

**Nava Nakorn Public Company Limited
and its Subsidiaries**

Interim financial statements
for the three-month period ended 31 March 2021
and
Independent auditor's review report

Independent Auditor's Report on Review of Interim Financial Information

To the Board of Directors of Nava Nakorn Public Company Limited

I have reviewed the accompanying consolidated and separate statements of financial position of Nava Nakorn Public Company Limited and its subsidiaries, and of Nava Nakorn Public Company Limited, respectively, as at 31 March 2021; the consolidated and separate statements of comprehensive income, changes in equity and cash flows for the three-month period ended 31 March 2021; and condensed notes ("interim financial information"). Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of Review

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

Conclusion

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

(Nareewan Chaibantad)
Certified Public Accountant
Registration No. 9219

KPMG Phoomchai Audit Ltd.
Bangkok
11 May 2021

Nava Nakorn Public Company Limited and its Subsidiaries

Statement of financial position

		Financial statements			
		Consolidated financial statements	in which the equity method is applied	Separate financial statements	
				31 March	31 December
Assets	Note	2021 (Unaudited)	2020	2021 (Unaudited)	2020
<i>(in thousand Baht)</i>					
Current assets					
Cash and cash equivalents		431,293	469,911	296,294	469,911
Other current financial assets	10	566,924	466,858	566,924	466,858
Trade accounts receivable	3, 4	59,586	56,986	59,586	56,986
Accrued service income	3	15,655	17,348	15,655	17,348
Other current receivables		13,376	7,780	13,376	7,780
Short-term loan to related party	3	7,900	7,900	7,900	7,900
Real estate development for sale		824,745	841,410	824,745	841,410
Other current assets		1,940	1,977	1,940	1,977
Total current assets		1,921,419	1,870,170	1,786,420	1,870,170
Non-current assets					
Restricted deposits at financial institutions		28,019	28,018	28,019	28,018
Investments in subsidiaries	5	-	-	135,000	-
Investments in joint ventures	6	747,318	719,468	635,930	609,943
Other long-term investments		3,404	3,404	3,404	3,404
Investment properties		117,935	119,454	117,935	119,454
Property, plant and equipment	7	1,501,477	1,512,467	1,501,477	1,512,467
Right-of-use assets	7	14,663	12,378	14,663	12,378
Deferred tax assets		26,079	25,188	26,079	25,188
Other non-current receivables		2,298	2,287	2,298	2,287
Total non-current assets		2,441,193	2,422,664	2,464,805	2,313,139
Total assets		4,362,612	4,292,834	4,251,225	4,183,309

The accompanying notes form an integral part of the interim financial statements.

Nava Nakorn Public Company Limited and its Subsidiaries

Statement of financial position

		Financial statements			
		Consolidated financial statements	in which the equity method is applied	Separate financial statements	
				31 March 2021	31 December 2020
Liabilities and equity	Note	31 March 2021 (Unaudited)	31 December 2020	31 March 2021 (Unaudited)	31 December 2020
<i>(in thousand Baht)</i>					
Current liabilities					
Bank overdrafts		1,489	84	1,489	84
Trade accounts payable		15,870	15,796	15,870	15,796
Other current payables	3	48,296	73,087	48,296	73,087
Payables on purchase of equipment		6,880	2,213	6,880	2,213
Current portion of deferred income from government grants	7	24,643	24,643	24,643	24,643
Current portion of deferred income from related party	3	16,374	16,374	16,374	16,374
Current portion of deferred income	12	3,565	3,565	3,565	3,565
Current portion of long-term loan from financial institution	10	36,000	36,000	36,000	36,000
Current portion of lease liabilities		6,098	5,647	6,098	5,647
Income tax payable		16,410	11,430	16,410	11,430
Total current liabilities		175,625	188,839	175,625	188,839
Non-current liabilities					
Retention payables		6,402	6,102	6,402	6,102
Deferred income from government grants	7	249,490	255,566	249,490	255,566
Deferred income from related party	3	314,431	318,525	314,431	318,525
Deferred income	12	54,274	55,164	54,274	55,164
Long-term loan from financial institution	10	224,032	236,023	224,032	236,023
Lease liabilities		4,581	3,670	4,581	3,670
Provisions for employee benefits		27,393	29,410	27,393	29,410
Deposits from customers for utilities	3	43,067	45,059	43,067	45,059
Total non-current liabilities		923,670	949,519	923,670	949,519
Total liabilities		1,099,295	1,138,358	1,099,295	1,138,358

The accompanying notes form an integral part of the interim financial statements.

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of financial position

	Financial statements			
	Consolidated financial statements	in which the equity method is applied	Separate financial statements	
	31 March 2021	31 December 2020	31 March 2021	31 December 2020
	(Unaudited)		(Unaudited)	
	<i>(in thousand Baht)</i>			
Liabilities and equity <i>(Continued)</i>				
Equity				
Share capital				
Authorised share capital <i>(2,048,254,862 ordinary shares, par value at Baht 1 per share)</i>	2,048,255	2,048,255	2,048,255	2,048,255
Issued and paid-up share capital <i>(2,048,254,862 ordinary shares, par value at Baht 1 per share)</i>	2,048,255	2,048,255	2,048,255	2,048,255
Share premium on ordinary shares	283,564	283,564	283,564	283,564
Retained earnings				
Appropriated				
Legal reserve	182,845	182,845	182,845	182,845
Treasury shares reserve	149,754	149,754	149,754	149,754
Unappropriated	748,653	639,812	637,266	530,287
Treasury shares	(149,754)	(149,754)	(149,754)	(149,754)
Equity attributable to owners of the parent	3,263,317	3,154,476	3,151,930	3,044,951
Non-controlling interests	-	-	-	-
Total equity	3,263,317	3,154,476	3,151,930	3,044,951
Total liabilities and equity	4,362,612	4,292,834	4,251,225	4,183,309

The accompanying notes form an integral part of the interim financial statements.

Statement of comprehensive income (Unaudited)

The accompanying notes form an integral part of the interim financial statements.

Nava Nakorn Public Company Limited and its Subsidiaries

Statement of changes in equity (Unaudited)

	Financial statements in which the equity method is applied						
	Issued and paid-up share capital	Share premium on ordinary shares	Retained earnings			Treasury shares	Total equity
			Legal reserve	Treasury shares reserve (in thousand Baht)	Unappropriated		
For the three-month period ended 31 March 2020							
Balance at 1 January 2020	2,048,255	283,564	165,225	76,782	536,204	(76,782)	3,033,248
Transactions with owners, recorded directly in equity							
<i>Distributions to owners of the Company</i>							
Treasury shares purchased	-	-	-	-	-	(72,972)	(72,972)
<i>Total distributions to owners of the Company</i>	-	-	-	-	-	(72,972)	(72,972)
Comprehensive income for the period							
Profit	-	-	-	-	91,293	-	91,293
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	91,293	-	91,293
Transfers to treasury shares reserve	-	-	-	72,972	(72,972)	-	-
Balance at 31 March 2020	2,048,255	283,564	165,225	149,754	554,525	(149,754)	3,051,569

The accompanying notes form an integral part of the interim financial statements.

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of changes in equity (Unaudited)

	Consolidated financial statements								
			Retained earnings				Equity attributable to owners of the parent	Non- controlling interests	Total equity
	Issued and paid-up share capital	Share premium on ordinary shares	Legal reserve	Treasury shares reserve	Unappropriated <i>(in thousand Baht)</i>	Treasury shares			
For the three-month period ended 31 March 2021									
Balance at 1 January 2021	2,048,255	283,564	182,845	149,754	639,812	(149,754)	3,154,476	-	3,154,476
Comprehensive income for the period									
Profit	-	-	-	-	108,841	-	108,841	-	108,841
Other comprehensive income	-	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	108,841	-	108,841	-	108,841
Balance at 31 March 2021	2,048,255	283,564	182,845	149,754	748,653	(149,754)	3,263,317	-	3,263,317

The accompanying notes form an integral part of the interim financial statements.

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of changes in equity (Unaudited)

	Separate financial statements						
	Issued and paid-up share capital	Share premium on ordinary shares	Retained earnings			Treasury shares	Total equity
			Legal reserve	Treasury shares reserve (in thousand Baht)	Unappropriated		
For the three-month period ended 31 March 2020							
Balance at 1 January 2020	2,048,255	283,564	165,225	76,782	519,639	(76,782)	3,016,683
Transactions with owners, recorded directly in equity							
<i>Distributions to owners of the Company</i>							
Treasury shares purchased	-	-	-	-	-	(72,972)	(72,972)
<i>Total distributions to owners of the Company</i>	-	-	-	-	-	(72,972)	(72,972)
Comprehensive income for the period							
Profit	-	-	-	-	59,786	-	59,786
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	59,786	-	59,786
Transfers to treasury shares reserve	-	-	-	72,972	(72,972)	-	-
Balance at 31 March 2020	2,048,255	283,564	165,225	149,754	506,453	(149,754)	3,003,497

The accompanying notes form an integral part of the interim financial statements.

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of changes in equity (Unaudited)

	Separate financial statements						
	Issued and paid-up share capital	Share premium on ordinary shares	Retained earnings			Treasury shares	Total equity
			Legal reserve	Treasury shares reserve	Unappropriated		
				(in thousand Baht)			
For the three-month period ended 31 March 2021							
Balance at 1 January 2021	2,048,255	283,564	182,845	149,754	530,287	(149,754)	3,044,951
Comprehensive income for the period							
Profit	-	-	-	-	106,979	-	106,979
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	106,979	-	106,979
Balance at 31 March 2021	2,048,255	283,564	182,845	149,754	637,266	(149,754)	3,151,930

The accompanying notes form an integral part of the interim financial statements.

Statement of cash flows (Unaudited)

The accompanying notes form an integral part of the interim financial statements.

Statement of cash flows (Unaudited)

The accompanying notes form an integral part of the interim financial statements.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

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Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

These notes form an integral part of the interim financial statements.

The interim financial statements issued for Thai regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements, and were approved and authorised for issue by the Board of Directors on 11 May 2021.

1 General information

The principal businesses of the Company are the property development and industrial promotion zone projects for trading and leasing, and providing utilities and other facilities services in the industrial promotion zone.

2 Basis of preparation of the interim financial statements

(a) Statement of compliance

The interim financial statements are presented in the same format as the annual financial statements together with notes to the interim financial statements on a condensed basis (“interim financial statements”) in accordance with Thai Accounting Standard (“TAS”) No. 34 *Interim Financial Reporting*; guidelines promulgated by the Federation of Accounting Professions; and applicable rules and regulations of the Thai Securities and Exchange Commission.

The interim financial statements do not include all of the financial information required for annual financial statements but focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements of the Company for the year ended 31 December 2020.

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

In addition, the Group has not early adopted a number of revised TFRS which are not yet effective for the current period in preparing these financial statements. The Group has assessed the potential initial impact on the financial statements of these revised TFRS and expects that there will be no material impact on the financial statements in the period of initial application.

(b) Use of judgments, estimates and accounting policies

In preparing these interim financial statements, judgments and estimates are made by management in applying the Group’s accounting policies. Actual results may differ from these estimates. The accounting policies, methods of computation and the key sources of estimation uncertainty were the same as those that described in the financial statements for the year ended 31 December 2020.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

3 Related parties

Relationships with subsidiaries and joint ventures are described in notes 5 and 6 to the interim financial statements. Relationships with key management personnel and other related parties that the Group had significant transactions during the period were as follows:

Name of entities	Country of incorporation /nationality	Nature of relationships
NEP Realty and Industry Public Company Limited	Thailand	Major shareholder, 12.60% shareholding, and common directors
Security Navanakorn International Guarding Co., Ltd.	Thailand	Related party, the Company invests 15.08% shareholding and common directors
Sumisho Global Logistics (Thailand) Co., Ltd.	Thailand	Related party, the Company invests 1.71% shareholding and common directors
Key management personnel	Thailand	Persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of the Company.

Significant transactions for the three-month periods ended 31 March 2021 and 2020 with related parties were as follows:

	Consolidated financial statements	Financial statements in which the equity method is applied	Separate financial statements	
<i>For the three-month period ended 31 March</i>	2021	2020 (in thousand Baht)	2021	2020
Joint ventures				
Revenue from rendering of services	14,398	11,609	14,398	11,609
Income from areas and infrastructure utilisation	11,943	9,843	11,943	9,843
Management income	1,533	1,114	1,533	1,114
Rental income	240	-	240	-
Dividend income	-	-	38,996	-
Interest income	103	-	103	-
Other related parties				
Revenue from rendering of services	346	394	346	394

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

	Consolidated financial statements	Financial statements in which the equity method is applied	Separate financial statements	
<i>For the three-month period ended 31 March</i>	2021	2020 <i>(in thousand Baht)</i>	2021	2020
Key management personnel				
Key management personnel compensation				
Short-term employee benefits	14,165	9,147	14,165	9,147
Post-employment benefits	413	536	413	536
Total key management personnel compensation	14,578	9,683	14,578	9,683

Balances as at 31 March 2021 and 31 December 2020 with related parties were as follows:

	Consolidated financial statements	Financial statements in which the equity method is applied	Separate financial statements	
<i>Trade accounts receivable</i>	31 March 2021	31 December 2020 <i>(in thousand Baht)</i>	31 March 2021	31 December 2020
Joint venture	5,160	4,768	5,160	4,768
Other related parties	123	113	123	113
Total	5,283	4,881	5,283	4,881
<i>Less allowance for expected credit loss</i>	-	-	-	-
Net	5,283	4,881	5,283	4,881

	Consolidated financial statements	Financial statements in which the equity method is applied	Separate financial statements	
<i>Accrued service income</i>	31 March 2021	31 December 2020 <i>(in thousand Baht)</i>	31 March 2021	31 December 2020
Joint ventures	511	649	511	649
Total	511	649	511	649

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

	Interest rate		Consolidated financial statements/Financial statements in which the equity method is applied/ Separate financial statements			
	At 31 December 2020 (% per annum)	At 31 March 2021	At 31 December 2020	Increase	Decrease	At 31 March 2021
<i>Short-term loan to</i>						
Joint venture	5.31	5.31	7,900	-	-	7,900
Total			7,900			7,900
Less allowance for expected credit loss			-			-
Net			7,900			7,900

	Consolidated financial statements		Financial statements in which the equity method is applied		Separate financial statements	
	31 March 2021	31 December 2020	31 December 2020	31 March 2021	31 December 2020	31 December 2020
<i>Other current payables</i>						
Joint venture	240	480	480	240	480	480
Key management personnel	2,268	2,698	2,698	2,268	2,698	2,698
Total	2,508	3,178	3,178	2,508	3,178	3,178

Deferred income from related party

Deferred income from areas and infrastructure utilisation were as follows:

	Consolidated financial statements		Financial statements in which the equity method is applied		Separate financial statements	
	31 March 2021	31 December 2020	31 December 2020	31 March 2021	31 December 2020	31 December 2020
<i>Joint Venture</i>						
At 1 January	334,898	351,272	351,272	334,898	351,272	351,272
Recognised as income during the period/year	(4,093)	(16,374)	(16,374)	(4,093)	(16,374)	(16,374)
At 31 March/31 December	330,805	334,898	334,898	330,805	334,898	334,898
- current	16,374	16,374	16,374	16,374	16,374	16,374
- non-current	314,431	318,525	318,525	314,431	318,525	318,525
Total	330,805	334,899	334,899	330,805	334,899	334,899

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

	Consolidated financial statements 31 March 2021	Financial statements in which the equity method is applied 31 December 2020 (in thousand Baht)	Separate financial statements 31 March 2021	Separate financial statements 31 December 2020
<i>Deposits from customers for utilities</i>				
Joint ventures	190	190	190	190
Other related parties	9	9	9	9
Total	199	199	199	199

4 Trade accounts receivable

	Consolidated financial statements 31 March 2021	Financial statements in which the equity method is applied 31 December 2020 (in thousand Baht)	Separate financial statements 31 March 2021	Separate financial statements 31 December 2020
Within credit terms	57,015	53,730	57,015	53,730
Overdue:				
Less than 3 months	2,800	3,553	2,800	3,553
3 - 6 months	57	87	57	87
6 - 12 months	92	59	92	59
Over 12 months	3,088	3,069	3,088	3,069
Total	63,052	60,498	63,052	60,498
Less allowance for expected credit loss	(3,466)	(3,512)	(3,466)	(3,512)
Net	59,586	56,986	59,586	56,986

	Consolidated financial statements 2021	Financial statements in which the equity method is applied 2020 (in thousand Baht)	Separate financial statements 2021	Separate financial statements 2020
<i>Expected credit loss</i>				
<i>For the three-month period ended 31 March</i>				
- Additions	-	125	-	125
- Reversal	(46)	-	(46)	-

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

5 Investments in subsidiaries

Investments in subsidiaries as at 31 March 2021 and 31 December 2020, and dividend income for the three-month periods ended 31 March 2021 and 2020 were as follows:

Separate financial statements										
	Type of business	Country of incorporation	Ownership Interest		Paid-up capital		Cost		Dividend income for the three-month period ended	
			31 March 2021	31 December 2020	31 March 2021	31 December 2020	31 March 2021	31 December 2020	31 March 2021	31 March 2020
			(%)				(in thousand Baht)			
9 Fresh Marketplace Co., Ltd.	Leasing and operating of real estate	Thailand	99.99	-	15,000	-	15,000	-	-	-
9 Hotel and Service Co., Ltd.	Hotels, resort hotels and condominium	Thailand	99.99	-	10,000	-	10,000	-	-	-
9 Smart Development Co., Ltd.	Construction	Thailand	99.99	-	80,000	-	80,000	-	-	-
9 Smart Residence Co., Ltd.	Other accommodation	Thailand	99.99	-	30,000	-	30,000	-	-	-
Total							135,000	-	-	-

All subsidiaries were incorporated in Thailand on 24 March 2021 and the Company fully paid for the subsidiaries' share capital on 29 March 2021.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

6 Investments in joint ventures

	Consolidated financial statements	Financial statements in which the equity method is applied	Separate financial statements	
<i>For the three-month period ended 31 March</i>	2021	2020 <i>(in thousand Baht)</i>	2021	2020
At 1 January	719,468	482,495	609,943	465,930
Share of profit of joint ventures accounted for using equity method	40,859	31,507	-	-
Additional paid-up	25,987	-	25,987	-
Dividend income	(38,996)	-	-	-
At 31 March	<u>747,318</u>	<u>514,002</u>	<u>635,930</u>	<u>465,930</u>

On 26 March 2021, the Company paid the additional paid-up share capital of R E N Korat Energy Company Limited of 3,465,000 ordinary shares, with the par value of Baht 7.50 per share totaling Baht 26.0 million regarding to the additional contributions in proportion of its interest.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

Investments in joint ventures as at 31 March 2021 and 31 December 2020, and dividend income for the three-month periods ended 31 March 2021 and 2020 were as follows:

Consolidated financial statements/Financial statements in which the equity method is applied/Separate financial statements												
	Type of business	Country of operation	Ownership interest		Paid-up capital		Cost		Equity		Dividend income for the three-month period ended	
			31	31	31	31	31	31	31	31	31	31
			March	December	March	December	March	December	March	December	March	March
			2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
			(%)				(in thousand Baht)					
Nava Nakorn Electricity Generating Company Limited	Manufacturing and selling of electric and stream energy	Thailand	29.99	29.99	2,000,000	2,000,000	599,938	599,938	714,784	711,887	38,996	-
Thai Thanan Company Limited	Telecommunication	Thailand	51.00	51.00	2,500	2,500	992	992	712	696	-	-
R E N Korat Energy Company Limited	Manufacturing and selling of electric	Thailand	35.00	35.00	100,000	25,750	35,000	9,013	31,822	6,885	-	-
Total							635,930	609,943	747,318	719,468	38,996	-

None of the equity-accounted investees are publicly listed and consequently do not have published price quotations.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month period ended 31 March 2021 (Unaudited)

7 Property, plant and equipment

Acquisitions, disposals and transfers of property, plant and equipment during the three-month period ended 31 March 2021 was as follow:

	Consolidated financial statements		Separate financial statements	
	Acquisitions and transfers in - at cost	Disposals and transfers out - net book value <i>(in thousand Baht)</i>	Acquisitions and transfers in - at cost	Disposals and transfers out - net book value
Commercial buildings	6	-	6	-
Furniture, fixtures and office equipment	1,891	-	1,891	-
Water production for industry system	14,123	-	14,123	-
Utilities systems and flood protection system	6,353	-	6,353	-
Machinery and equipment	4,906	-	4,906	-
Vehicles	59	-	59	-
Assets under construction and installation	18,387	(20,656)	18,387	(20,656)
Total	45,725	(20,656)	45,725	(20,656)

Movements of rights-of-use assets during the three-month period ended 31 March 2021 was as follow:

	Consolidated financial statements/ Separate financial statements <i>(in thousand Baht)</i>
At 1 January 2021	12,378
Additions	3,969
Transfer to property, plant and equipment	(167)
Less depreciation	(1,517)
At 31 March 2021	14,663

In 2021, the Company entered into a new lease agreement for vehicle for period of 4 years. The Company recognised right-of-use asset and lease liability amounting to Baht 4.0 million and Baht 3.0 million, respectively.

The Company mortgaged certain plots of land and land available for sales including the water production for industry system, water treatment system, machinery and equipment, land used for public utilities to secure credit facilities from certain local financial institutions.

Nava Nakorn Public Company Limited and its Subsidiaries
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The Company received government grants for flood protection construction project from the Ministry of Industry and government grants for machine development for energy conservation from the Department of Alternative Energy Development and Efficiency. The Company recorded the grants as deferred income from government grants in the statement of financial position and recognised as income by straight line method over the useful lives of assets.

Deferred income from government grants were as follows:

	Consolidated financial statements	Financial statements in which the equity method is applied	Separate financial statements	
	31 March 2021	31 December 2020	31 March 2021	31 December 2020
		<i>(in thousand Baht)</i>		
At 1 January	280,209	304,853	280,209	304,853
Recognised as income during the period/year	(6,076)	(24,644)	(6,076)	(24,644)
At 31 March/31 December	274,133	280,209	274,133	280,209
- current	24,643	24,643	24,643	24,643
- non-current	249,490	255,566	249,490	255,566
Total	274,133	280,209	274,133	280,209

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8 Segment information and disaggregation of revenue

Disaggregation of revenues, results and timing of revenue recognition, based on reportable segments, for the three-month periods ended 31 March 2021 and 2020 were as follows:

Consolidated financial statements/Financial statements in which the equity method is applied								
	Real estate business		Utilities service business		Others		Total	
<i>For the three-month period ended 31 March</i>	2021	2020	2021	2020	2021	2020	2021	2020
	<i>(in thousand Baht)</i>							
External revenue	20,529	-	163,812	157,105	8,811	7,394	193,152	164,499
Total revenue	20,529	-	163,812	157,105	35,577	33,567	219,918	190,672
Segment results	3,863	-	88,811	81,146	-	-	92,674	81,146
Unallocated expenses							(20,602)	(19,189)
Share of profit of joint ventures accounted for using equity method							40,859	31,507
Income tax expense							(4,090)	(2,171)
Profit for the period							108,841	91,293
Timing of revenue recognition								
At a point in time	20,529	-	-	-	-	-	20,529	-
Over time	-	-	163,812	157,105	8,811	7,394	172,263	164,499
Total	20,529	-	163,812	157,105	8,811	7,394	193,152	164,499

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Details of assets and liabilities, based on reportable segments, as at 31 March 2021 and 31 December 2020 were as follows:

Consolidated financial statements/Financial statements in which the equity method is applied

	Real estate business		Utilities service business		Others		Total	
	31 March 2021	31 December 2020	31 March 2021	31 December 2020	31 March 2021	31 December 2020	31 March 2021	31 December 2020
	<i>(in thousand Baht)</i>							
Reportable segment assets	<u>824,745</u>	<u>841,411</u>	<u>59,586</u>	<u>56,986</u>	<u>3,478,281</u>	<u>3,394,437</u>	<u>4,362,612</u>	<u>4,292,834</u>
Reportable segment liabilities	<u>6,147</u>	<u>21,544</u>	<u>43,067</u>	<u>45,059</u>	<u>1,050,081</u>	<u>1,071,755</u>	<u>1,099,295</u>	<u>1,138,358</u>

Geographical information

The Group is managed and operates principally in Thailand. There are no material revenues derived from, or assets located in, foreign countries.

Major customer

Revenue from one customer from real estate business represents approximately Baht 21 million (2020: nil) of the Group's total revenues.

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9 Income tax expense

Income tax is recognised based on management's best estimate of the weighted average annual income tax rate expected for the full financial year multiplied by the pre-tax income of the interim period. The Group's effective tax rate in respect of the continuing operations for the three-month period ended 31 March 2021 were at the rate of 3.6% in the consolidated financial statements and 3.7% in the separate financial statements (*for the three-month period ended 31 March 2020 was at the rate of 2.3% in the financial statements in which the equity method is applied, and 3.5% in the separate financial statements*). The difference between effective tax rate and corporate income tax rate resulted from an exemption from payment of corporate income tax on net profit of the promoted business and share of profit of investments in joint ventures.

10 Financial instruments

The carrying amounts and fair values

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

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	Consolidated financial statements/Separate financial statements						
	Carrying amount		Fair value				
	Financial instruments measured at fair value through profit and loss	Financial instruments measured at amortised cost - net	Total	Level 1	Level 2	Level 3	Total
			<i>(in thousand Baht)</i>				
<i>At 31 March 2021</i>							
<i>Financial assets</i>							
Other current financial asset							
Debt securities	136,924	-	136,924	-	136,924	-	136,924
<i>Financial liabilities</i>							
Long-term loan from financial institution	-	260,032	260,032	-	-	219,939	219,939

	Financial statements in which the equity method is applied/Separate financial statements						
	Carrying amount		Fair value				
	Financial instruments measured at fair value through profit and loss	Financial instruments measured at amortised cost - net	Total	Level 1	Level 2	Level 3	Total
			<i>(in thousand Baht)</i>				
<i>At 31 December 2020</i>							
<i>Financial assets</i>							
Other current financial asset							
Debt securities	136,858	-	136,858	-	136,858	-	136,858
<i>Financial liabilities</i>							
Long-term loan from financial institution	-	272,023	272,023	-	-	226,131	226,131

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Financial instruments measured at fair value

Type	Valuation technique
Investments in marketable unit trusts classified as financial assets measured at FVTPL	The net asset value as of the reporting date.

11 Commitments with non-related parties

(a) Capital commitments

At 31 March 2021

Contracted but not provided for (mainly represents real estate development projects and contracts for construction costs of water treatment and water production for industry systems)

Total

**Consolidated
financial
statements/
Separate
financial
statements**
(in thousand Baht)

322,241

322,241

(b) Lease commitments

At 31 March 2021

Within one year
 After one year but within five years
 After five years

Total

**Consolidated
financial
statements/
Separate
financial
statements**
(in thousand Baht)

486

1,886

2,966

5,338

The Company has lease agreements covering office equipment for periods of 2 to 5 years, which will expire during 2022 to 2024 and a piece of land for a period of 30 years, which will expire during 2036.

(c) Other commitments

As at 31 March 2021, the Company had commitments under service agreements with local companies totaling Baht 87.8 million.

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(d) Letter of guarantee

As at 31 March 2021, the Company had letters of guarantee issued by local financial institutions to government agencies for land allocation for utilities, land lease and to guarantee compliance with Provincial Waterworks Authority totaling Baht 87.3 million.

12 Significant agreements with non-related parties

On 1 September 2017, the Company entered into an agreement of right to use property to install the high-speed fiber optic network with a company in which the Company provided areas and infrastructure utilisation in Nava Nakorn Industrial Promotion Zone in Phatumthani province, as stated condition in the agreement. The Company received compensation in advance of Baht 15 million which recorded as deferred income in the statement of financial position and recognised as income by a straight line basis over 16 years according to the term of the agreement. As at 31 March 2021, the Company had deferred income from the agreement in the amount of Baht 11.6 million.

On 21 October 2019, the Company entered into an agreement of infrastructure utilisation with a company in which the Company provided areas and infrastructure utilisation in Nava Nakorn Industrial Promotion Zone in Phatumthani province, as stated condition in the agreement. The Company received compensation in advance of Baht 50 million which recorded as deferred income in the statement of financial position and recognised as income by a straight line basis over 19 years according to the term of the agreement. As at 31 March 2021, the Company had deferred income from the agreement in the amount of Baht 46.2 million.

13 Contingent liability

The Company is a defendant in a lawsuit involving the unfair termination of a former employee of Baht 10.8 million. As at the reporting date, the legal case was in the process of consideration by the Central Labour Court.

14 Event after reporting period

At the Annual General Shareholders' meeting of the Company held on 27 April 2021, the Company's shareholders approved the appropriation of dividend of Baht 0.11 per share, amounting to Baht 217.5 million. The dividend will be paid to shareholders during May 2021.