup> period installment with interest at least Baht 1.28 million, monthly for 84 <sup>th</sup> - 119 <sup>th</sup> period installment with interest at least Baht 1.28 million, after 120 <sup>th</sup> the last period with remaining accrued interest.
The Retreat Hua Hin Co., Ltd.				
Facility 1	220.87	255.07	MLR - 1.50% p.a. for 1 <sup>st</sup> - 3 <sup>rd</sup> years, and MLR -1.75% p.a. for 4 <sup>th</sup> - 12 <sup>th</sup> year.	Repayment by monthly for 1 <sup>st</sup> - 12 <sup>th</sup> period with interest at the end of period, monthly installment with interest at least Baht 3.9 million after 13 <sup>th</sup> period, specific in the agreement period with 10 years.
Facility 2	137.93	155.37	MLR - 1.50% p.a. for 1 <sup>st</sup> - 3 <sup>rd</sup> years, and MLR -1.75% p.a. for 4 <sup>th</sup> - 12 <sup>th</sup> year.	Repayment by monthly for 1 <sup>st</sup> - 12 <sup>th</sup> period with interest at the end of period, monthly installment with interest at least Baht 2.1 million after 13 <sup>th</sup> period, specific in the agreement period with 10 years.
Mida (Lao) Financing Co., Ltd.				
Facility 1	-	11.20	Fixed rate at 7.50% p.a.	Monthly installments with interest at USD 30,057 and in the agreement within 5 years start from first draw down date.
Mida Development Co., Ltd.				
Facility 1	52.12	58.46	MLR - 1.50% p.a. for 1 <sup>st</sup> - 3 <sup>rd</sup> year, MLR - 1.25% for 4 <sup>th</sup> - 5 <sup>th</sup> year and MLR -0.50% for 6 <sup>th</sup> - 12 <sup>th</sup> year	Repayment by monthly interest for 1 <sup>st</sup> - 18 <sup>th</sup> period, Monthly installments with interest of at least Baht 0.78 million for 19 <sup>th</sup> - 143 <sup>th</sup> period and remaining of instalment with interest for 144 <sup>th</sup> period.
Max Hotel Co., Ltd.				
Facility 1	54.39	63.59	MLR - 0.50% p.a.	Repayment by monthly installment specified in the agreement within 12 years after the first withdrawal.
Facility 2	11.18	14.86	Fixed rate at 4.00% p.a.	Repayment by monthly for installment with interest at least Baht 0.35 million from commencing the first withdrawal, specific in the agreement period with 7 years.

	Million Baht			
	Consolidated			
	2019	2018	Interest rate (%)	Repayment
Facility 3	62.05	65.73	MLR - 1.50% p.a.	Repayment by monthly for 1 <sup>st</sup> - 12 <sup>nd</sup> period with interest at the end of period, monthly for 13 <sup>rd</sup> - 38 <sup>th</sup> period installment with interest at least Baht 1.75 million, monthly for 39 <sup>th</sup> - 143 <sup>rd</sup> period installment with interest at least Baht 2.05 million, after 144 <sup>th</sup> the last period with remaining accrued interest.
Total	1,159.77	1,190.34		
<u>Less</u> Current portion	(334.87)	(336.87)		
Long-term loan - net	824.90	853.47		

	Million Baht			
	Separate F/S			
	2019	2018	Interest rate (%)	Repayment
<b>The Company :</b>				
Facility 1	82.92	92.16	MLR - 1.50% p.a.	Repayment by monthly for 1 <sup>st</sup> - 119 <sup>th</sup> periods with amount Baht 1.15 million, and 120 <sup>th</sup> repay the remaining amount of loan, interest, other fee, other expenses, and contingent liability and repayment by within 10 years start from first draw down date.
Facility 2	62.05	65.73	MLR - 1.50% p.a.	Repayment by monthly for 1 <sup>st</sup> - 12 <sup>nd</sup> period with interest at the end of period, monthly for 13 <sup>rd</sup> - 38 <sup>th</sup> period installment with interest at least Baht 1.75 million, monthly for 39 <sup>th</sup> - 143 <sup>rd</sup> period installment with interest at least Baht 2.05 million, after 144 <sup>th</sup> the last period with remaining accrued interest.
Total	144.97	157.89		
<u>Less</u> Current portion	(13.63)	(12.92)		
Long-term loan - net	131.34	144.97		

Long-term loans of the Group are collateralized by the mortgages of land with structures in real estate thereon of the Group and the directors of the Company and its subsidiaries.

The Group loan agreements were made with following conditions:

1) Mida Assets Public Company Limited

The Company entered into loan agreements with a financial institution for total credit facility Baht 105.00 million and entered into a syndicate loan agreement with a financial institution together with Top Element Co., Ltd. and Max Hotel Co., Ltd. for total credit there on facility of Baht 200.00 million for construction and hotel management. This loan is mortgaged by project's land and structures thereon.

2) Mida Leasing Public Company Limited

The subsidiary entered into 2 loan agreement with a financial institution for total credit facility Baht 70.00 million for purchasing of property. These loans are collateralized by the subsidiary's land and construction thereon.

3) Mida Property Co., Ltd.

The subsidiary entered into loan agreements with 2 financial institutions for total credit facility Baht 1,363.79 million for housing estate project. These loans are mortgaged by land and structures and collateralized by the parent company and director.

4) The Retreat Hua Hin Co., Ltd.

The subsidiary entered into 2 loan agreements with a financial institution for total credit facility Baht 528.00 million for hotel construction, landscape, air condition system, and hotel interior decoration. These loans are mortgaged by land and structures and collateralized by the parent company and director.

5) Mida (Lao) Financing Co., Ltd.

The subsidiary entered into a loan agreement with a financial institution for credit facility of USD 1.50 million for use as working capital in the normal course of the subsidiary. This loan is mortgaged by land of director of subsidiaries.

6) Mida Development Co., Ltd.

The subsidiary entered into another loan agreement with a financial institution for credit facility Baht 70.00 million for hotel project. This loan is mortgaged by land and structures and collateralized by the parent company.

7) Max Hotel Co., Ltd.

The subsidiary entered into 2 loan agreements with a financial institution for total credit facility of Baht 123.00 million for hotel construction and purchase of furniture. These loans are secured by mortgaged the subsidiary company's land.

### 30. EMPLOYEE BENEFITS OBLIGATION

During the years ended 31 December 2019 and 2018, movements in employee benefits obligation are as follows:

	Consolidated F/S		(Unit : Thousand Baht)	
	2019	2018	Separate F/S 2019	2018
Balance as at 1 January	58,664	59,956	23,997	26,124
Recognition in profit loss				
- Service cost	5,206	2,603	1,517	520
- Finance cost	1,224	1,118	518	386
- Past service cost	7,240	-	4,249	-
Actuarial gain	(11,332)	-	(5,088)	-
Employee benefits paid	(12,381)	(5,013)	(1,544)	(3,033)
Reclassify accrued employee benefit	(1,018)	-	-	-
Total	47,603	58,664	23,649	23,997
<u>Less</u> Current portion of one year	(9,709)	(10,229)	(6,933)	-
Balance as at 31 December	37,894	48,435	16,716	23,997
Total unfund	47,603	58,664	23,649	23,997

Actuarial gain recognised in other comprehensive income arising from:

	Consolidated F/S		(Unit : Thousand Baht)	
	2019	2018	Separate F/S 2019	2018
Gain recognised in other comprehensive income - net of tax	9,066	-	4,070	-

On 5 April 2019, the National Legislative Assembly published Labor Protection Act No.7 B.E. 2019 in the Government Gazette which entitles employees who have worked for a consecutive period of 20 years or more to receive 400 days based on their salary as at the date of retirement. The revised legislation was effective from 5 May 2019, and resulted in an increase in the employment benefit obligation of Baht 4.25 million in the consolidated financial statement and Baht 7.24 million in the separate financial statement, with a corresponding amount included in the profit or loss in respect of the past service costs for the year ended 31 December 2019.

Principal actuarial assumptions at the reporting date for the year ended 31 December 2019 and 2018 are as follows:

2019	
Consolidated F/S and Separate F/S	
Monthly employee	
Discount rate	2.47% p.a.
Salary increase rate	6.98% p.a.
Mortality rate	Thai Mortality Ordinary Table 2017
Retirement age	60 years
2018	
Consolidated F/S and Separate F/S	
Monthly employee	Daily employee
Discount rate	2.57% p.a. 3.21% p.a.
Salary increase rate	8.52% p.a. 0.00% p.a.
Mortality rate	Thai Mortality Ordinary Table 2017 Thai Mortality Ordinary Table 2017
Retirement age	60 years 60 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.

(Unit : Thousand Baht)			
2019			
	Consolidated F/S		Separate F/S
	Increase 0.5%	Decrease 0.5%	Increase 0.5% Decrease 0.5%
<b>Discount rate</b>			
Increase (decrease) in the defined benefit liability	(627)	660	(532) 561
<b>Salary growth rate</b>			
Increase (decrease) in the defined benefit liability	706	(676)	593 (568)
<b>Staff turnover rate</b>			
Increase (decrease) in the defined benefit liability	(907)	960	(766) 811

(Unit : Thousand Baht)

2018

	Consolidated F/S		Separate F/S	
	Increase 0.5%	Decrease 0.5%	Increase 0.5%	Decrease 0.5%
<b>Discount rate</b>				
Increase (decrease) in the defined benefit liability	(587)	619	(472)	498
<b>Salary growth rate</b>				
Increase (decrease) in the defined benefit liability	843	(802)	652	(619)
<b>Staff turnover rate</b>				
Increase (decrease) in the defined benefit liability	(1,072)	1,144	(835)	893

As at 31 December 2019, expected maturity of employee benefits obligation before discount are as follow:

	(Unit : Thousand Baht)	
	Consolidated F/S	Separate F/S
Year 1	8,335	4,768
Year 2 - 5	10,262	7,305
Year 6 - 10	15,740	12,035
Year 11 - 15	8,034	5,979

### 31. SHARE CAPITAL AND PREMIUM ON SHARE CAPITAL

	Consolidated F/S and Separate F/S		
	Number of ordinary shares (Share)	Issued and fully paid-up (Thousand Baht)	Premium on share capital (Thousand Baht)
Balance as at 1 January 2019	2,504,093,632	1,252,047	1,377,567
Warrants converted to ordinary shares	2,055	1	4
Balance as at 31 December 2019	2,504,095,687	1,252,048	1,377,571

On 31 May 2019, the warrant holders exercised 2,055 units to buy 2,055 ordinary shares. The Company has already received additional paid-up share capital totaling Baht 5,137.50 and recorded share capital at par value of Baht 1,027.50 and share premium of Baht 4,110. Currently, total of 626,012,898 units of warrants were not exercised and had expired.

### 32. Warrant

In 2016, the Company issued and allocated warrants ("MIDA-W2") 626,014,953 units with no cost to the shareholders at the ratio of 4 existing ordinary shares to 1 unit of warrant. The warrants will be expired within three years from the issuance date and the exercise price is Baht 2.50 per share.

The movements in warrants during the years 2019 and 2018 are as follows:

	Number of warrants (Unit)	
	2019	2018
Balance as at 1 January	626,014,953	626,014,953
Exercise of warrants	(2,055)	-
Expired warrants on 31 May 2019	(626,012,898)	-
Balance as at 31 December	-	626,014,953

### 33. PREMIUM ON SHARE CAPITAL

Under the Section 51 of the Public Companies Act B.E. 2535, the Company is required to set aside share subscription monies received in excess of the par value of the shares issued to a reserve account ("Share premium on share capital"). Premium on share capital is not available for dividend distribution.

### 34. LEGAL RESERVE

Pursuant to Section 116 of the Public Limited Company Act B.E. 2535, the Company is required to set aside as a statutory reserve at least 5% of its net income after deducting accumulated deficit brought forward (if any) until the reserve reaches 10% of the registered capital. The statutory reserve is not available for dividend distribution.



### 35. DIVIDEND PAYMENT

During the years 2019 and 2018, subsidiaries had dividend payment as follows:

Company name	Meeting No.	Date of Board Approval	Date Payment of dividend	2019		
				Declaration of dividend		Dividend paid
				Per share (Baht)	Common share (Thousand share)	Amount paid (Thousand Baht)
Mida (Lao) Financing Co., Ltd.	01/2019	9 January 2019	17 January 2019	0.32	25,000	8,000
Mida (Lao) Financing Co., Ltd.	02/2019	12 February 2019	21 February 2019	0.52	25,000	13,000
Mida (Lao) Financing Co., Ltd.	03/2019	12 March 2019	21 March 2019	0.40	25,000	10,000
Mida (Lao) Financing Co., Ltd.	04/2019	11 June 2019	25 June 2019	0.40	25,000	10,000
Mida (Lao) Financing Co., Ltd.	05/2019	9 July 2019	19 July 2019	0.40	25,000	10,000
Mida (Lao) Financing Co., Ltd.	06/2019	7 August 2019	28 August 2019	0.60	25,000	15,000
Mida (Lao) Financing Co., Ltd.	07/2019	9 September 2019	24 September 2019	0.60	25,000	15,000
Mida (Lao) Financing Co., Ltd.	08/2019	8 October 2019	22 October 2019	0.40	25,000	10,000
Mida (Lao) Financing Co., Ltd.	09/2019	9 November 2019	18 November 2019	0.48	25,000	12,000
Mida (Lao) Financing Co., Ltd.	10/2019	11 December 2019	25 December 2019	0.20	25,000	5,000
Total						108,000

Company name	Meeting No.	Date of Board Approval	Date Payment of dividend	2018		
				Declaration of dividend		Dividend paid
				Per share (Baht)	Common share (Thousand share)	Amount paid (Thousand Baht)
Mida Leasing Public Company Limited	01/2018	27 April 2018	15 May 2018	0.05	1,064,797	53,240
Mida (Lao) Financing Co., Ltd.	01/2018	10 January 2018	10 January 2018	0.20	25,000	5,000
Mida (Lao) Financing Co., Ltd.	02/2018	12 February 2018	14 February 2018	0.28	25,000	7,000
Mida (Lao) Financing Co., Ltd.	03/2018	14 March 2018	15 March 2018	0.20	25,000	5,000
Mida (Lao) Financing Co., Ltd.	04/2018	9 May 2018	15 May 2018	0.28	25,000	7,000
Mida (Lao) Financing Co., Ltd.	05/2018	13 June 2018	14 June 2018	0.28	25,000	7,000
Mida (Lao) Financing Co., Ltd.	06/2018	4 July 2018	16 July 2018	0.24	25,000	6,000
Mida (Lao) Financing Co., Ltd.	07/2018	14 August 2018	14 August 2018	0.20	25,000	5,000
Mida (Lao) Financing Co., Ltd.	08/2018	11 September 2018	12 September 2018	0.40	25,000	10,000
Mida (Lao) Financing Co., Ltd.	09/2018	10 October 2018	10 October 2018	0.32	25,000	8,000
Mida (Lao) Financing Co., Ltd.	10/2018	13 November 2018	13 November 2018	0.34	25,000	8,500
Mida (Lao) Financing Co., Ltd.	11/2018	11 December 2018	12 December 2018	0.40	25,000	10,000
Total						131,740

### 36. PROVIDENT FUND

The Group and staff have established a contributory Provident Fund. This Provident Fund has already been registered under the Provident Fund Act, B.E. 2530. Under the Fund plan, staff has to contribute to the fund at the specific rate and will be entitled to receive the fund when staff is no longer member in accordance with regulation of the fund. The Company's contribution to the Fund for the years 2019 and 2018, amounted to Baht 5.77 million and Baht 5.71 million, respectively. (Separate F/S : Baht 4.42 million and Baht 4.39 million, respectively).

### 37. REVENUE AND SEGMENTAL FINANCIAL INFORMATION

The Group has revenue from both domestic and overseas consist of revenue from sales of merchandises and hire-purchases financing income, revenue from property sales, rental income, revenue from hotel operations, services income and revenue from advertising public relation and events services. The Group disclosed the revenue from its core operation, excluded interest income, classified by geography areas and revenue recognition for the years ended 31 December 2019 and 2018 as follows :

(Unit : Million Baht)

	Hire-purchase business		Real estate development		Hotel operation		Agency for sale real estate		Advertising, public relation and events services		Other business / Other revenue		Elimination of inter-segment revenues		Consolidation	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
	For the years ended 31 December															
Revenues classified by geography																
- North	144	153	-	-	-	-	-	-	-	-	-	-	-	-	144	153
- Middle	511	514	492	543	167	171	17	17	7	34	17	9	(26)	(18)	1,185	1,270
- North east	542	561	21	21	-	-	-	1	10	10	-	-	(1)	-	572	593
- East	129	123	-	-	63	9	6	-	-	-	2	-	(7)	-	193	132
- Western	96	105	-	-	253	233	-	2	-	-	13	10	(6)	(1)	356	349
- South	179	193	-	-	3	-	-	-	10	8	-	-	-	-	192	201
- Overseas	73	88	-	-	-	-	-	-	-	-	-	-	-	-	73	88
Total	1,674	1,737	513	564	486	413	23	20	27	52	32	19	(40)	(19)	2,715	2,786
Gross profit	1,405	1,459	132	162	213	193	3	5	15	20	10	6	1	2	1,779	1,847

	Hire-purchase business		Real estate development		Hotel operation		Agency for sale real estate		Advertising, public relation and events services		Other business		Elimination of inter-segment revenues		Consolidation	
	For the years ended 31 December															
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
Revenue classified by revenue recognition																
- At point in time	87	88	513	562	486	405	23	20	-	27	-	10	(21)	(16)	1,088	1,096
- Overtime	1,587	1,649	-	-	-	-	-	-	27	25	32	9	(19)	(3)	1,627	1,680
Total	1,674	1,737	513	562	486	405	23	20	27	52	32	19	(40)	(19)	2,715	2,776
Finance costs															275	262
Depreciation and amortization															132	123
Profit before income tax															132	189
Property, plant and equipment - net															3,280	3,183
Other assets															7,409	7,704
Total assets															10,689	10,887

38. OTHER INCOME

	Consolidated F/S		(Unit : Thousand Baht)	
			Separate F/S	
	2019	2018	2019	2018
Penalty income	30,832	34,284	21	58
Collection of income	6,794	7,608	95	203
Income from transfer of car registers	11,823	13,807	-	-
Brokerage income	12,136	17,755	-	-
Bad debt recovery	9,919	9,899	1,399	2,875
Gain on disposal of assets and investment properties	6,332	3,035	170	2,227
Others	52,074	50,418	10,988	16,012
Total	129,910	136,806	12,673	21,375

39. EXPENSES BY NATURE

	Consolidated F/S		(Unit : Thousand Baht) Separate F/S	
	For the year ended 31 December			
	2019	2018	2019	2018
Changes in property development costs	(53,104)	(166,721)	46,629	59,725
Changes in inventories	33,084	838	20,272	(1,376)
Cost of property development during the year	430,658	548,739	7,021	75,209
Purchase merchandises	341,478	404,791	278,77	304,022
Employee benefits expenses	705,582	678,401	384,140	380,267
Commission expense	201,686	195,849	126,599	134,331
Allowance for impairment of investment in subsidiaries	-	-	20,000	66,000
Fuel charge	70,556	83,019	66,711	68,365
Depreciation and amortization	132,184	122,611	38,530	35,447
Management benefit expenses	32,479	31,866	15,739	14,631
Repair and maintenance vehicles	29,648	28,887	17,267	16,916
Insurance expense	3,497	15,964	2,341	2,066
Loss from assets foreclosed disposal of assets and investment properties	9,158	7,286	-	-
Loss from devalue of inventory	2,258	404	2,258	339
Bad debts and allowance for doubtful accounts	88,130	107,170	31,480	26,122
Building rental fee	17,863	18,307	11,983	11,716
Utilities expenses	66,722	63,311	23,433	21,414
Advertising and promotion fee	26,556	30,929	8,469	10,938
Specific business tax	18,292	19,941	2,517	6,084
Other fee	24,503	24,684	5,792	7,188

40. FINANCIAL INSTRUMENTS

### Financial risk management

The Group's financial instruments principally comprise cash and cash equivalents, hire-purchase receivables, loans, restricted deposits with banks, bank overdrafts and short-term loans from financial institutions, debentures, liabilities under hire-purchase agreements, and long-term loans. The financial risks associated with these financial instruments and how they are managed are described below.

### Credit risk

The Group has exposure to credit risk primarily with respect to hire-purchases receivable and loans. The Company manages the risk by adopting appropriate credit control policies and procedures and therefore does not expect to incur material financial losses since most of the credit grantings are covered with contracts and guarantees. The maximum exposure to credit risk is limited to the carrying amounts of receivables, loans, and other receivables as stated in the statement of financial position.

### Interest rate risk

The Group's exposure to interest rate risk relates primarily to its cash at banks, bank overdrafts and short-term loans from financial institutions, short-term loans, liabilities under hire-purchase agreements, debentures and long-term borrowings. However, since most of the Company's financial assets and liabilities bear floating interest rates or fixed interest rates which are close to the market rate, the interest rate risk is expected to be minimal.

Significant financial assets and liabilities as at 31 December 2019 classified by type of interest rates are summarized below, with those financial assets and liabilities that carry fixed interest rates further classified based on the maturity date or the reprising date (if this occurs before the maturity date).

(Unit : Thousand Baht)

	Consolidated F/S				
	Fixed interest rates		Floating Interest rate	Non-interest Bearing	Total
	Within 1 year	More than 1 - 5 years			
<b>Financial assets</b>					
Cash and cash equivalents	-	-	86,342	45,527	131,869
Hire-purchase receivables	1,507,743	2,030,449	-	-	3,538,192
Short-term loans to and interest receivable-other parties	34,700	-	-	-	34,700
Restricted deposits with banks	52,136	28,410	-	-	80,546
Long-term loans to and interest receivable-other parties	207,361	58,816	-	-	266,177
<b>Financial liabilities</b>					
Bank overdrafts and short-term loans from financial institutions	144,093	-	39,878	-	183,971
Debentures	1,616,215	1,835,742	-	-	3,451,957
Liabilities under hire-purchase agreements	7,094	5,459	-	-	12,553
Long-term loan from financial institutions	-	-	1,159,772	-	1,159,772

(Unit : Thousand Baht)

	Separate F/S				
	Fixed interest rates				
	Within 1 year	More than 1 - 5 years	Floating Interest rate	Non-interest Bearing	Total
<b>Financial assets</b>					
Cash and cash equivalents	-	-	9,544	13,083	22,627
Hire-purchase receivables	374,531	139,666	-	-	514,197
Short-term loans to and interest receivable-subsidiary companies	1,742,581	-	-	-	1,742,581
Short-term loans to and interest receivable-other parties	34,700	-	-	-	34,700
Restricted deposits with banks	-	8,927	-	-	8,927
Long-term loans and interest receivable-other parties	-	12,620	-	-	12,620
<b>Financial liabilities</b>					
Bank overdrafts and short-term loans from financial institutions	109,387	-	-	-	109,387
Debentures	691,403	1,142,015	-	-	1,833,418
Liabilities under hire-purchase agreements	6,024	4,317	-	-	10,341
Long-term loan from financial institutions	-	-	144,968	-	144,968

Significant financial assets and liabilities as at 31 December 2018 classified by type of interest rates are summarized below, with those financial assets and liabilities that carry fixed interest rates further classified based on the maturity date or the reprising date (if this occurs before the maturity date).

(Unit : Thousand Baht)

	Consolidated F/S				
	Fixed interest rates				
	Within 1 year	More than 1 - 5 years	Floating Interest rate	Non-interest Bearing	Total
<b>Financial assets</b>					
Cash and cash equivalents	-	-	91,007	42,182	133,189
Hire-purchase receivables	1,567,631	2,287,395	-	-	3,855,026
Short-term loans to and interest receivable-other parties	30,900	-	-	-	30,900
Restricted deposits with banks	53,619	32,417	-	-	86,036
Long-term loans to and interest receivable-other parties	208,678	58,311	-	-	266,989
<b>Financial liabilities</b>				-	
Bank overdrafts and short-term loans from financial institutions	176,762	-	-	-	176,762
Debentures	2,064,306	1,410,276	-	-	3,474,582
Liabilities under hire-purchase agreements	13,465	7,535	-	-	21,000
Long-term loan from financial institutions	-	-	1,190,344	-	1,190,344

(Unit : Thousand Baht)

	Separate F/S			
	Fixed interest rates		Floating Interest rate	Non-interest Bearing
	Within 1 year	More than 1 - 5 years		
				Total
<b>Financial assets</b>				
Cash and cash equivalents	-	-	16,668	11,247
Hire-purchase receivables	373,403	179,547	-	-
Short-term loans to and interest receivable-subsidiary companies	1,727,674	-	-	-
Short-term loans to and interest receivable-other parties	30,900	-	-	-
Restricted deposits with banks	-	10,060	-	-
Long-term loans and interest receivable-other parties	-	12,061	-	-
<b>Financial liabilities</b>				
Bank overdrafts and short-term loans from financial institutions	107,325	-	-	-
Debentures	595,952	1,251,423	-	-
Liabilities under hire-purchase agreements	12,481	6,747	-	-
Long-term loan from financial institutions	-	-	157,894	-

*Risk from exchange rates*

The Group has exposure to foreign currency risk from trading that are denominated in foreign currencies. The significant balances of financial assets and liabilities denominated in foreign currencies as at 31 December 2019 and 2018 are summarized below:

(Unit : Thousand Baht)

	Consolidated F/S		
	31 December 2019		
	Exchange rate		Baht equivalent
	Foreign currencies	(Closing rate)	
<u>Cash and cash equivalents in foreign currencies</u>			
LAK	13,698	0.34	4,657
USD	388	29.89	11,597
<u>Hire-purchases receivable in foreign currencies</u>			
USD	9,708	29.89	290,172
<u>Long-term loans to other companies in foreign currencies</u>			
USD	3	29.89	90

(Unit : Thousand Baht)

	Consolidated F/S		
	31 December 2018		
	Foreign currencies	Exchange rate (Closing rate)	Baht equivalent
<u>Cash and cash equivalents in foreign currencies</u>			
LAK	4,152	0.38	1,578
USD	445	32.19	14,330
<u>Hire-purchases receivable in foreign currencies</u>			
USD	11,032	32.19	355,162
<u>Long-term loans to other companies in foreign currencies</u>			
USD	191	32.19	6,136
<u>Long-term loans in foreign currencies</u>			
USD	343	32.61	11,197

In addition, the Group has foreign currency exposure risk with respect to their investments in subsidiaries in overseas which are not covered by the hedges against foreign currency risk.

### ***Fair value***

The financial assets and liabilities are mainly reclassified in the type of short term by nature. Long-term loans from merchant banks bear interest at a rate under the same basis as the market. The management believes that book values of such financial assets and liabilities reflect values materially consistent with fair values.

## **41. COMMITMENTS**

As at 31 December 2019, the Group had

- 42.1 Commitment to pay rent of land, office building space and other services related to the agreement, future rental and service charges payable under these leases and service agreements as follows:

	(Unit : Thousand Baht)	
	Consolidated F/S	Separate F/S
Payable within:		
1 year	16,042	9,324
2 to 5 years	13,027	7,068
Total	29,069	16,392

- 42.2 Commitment related to long-term construction agreements for the remaining amount of Baht 602.51 million (Separate F/S : Baht 167.70 million)

- 42.3 Outstanding letter guarantees issued by banks on behalf of the Group in respect of certain commitments as required in the normal course of business, relating to the payments to creditors and electricity usage and others as follows:



	(Unit : Thousand Baht)	
	Consolidated F/S	Separate F/S
	2019	2018
letter of guarantee	145,016	125,516

42.4 The Group has unused loan facilities as follows:

	Consolidated F/S		Separate F/S	
	31 December	31 December	31 December	31 December
	2019	2018	2019	2018
Bank overdrafts and short-term loan facilities with financial institutions				
- Million Baht	165	160	110	110
- Million USD	0.30	0.50	-	-

The above bank overdrafts and short-term loan facilities with financial institutions facilities are collateralized by the guarantee of the Company, directors of the Company and subsidiaries and its mortgage of land and structures, and land and structures for real estate project.

## 42. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The changes in the Group's liabilities arising from financing activities can be classified as follows;

(Unit : Thousand Baht)

	Consolidated F/S											
	Bank overdrafts and short-term loans from financial institutions		Short-term loans from related parties		Debentures		Hire-purchase agreements		Long-term loans		Total	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
1 January	176,762	544,975	339,759	69,868	3,474,582	3,228,135	21,000	44,575	1,190,344	917,640	5,202,447	4,805,193
<b>Cash-flows:</b>												
Repayment	(269,774)	(1,456,968)	(389,775)	(219,869)	(2,067,900)	(1,420,000)	(13,309)	(25,140)	(265,387)	(273,575)	(3,006,145)	(3,395,552)
Proceeds	276,983	1,088,755	156,303	489,760	2,050,000	1,672,400	-	-	235,445	546,810	2,718,731	3,797,725
Payment for underwriting costs	-	-	-	-	(20,447)	(16,797)	-	-	-	-	(20,447)	(16,797)
<b>Non-cash:</b>							-					
Purchase of vehicles under hire-purchase contracts	-	-	-	-	-	-	4,863	1,565	-	-	4,863	1,565
Amortization of issuing costs of debentures	-	-	-	-	15,722	10,844	-	-	-	-	15,722	10,844
Translation adjustment	-	-	-	-	-	-	-	-	(630)	(531)	(630)	(531)
31 December	183,971	176,762	106,287	339,759	3,451,957	3,474,582	12,554	21,000	1,159,772	1,190,344	4,914,541	5,202,447

(Unit : Thousand Baht)

## Separate F/S

	Bank overdrafts and short-term loans from financial institutions		Short-term loans from related parties		Debentures		Hire-purchase agreements		Long-term loans		Total	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
1 January	107,325	503,534	324,502	103,035	1,847,375	1,563,432	19,228	41,868	157,894	117,332	2,456,324	2,329,201
<b>Cash-flows:</b>												
Repayment	(202,080)	(1,228,513)	(455,042)	(196,015)	(597,900)	(1,180,000)	(12,541)	(24,205)	(12,926)	(48,101)	(1,280,489)	(2,676,834)
Proceeds	204,142	832,304	418,186	417,482	580,000	1,472,400	-	-	-	88,663	1,202,328	2,810,849
Payment for underwriting costs	-	-	-	-	(5,566)	(15,395)	-	-	-	-	(5,566)	(15,395)
<b>Non-cash:</b>												
Purchase of vehicles under hire-purchase contracts	-	-	-	-	-	-	3,654	1,565	-	-	3,654	1,565
Amortization of issuing costs of debentures	-	-	-	-	9,509	6,938	-	-	-	-	9,509	6,938
31 December	109,387	107,325	287,646	324,502	1,833,418	1,847,375	10,341	19,228	144,968	157,894	2,385,760	2,456,324

**43. CONTINGENT LIABILITY**

The subsidiary was claimed for compensations by a company from the termination of a hotel management agreement, which the total claim is not finalized because the subsidiary also claims back to said company. Currently, the subsidiary is awaiting consideration of the Arbitral Tribunal in Singapore. However, the Company has not disclosed the information as stipulated in the accounting standard no. 37 (revised 2018) Provisions, Contingent Liabilities and Contingent Assets because the Company believes that the information will have significant impact on the outcome of the lawsuit. As at 31 December 2019, the subsidiary has not set up any provision for compensation claim in the financial statements because the subsidiary expected there will be no any damages from such case.

**44. APPROVAL OF FINANCIAL STATEMENTS**

These financial statements were approved by the Company's authorized board of director on 2 March 2020.