

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

Interim financial statements
for the three-month and nine-month periods ended
30 September 2023
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 30 September 2023; the consolidated and separate statements of comprehensive income for the three-month and nine-month periods ended 30 September 2023; the consolidated and separate statements of changes in equity and cash flows for the nine-month period ended 30 September 2023; 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
10 November 2023

Nava Nakorn Public Company Limited and its Subsidiaries

Statement of financial position

Assets	Note	Consolidated		Separate	
		financial statements		financial statements	
		30 September 2023 (Unaudited)	31 December 2022	30 September 2023 (Unaudited)	31 December 2022
<i>(in thousand Baht)</i>					
Current assets					
Cash and cash equivalents		376,506	648,198	362,226	628,879
Other current financial assets	10	368,932	119,472	368,932	119,472
Trade accounts receivable	2, 3	68,744	62,625	68,744	62,625
Accrued service income	2	27,071	28,985	27,071	28,985
Other current receivables	2	12,305	9,146	16,521	9,194
Short-term loan to related party	2	6,880	6,880	181,880	181,880
Real estate development for sale		807,441	895,060	731,593	821,068
Other current assets		2,784	2,649	2,784	2,649
Total current assets		1,670,663	1,773,015	1,759,751	1,854,752
Non-current assets					
Other non-current financial assets	10	50,000	-	50,000	-
Deposit pledged as collateral for joint venture	5	70,000	-	70,000	-
Restricted deposits at financial institutions		26,000	26,000	26,000	26,000
Other long-term investments		3,078	3,078	3,078	3,078
Investments in subsidiaries	4	-	-	141,000	140,000
Investments in joint ventures	5	971,802	811,887	903,630	825,930
Other non-current receivables		1,328	1,328	1,328	1,328
Investment properties		188,521	160,367	188,521	160,367
Property, plant and equipment	6	1,432,299	1,506,594	1,218,366	1,292,662
Right-of-use assets		7,705	9,137	7,705	9,137
Deferred tax assets		37,969	33,790	37,969	33,790
Total non-current assets		2,788,702	2,552,181	2,647,597	2,492,292
Total assets		4,459,365	4,325,196	4,407,348	4,347,044

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

Nava Nakorn Public Company Limited and its Subsidiaries

Statement of financial position

	Note	Consolidated financial statements		Separate financial statements	
		30 September 2023 (Unaudited)	31 December 2022	30 September 2023 (Unaudited)	31 December 2022
<i>(in thousand Baht)</i>					
Liabilities and equity					
Current liabilities					
Bank overdrafts		1,107	93	1,107	93
Trade accounts payable		22,635	22,828	22,573	22,828
Other current payables	2	62,735	82,776	62,421	81,695
Payables on purchase of equipment		308	1,320	308	1,320
Current portion of deferred income from government grants	6	23,556	24,643	23,556	24,643
Current portion of deferred income from related parties	2	16,959	16,959	16,959	16,959
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		2,600	2,415	2,600	2,415
Corporate income tax payable		19,712	32,392	19,712	32,392
Total current liabilities		189,177	222,991	188,801	221,910
Non-current liabilities					
Retention payables		3,295	2,797	3,295	2,797
Deferred income from government grants	6	188,934	206,279	188,934	206,279
Deferred income from related parties	2	287,634	300,353	287,634	300,353
Deferred income	12	45,361	48,035	45,361	48,035
Long-term loan from financial institution	10	137,084	164,070	137,084	164,070
Lease liabilities		2,458	3,913	2,458	3,913
Provisions for employee benefits		19,656	19,594	19,656	19,594
Deposits from customers for utilities	2	44,101	45,463	44,101	45,463
Total non-current liabilities		728,523	790,504	728,523	790,504
Total liabilities		917,700	1,013,495	917,324	1,012,414

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

Nava Nakorn Public Company Limited and its Subsidiaries

Statement of financial position

Liabilities and equity (<i>Continued</i>)	Note	Consolidated		Separate	
		financial statements		financial statements	
		30 September 2023 (Unaudited)	31 December 2022	30 September 2023 (Unaudited)	31 December 2022
		<i>(in thousand Baht)</i>			
Equity					
Share capital					
Authorised share capital					
<i>(2,048,254,862 ordinary shares, par value at Baht 1 per share)</i>		<u>2,048,255</u>	<u>2,048,255</u>	<u>2,048,255</u>	<u>2,048,255</u>
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
Share premium on treasury shares	7	-	8,197	-	8,197
Retained earnings					
Appropriated					
Legal reserve		204,825	204,825	204,825	204,825
Treasury shares reserve	7	-	108,652	-	108,652
Unappropriated		1,005,021	766,860	953,380	789,789
Treasury shares	7	<u>-</u>	<u>(108,652)</u>	<u>-</u>	<u>(108,652)</u>
Equity attributable to owners of the parent		<u>3,541,665</u>	<u>3,311,701</u>	<u>3,490,024</u>	<u>3,334,630</u>
Non-controlling interests		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total equity		<u>3,541,665</u>	<u>3,311,701</u>	<u>3,490,024</u>	<u>3,334,630</u>
Total liabilities and equity		<u>4,459,365</u>	<u>4,325,196</u>	<u>4,407,348</u>	<u>4,347,044</u>

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

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of comprehensive income (Unaudited)

	Consolidated		Separate	
	financial statements		financial statements	
	Three-month period ended		Three-month period ended	
	30 September		30 September	
	2023	2022	2023	2022
	<i>(in thousand Baht)</i>			
Income				
Revenue from sale of real estate	90,711	-	90,711	-
Revenue from rendering of services	183,581	186,072	183,581	186,072
Rental income	8,287	10,175	8,287	10,175
Income from government grants	6,212	6,212	6,212	6,212
Income from areas and infrastructure utilisation	14,086	13,844	14,086	13,844
Other income	9,298	7,262	11,838	9,161
Total income	312,175	223,565	314,715	225,464
Expenses				
Costs of sales of real estate	49,894	-	49,894	-
Cost of rendering of services	86,300	83,745	86,300	83,745
Distribution costs	5,760	1,941	5,760	1,941
Administrative expenses	52,106	54,058	51,916	53,128
Total expenses	194,060	139,744	193,870	138,814
Profit from operating activities	118,115	83,821	120,845	86,650
Finance costs	(480)	(427)	(480)	(427)
Share of profit (loss) of joint ventures accounted for using equity method	46,890	(50,311)	-	-
Profit before income tax expense	164,525	33,083	120,365	86,223
Income tax expense	23,199	16,654	23,199	16,654
Profit for the period	141,326	16,429	97,166	69,569
Other comprehensive income				
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Losses on remeasurements of defined benefit plans	-	9,719	-	9,719
Income tax relating to item that will not be reclassified subsequently to profit or loss	-	(1,944)	-	(1,944)
Other comprehensive income for the period, net of income tax	-	7,775	-	7,775
Total comprehensive income for the period	141,326	24,204	97,166	77,344

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

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of comprehensive income (Unaudited)

	Consolidated		Separate	
	financial statements		financial statements	
	Three-month period ended		Three-month period ended	
	30 September		30 September	
	2023	2022	2023	2022
	<i>(in thousand Baht)</i>			
Profit attributable to:				
Owners of the parent	141,326	16,429	97,166	69,569
Non-controlling interests	-	-	-	-
Profit for the period	141,326	16,429	97,166	69,569
Total comprehensive income attributable to:				
Owners of the parent	141,326	24,204	97,166	77,344
Non-controlling interests	-	-	-	-
Total comprehensive income for the period	141,326	24,204	97,166	77,344
Basic earnings per share (in Baht)	0.07	0.01	0.05	0.03

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

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of comprehensive income (Unaudited)

	Note	Consolidated financial statements		Separate financial statements	
		Nine-month period ended		Nine-month period ended	
		30 September		30 September	
		2023	2022	2023	2022
		<i>(in thousand Baht)</i>			
Income	2				
Revenue from sale of real estate	8	174,057	31,681	174,057	31,681
Revenue from rendering of services	8	539,485	555,684	539,485	555,684
Rental income	8	26,013	27,447	26,013	27,447
Income from government grants	6	18,432	18,432	18,432	18,432
Income from areas and infrastructure utilisation		42,125	41,806	42,125	41,806
Dividend income	5	3,397	2,893	3,397	92,884
Other income		25,181	41,779	32,288	46,014
Total income		828,690	719,722	835,797	813,948
Expenses					
Costs of sale of real estate		89,474	19,613	89,474	19,613
Cost of rendering of services		255,510	249,425	255,510	249,425
Distribution costs		15,055	8,014	15,055	8,014
Administrative expenses		156,725	146,948	156,187	145,694
Total expenses		516,764	424,000	516,226	422,746
Profit from operating activities		311,926	295,722	319,571	391,202
Finance costs		(1,057)	(946)	(1,057)	(946)
Share of profit (loss) of joint ventures accounted for using equity method	5	82,215	(74,940)	-	-
Profit before income tax expense		393,084	219,836	318,514	390,256
Income tax expense		62,288	55,750	62,288	55,750
Profit for the period		330,796	164,086	256,226	334,506
Other comprehensive income					
<i>Items that will not be reclassified subsequently to profit or loss</i>					
Losses on remeasurements of defined benefit plans		-	9,719	-	9,719
Income tax relating to item that will not be reclassified subsequently to profit or loss		-	(1,944)	-	(1,944)
Other comprehensive income for the period, net of income tax		-	7,775	-	7,775
Total comprehensive income for the period		330,796	171,861	256,226	342,281

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

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of comprehensive income (Unaudited)

	Consolidated		Separate	
	financial statements		financial statements	
	Nine-month period ended		Nine-month period ended	
	30 September		30 September	
	2023	2022	2023	2022
	<i>(in thousand Baht)</i>			
Profit attributable to:				
Owners of the parent	330,796	164,086	256,226	334,506
Non-controlling interests	-	-	-	-
Profit for the period	<u>330,796</u>	<u>164,086</u>	<u>256,226</u>	<u>334,506</u>
Total comprehensive income attributable to:				
Owners of the parent	330,796	171,861	256,226	342,281
Non-controlling interests	-	-	-	-
Total comprehensive income for the period	<u>330,796</u>	<u>171,861</u>	<u>256,226</u>	<u>342,281</u>
Basic earnings per share <i>(in Baht)</i>	<u>0.16</u>	<u>0.08</u>	<u>0.13</u>	<u>0.17</u>

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											
<u>Retained earnings</u>											
	Issued and paid-up share capital	Share premium on ordinary shares	Share premium on treasury shares	Legal reserve	Treasury shares reserve	Unappropriated	Treasury shares	Equity attributable to owners of the parent	Non- controlling interests	Total equity	
<i>Note</i>											
For the nine-month period ended 30 September 2022											
Balance at 1 January 2022	2,048,255	283,564	5,292	204,816	127,157	743,205	(127,157)	3,285,132	-	3,285,132	
Transactions with owners, recorded directly in equity											
<i>Contributions by and distributions to owners of the Company</i>											
Treasury shares sold	7	-	-	3,020	-	(15,554)	15,554	15,554	18,574	-	18,574
Dividends to owners of the Company	9	-	-	-	-	(119,735)	-	(119,735)	-	(119,735)	
Total contributions by and distributions to owners of the Company		-	-	3,020	-	(15,554)	(104,181)	15,554	(101,161)	-	(101,161)
Comprehensive income for the period											
Profit		-	-	-	-	164,086	-	164,086	-	164,086	
Other comprehensive income		-	-	-	-	7,775	-	7,775	-	7,775	
Total comprehensive income for the period		-	-	-	-	171,861	-	171,861	-	171,861	
Balance at 30 September 2022	2,048,255	283,564	8,312	204,816	111,603	810,885	(111,603)	3,355,832	-	3,355,832	

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											
<u>Retained earnings</u>											
<i>Note</i>	Issued and paid-up share capital	Share premium on ordinary shares	Share premium on treasury shares	Legal reserve	Treasury shares reserve	Unappropriated	Treasury shares	Equity attributable to owners of the parent	Non- controlling interests	Total equity	
<i>(in thousand Baht)</i>											
For the nine-month period ended 30 September 2023											
Balance at 1 January 2023	2,048,255	283,564	8,197	204,825	108,652	766,860	(108,652)	3,311,701	-	3,311,701	
Transactions with owners, recorded directly in equity											
<i>Contributions by and distributions to owners of the Company</i>											
Treasury shares sold	7	-	-	(8,197)	-	(108,652)	112,191	108,652	103,994	-	103,994
Dividends to owners of the Company	9	-	-	-	-	(204,826)	-	(204,826)	-	(204,826)	
Total contributions by and distributions to owners of the Company		-	-	(8,197)	-	(108,652)	(92,635)	108,652	(100,832)	-	(100,832)
Comprehensive income for the period											
Profit		-	-	-	-	330,796	-	330,796	-	330,796	
Other comprehensive income		-	-	-	-	-	-	-	-	-	
Total comprehensive income for the period		-	-	-	-	330,796	-	330,796	-	330,796	
Balance at 30 September 2023	2,048,255	283,564	-	204,825	-	1,005,021	-	3,541,665	-	3,541,665	

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								
	Note	Issued and paid-up share capital	Share premium on ordinary shares	Share premium on treasury shares	Retained earnings			Treasury shares	Total equity
					Legal reserve <i>(in thousand Baht)</i>	Treasury shares reserve	Unappropriated		
For the nine-month period ended 30 September 2022									
Balance at 1 January 2022		2,048,255	283,564	5,292	204,816	127,157	559,615	(127,157)	3,101,542
Transactions with owners, recorded directly in equity									
<i>Contributions by and distributions to owners of the Company</i>									
Treasury shares sold	7	-	-	3,020	-	(15,554)	15,554	15,554	18,574
Dividends to owners of the Company	9	-	-	-	-	-	(119,735)	-	(119,735)
<i>Total contributions by and distributions to owners of the Company</i>		-	-	3,020	-	(15,554)	(104,181)	15,554	(101,161)
Comprehensive income for the period									
Profit		-	-	-	-	-	334,506	-	334,506
Other comprehensive income		-	-	-	-	-	7,775	-	7,775
Total comprehensive income for the period		-	-	-	-	-	342,281	-	342,281
Balance at 30 September 2022		2,048,255	283,564	8,312	204,816	111,603	797,715	(111,603)	3,342,662

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)

	Note	Separate financial statements							Total equity
		Issued and paid-up share capital	Share premium on ordinary shares	Share premium on treasury shares	Retained earnings			Treasury shares	
					Legal reserve	Treasury shares reserve	Unappropriated		
<i>(in thousand Baht)</i>									
For the nine-month period ended 30 September 2023									
Balance at 1 January 2023		2,048,255	283,564	8,197	204,825	108,652	789,789	(108,652)	3,334,630
Transactions with owners, recorded directly in equity									
<i>Contributions by and distributions to owners of the Company</i>									
Treasury shares sold	7	-	-	(8,197)	-	(108,652)	112,191	108,652	103,994
Dividends to owners of the Company	9	-	-	-	-	-	(204,826)	-	(204,826)
Total contributions by and distributions to owners of the Company		-	-	(8,197)	-	(108,652)	(92,635)	108,652	(100,832)
Comprehensive income for the period									
Profit		-	-	-	-	-	256,226	-	256,226
Other comprehensive income		-	-	-	-	-	-	-	-
Total comprehensive income for the period		-	-	-	-	-	256,226	-	256,226
Balance at 30 September 2023		2,048,255	283,564	-	204,825	-	953,380	-	3,490,024

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

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of cash flows (Unaudited)

	Note	Consolidated financial statements		Separate financial statements	
		Nine-month period ended		Nine-month period ended	
		30 September		30 September	
		2023	2022	2023	2022
<i>(in thousand Baht)</i>					
<i>Cash flows from operating activities</i>					
Profit for the period		330,796	164,086	256,226	334,506
<i>Adjustments to reconcile profit to cash receipts</i>					
Income tax expense		62,288	55,750	62,288	55,750
Finance costs		1,057	946	1,057	946
Depreciation		98,389	124,869	98,389	124,869
Expected credit loss on trade accounts receivable	3	554	83	554	83
Provisions for employee benefits		1,653	1,684	1,653	1,684
Gain on disposal of equipment		(214)	(696)	(214)	(696)
Recognised deferred income from government grants to income	6	(18,432)	(18,432)	(18,432)	(18,432)
Recognised deferred income to income		(15,393)	(15,247)	(15,393)	(15,247)
Gain on fair value adjustment		(688)	(152)	(688)	(152)
Share of (profit) loss of joint ventures accounted for using equity method	5	(82,215)	74,940	-	-
Dividend income	2, 5	(3,397)	(2,893)	(3,397)	(92,884)
Interest income		(5,118)	(1,504)	(12,258)	(5,755)
		<u>369,280</u>	<u>383,434</u>	<u>369,785</u>	<u>384,672</u>
<i>Changes in operating assets and liabilities</i>					
Trade accounts receivable		(6,673)	(3,073)	(6,673)	(3,073)
Accrued service income		1,914	(10,706)	1,914	(10,706)
Other current receivables		(5,009)	47,707	(2,446)	47,707
Real estate development for sale		87,619	(12,067)	89,475	(12,067)
Other current assets		(135)	(223)	(135)	(223)
Deposit pledged as collateral for joint venture		(70,000)	-	(70,000)	-
Other non-current receivables		-	1,034	-	1,034
Trade accounts payable		(193)	3,690	(255)	3,690
Other current payables		(20,041)	4,714	(19,274)	4,429
Retention payables		498	(6,057)	498	(6,057)
Provisions for employee benefits paid		(1,591)	(855)	(1,591)	(855)
Deposits from customers for utilities		(1,362)	759	(1,362)	759
Proceed from compensation for area and infrastructure utilisation	2	-	15,600	-	15,600
Net cash generated from operating		<u>354,307</u>	<u>423,957</u>	<u>359,936</u>	<u>424,910</u>
Income tax paid		<u>(79,147)</u>	<u>(50,325)</u>	<u>(79,147)</u>	<u>(50,325)</u>
Net cash from operating activities		<u>275,160</u>	<u>373,632</u>	<u>280,789</u>	<u>374,585</u>

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

Nava Nakorn Public Company Limited and its Subsidiaries
Statement of cash flows (Unaudited)

	Note	Consolidated financial statements		Separate financial statements	
		Nine-month period ended		Nine-month period ended	
		30 September		30 September	
		2023	2022	2023	2022
<i>(in thousand Baht)</i>					
<i>Cash flows from investing activities</i>					
Proceeds from sale of other financial assets		152,026	400,000	152,026	400,000
Acquisition of other financial assets		(450,798)	(100,246)	(450,798)	(100,246)
Cash outflow on short-term loan to subsidiary		-	-	-	(175,000)
Acquisition of investments in subsidiaries		-	-	(1,000)	(5,000)
Restricted deposits at financial institutions		-	(3)	-	(3)
Cash outflow on paid-up capital of investment in joint venture	5	(77,700)	(70,000)	(77,700)	(70,000)
Proceeds from sale of equipment		1,253	696	1,253	696
Acquisition of property, plant and equipment		(21,148)	(204,793)	(21,148)	(34,677)
Acquisition of investment properties		(30,927)	(1,379)	(30,927)	(1,379)
Acquisition of right-of-use assets		(158)	(208)	(158)	(208)
Dividend received		3,397	92,884	3,397	92,884
Interest received		6,968	2,071	7,378	3,805
Net cash from (used in) investing activities		(417,087)	119,022	(417,677)	110,872
<i>Cash flows from financing activities</i>					
Increase in bank overdrafts		1,014	106	1,014	106
Payment of lease liabilities		(1,902)	(4,879)	(1,902)	(4,879)
Repayment of long-term loan from financial institution		(26,986)	(29,981)	(26,986)	(29,981)
Proceeds from sale of treasury shares	7	103,994	18,574	103,994	18,574
Dividends paid to owners of the Company	9	(204,826)	(119,735)	(204,826)	(119,735)
Interest paid		(1,059)	(948)	(1,059)	(948)
Net cash used in financing activities		(129,765)	(136,863)	(129,765)	(136,863)
Net increase (decrease) in cash and cash equivalents		(271,692)	355,791	(266,653)	348,594
Cash and cash equivalents at 1 January		648,198	209,704	628,879	193,305
Cash and cash equivalents at 30 September		376,506	565,495	362,226	541,899
<i>Non-cash transactions</i>					
Addition of lease contracts		632	832	632	832
Acquisition of plant and equipment for which payment had not been made		308	1,033	308	1,033

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 and nine-month periods ended 30 September 2023 (Unaudited)

Note	Contents
1	Basis of preparation of the interim financial statements
2	Related parties
3	Trade accounts receivable
4	Investments in subsidiaries
5	Investments in joint ventures
6	Property, plant and equipment
7	Treasury shares
8	Segment information and disaggregation of revenue
9	Dividends
10	Financial instruments
11	Commitments with non-related parties
12	Significant agreements with non-related parties
13	Events after the reporting period

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (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 10 November 2023

1 Basis of preparation of the interim financial statements

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 focus on new activities, events and circumstances to avoid repetition of information previously reported in annual financial statements. Accordingly, these interim financial statements should be read in conjunction with the financial statements of the Company and its subsidiaries for the year ended 31 December 2022.

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 2022.

2 Related parties

Relationships with subsidiaries, joint ventures, key management personnel and other related parties have no material changes during the nine-month period ended 30 September 2023.

Significant transactions for the nine-month periods ended 30 September 2023 and 2022 with related parties were as follows:

	Consolidated financial statements		Separate financial statements	
<i>For the nine-month period ended 30 September</i>	2023	2022	2023	2022
	<i>(in thousand Baht)</i>			
Subsidiary				
Interest income	-	-	7,140	4,251
Joint ventures				
Revenue from rendering of services	45,477	45,039	45,477	45,039
Income from areas and infrastructure utilisation	36,267	36,123	36,267	36,123
Revenue from sale of real estate	25,746	-	25,746	-
Management income	4,686	4,558	4,686	4,558
Rental income	995	815	995	815
Dividend income	-	-	-	89,991
Interest income	339	273	339	273
Other related parties				
Revenue from rendering of services	945	996	945	996
Dividend income	3,397	2,893	3,397	2,893

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

<i>For the nine-month period ended 30 September</i>	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
	<i>(in thousand Baht)</i>			
Key management personnel compensation				
Key management personnel compensation				
Short-term employee benefits	31,018	29,683	31,018	29,683
Post-employment benefits	685	756	685	756
Total key management personnel compensation	31,703	30,439	31,703	30,439

Balances as at 30 September 2023 and 31 December 2022 with related parties were as follows:

<i>Trade accounts receivable</i>	Consolidated financial statements		Separate financial statements	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>			
Joint ventures	5,929	4,953	5,929	4,953
Other related parties	111	119	111	119
Total	6,040	5,072	6,040	5,072
<i>Less allowance for expected credit loss</i>	-	-	-	-
Net	6,040	5,072	6,040	5,072

<i>Accrued service income</i>	Consolidated financial statements		Separate financial statements	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>			
Joint ventures	521	500	521	500
Total	521	500	521	500

<i>Other current receivables</i>	Consolidated financial statements		Separate financial statements	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>			
Subsidiary	4,217	-	4,217	61
Total	4,217	-	4,217	61

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

<i>Short-term loans to</i>	Interest rate		Consolidated financial statements			
	At	At	At	Increase	Decrease	At
	31 December 2022	30 September 2023	31 December 2022			30 September 2023
	<i>(% per annum)</i>		<i>(in thousand Baht)</i>			
Joint venture	5.31	6.87	6,880	-	-	6,880
Total			6,880			6,880
Less allowance for expected credit loss			-			-
Net			6,880			6,880

<i>Short-term loans to</i>	Interest rate		Separate financial statements			
	At	At	At	Increase	Decrease	At
	31 December 2022	30 September 2023	31 December 2022			30 September 2023
	<i>(% per annum)</i>		<i>(in thousand Baht)</i>			
Subsidiary	4.31	5.87	175,000	-	-	175,000
Joint venture	5.31	6.87	6,880	-	-	6,880
Total			181,880			181,880
Less allowance for expected credit loss			-			-
Net			181,880			181,880

<i>Other current payables</i>	Consolidated financial statements		Separate financial statements	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>			
Joint ventures	15,547	15,744	15,747	15,744
Key management personnel	5,912	7,629	5,912	7,629
Total	21,459	23,373	21,459	23,373

Deferred income from related parties

Deferred income from areas and infrastructure utilisation were as follows:

	Consolidated financial statements		Separate financial statements	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>			
Joint ventures				
At 1 January	317,312	318,525	317,312	318,525
Proceed from compensation for area and infrastructure utilisation	-	15,600	-	15,600
Recognised as income during the period/year	(12,719)	(16,813)	(12,719)	(16,813)
At 30 September/31 December	304,593	317,312	304,593	317,312

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

	Consolidated financial statements		Separated financial statements	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>			
- current	16,959	16,959	16,959	16,959
- non-current	287,634	300,353	287,634	300,353
Total	304,593	317,312	304,593	317,312

	Consolidated financial statements		Separate financial statements	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>			
<i>Deposits from customers for utilities</i>				
Joint ventures	270	215	270	215
Other related parties	9	9	9	9
Total	279	224	279	224

3 Trade accounts receivable

	Consolidated financial statements		Separate financial statements	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>			
Within credit term	62,961	58,853	62,961	58,853
Overdue:				
Less than 3 months	5,834	3,839	5,834	3,839
3 - 6 months	976	587	976	587
6 - 12 months	177	94	177	94
Over 12 months	2,590	2,492	2,590	2,492
Total	72,538	65,865	72,538	65,865
<i>Less allowance for expected credit loss</i>	<i>(3,794)</i>	<i>(3,240)</i>	<i>(3,794)</i>	<i>(3,240)</i>
Net	68,744	62,625	68,744	62,625

	Consolidated financial statements		Separate financial statements	
	2023	2022	2023	2022
	<i>(in thousand Baht)</i>			
<i>Expected credit loss For the nine-month period ended 30 September</i>				
- Additions	554	83	554	83

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

4 Investments in subsidiaries

Investments in subsidiaries as at 30 September 2023 and 31 December 2022, and dividend income for the nine-month periods ended 30 September 2023 and 2022 were as follows:

	Type of business	Country of incorporation	Ownership Interest		Separate financial statements				Dividend income for the nine-month period ended	
			30	31	Paid-up capital		Cost		30	30
			September	December	September	December	September	December	September	September
			2023	2022	2023	2022	2023	2022	2023	2022
			(%)		(in thousand Baht)					
9 Fresh Marketplace Co., Ltd.	Leasing and operating of real estate	Thailand	99.99	99.99	15,000	15,000	15,000	15,000	-	-
9 Hotel and Service Co., Ltd.	Hotels, resort hotels and condominium	Thailand	99.99	99.99	10,000	10,000	10,000	10,000	-	-
9 Smart Development Co., Ltd.	Property development for sale	Thailand	99.99	99.99	80,000	80,000	80,000	80,000	-	-
9 Smart Residence Co., Ltd.	Other accommodation	Thailand	99.99	99.99	30,000	30,000	30,000	30,000	-	-
Navanakorn Development Co., Ltd.	Leasing and operating of warehouse	Thailand	99.99	99.99	5,000	5,000	5,000	5,000	-	-
9 Petro and service Co., Ltd.*	Retail sale of automotive fuel	Thailand	99.99	-	1,000	-	1,000	-	-	-
Total							141,000	140,000	-	-

*The subsidiary was incorporated in Thailand on 21 June 2023 and the Company fully paid for the subsidiary's share capital on 21 June 2023.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

5 Investments in joint ventures

	Consolidated financial statements		Separate financial statements		
	<i>For the nine-month period ended 30 September</i>	2023	2022	2023	2022
		<i>(in thousand Baht)</i>			
At 1 January		811,887	890,686	825,930	705,930
Share of profit (loss) of joint ventures accounted for using equity method		82,215	(74,940)	-	-
Additional paid-up		77,700	70,000	77,700	70,000
Dividend income		-	(89,991)	-	-
At 30 September		<u>971,802</u>	<u>795,755</u>	<u>903,630</u>	<u>775,930</u>

On 27 February 2023, the Company paid the additional paid-up share capital of R E N Korat Energy Company Limited (“R E N”) of 7,000,000 ordinary shares, with the par value of Baht 5 per share totaling Baht 35.0 million regarding to the additional contributions in proportion of its interest.

On 12 July 2023, the Company paid the additional paid-up share capital of R E N of 4,270,000 ordinary shares, with the par value of Baht 10 per share totaling Baht 42.7 million regarding to the additional contributions in proportion of its interest.

On 20 July 2023, the Company issued a consent letter to R E N to use the rights under infrastructure utilisation agreement, transmission lines, pipelines and infrastructure utilisation agreement, and service agreement between the Company and R E N as business collateral in respect of credit facilities for loans from financial institution for R E N.

On 15 September 2023, the Company and R E N’s shareholders entered into a shareholder’s support agreement with a local financial institution. In this regard, the Company pledged deposit as collateral of Baht 70.0 million in respect of credit facilities for loans from financial institution to R E N.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

Investments in joint ventures as at 30 September 2023 and 31 December 2022, and dividend income for the nine-month periods ended 30 September 2023 and 2022 were as follows:

	Type of business	Country of operation	Ownership Interest		Paid-up capital		Consolidated financial statements		Separate financial statements		Dividend income for the nine-month period ended	
			30	31	30	31	At equity method		Cost		30	30
			September	December	September	December	September	December	September	December	September	September
			2023	2022	2023	2022	2023	2022	2023	2022	2023	2023
			(%)				(in thousand Baht)					
Nava Nakorn Electricity Generating Company Limited	Manufacturing and selling of electric and stream energy	Thailand	29.99	29.99	2,050,000	2,050,000	717,236	620,352	614,938	614,938	-	89,991
Thai Thanan Company Limited	Telecommunication	Thailand	51.00	51.00	2,500	2,500	1,713	1,256	992	992	-	-
R E N Korat Energy Company Limited	Manufacturing and selling of electric	Thailand	35.00	35.00	822,000	600,000	252,853	190,279	287,700	210,000	-	-
Total							971,802	811,887	903,630	825,930	-	89,991

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 and nine-month periods ended 30 September 2023 (Unaudited)

6 Property, plant and equipment

<i>For the nine-month period ended 30 September 2023</i>	Consolidated financial statements	Separate financial statements
	<i>(in thousand Baht)</i>	
Acquisitions and transfer in - at cost	21,539	21,539
Disposals and transfer out - net book value	(5,127)	(5,127)

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.

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		Separate financial statements	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>			
At 1 January	230,922	255,566	230,922	255,566
Recognised as income during the period/year	<u>(18,432)</u>	<u>(24,644)</u>	<u>(18,432)</u>	<u>(24,644)</u>
At 30 September/31 December	<u>212,490</u>	<u>230,922</u>	<u>212,490</u>	<u>230,922</u>
- current	23,556	24,643	23,556	24,643
- non-current	<u>188,934</u>	<u>206,279</u>	<u>188,934</u>	<u>206,279</u>
Total	<u>212,490</u>	<u>230,922</u>	<u>212,490</u>	<u>230,922</u>

7 Treasury shares

At the Board of Directors' meeting of the Company held on 15 June 2021, the Board of Directors approved the sale of 70.7 million treasury shares, representing 3.5% of issued share and paid-up capital. The specified selling period is from 1 July 2021 to 24 February 2023 under the regulations of the Stock Exchange of Thailand.

During the nine-month period ended 30 September 2023, the Company sold treasury shares hold for 51.3 million shares in the amount of Baht 104.0 million. In this regards, the Company derecognised treasury shares, premium on treasury shares, treasury shares reserve and recognised the difference in retained earnings.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

8 Segment information and disaggregation of revenue

Disaggregation of revenues, results and timing of revenue recognition, based on reportable segments, for the nine-month periods ended 30 September 2023 and 2022 were as follows:

Consolidated financial statements								
<i>For the nine-month period ended 30 September</i>	Real estate business		Utilities service business		Others		Total	
	2023	2022	2023	2022	2023	2022	2023	2022
	<i>(in thousand Baht)</i>							
External revenue	<u>174,057</u>	<u>31,681</u>	<u>539,485</u>	<u>555,684</u>	<u>26,013</u>	<u>27,447</u>	<u>739,555</u>	<u>614,812</u>
Total revenue	<u>174,057</u>	<u>31,681</u>	<u>539,485</u>	<u>555,684</u>	<u>115,148</u>	<u>132,357</u>	<u>828,690</u>	<u>719,722</u>
Segment results	<u>84,583</u>	<u>12,068</u>	<u>283,975</u>	<u>306,259</u>	<u>-</u>	<u>-</u>	<u>368,558</u>	<u>318,327</u>
Unallocated expenses							(57,689)	(23,551)
Share of profit (loss) of joint ventures accounted for using equity method							82,215	(74,940)
Income tax expense							(62,288)	(55,750)
Profit for the period							<u>330,796</u>	<u>164,086</u>
Timing of revenue recognition								
At a point in time	174,057	31,681	-	-	-	-	174,057	31,681
Over time	-	-	539,485	555,684	26,013	27,447	565,498	583,131
Total	<u>174,057</u>	<u>31,681</u>	<u>539,485</u>	<u>555,684</u>	<u>26,013</u>	<u>27,447</u>	<u>739,555</u>	<u>614,812</u>

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

Details of assets and liabilities, based on reportable segments, as at 30 September 2023 and 31 December 2022 were as follows:

	Consolidated financial statements							
	Real estate business		Utilities service business		Others		Total	
	30 September 2023	31 December 2022	30 September 2023	31 December 2022	30 September 2023	31 December 2022	30 September 2023	31 December 2022
	<i>(in thousand Baht)</i>							
Segment assets	<u>807,441</u>	<u>895,060</u>	<u>68,744</u>	<u>62,625</u>	<u>3,583,180</u>	<u>3,367,511</u>	<u>4,459,365</u>	<u>4,325,196</u>
Segment liabilities	<u>4,764</u>	<u>36,204</u>	<u>44,101</u>	<u>45,464</u>	<u>868,834</u>	<u>931,827</u>	<u>917,700</u>	<u>1,013,495</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

During the nine-month period ended 30 September 2023, revenue from one customer from real estate business represents approximately Baht 90.7 million (2022: Baht 31.7 million) of the Group's total revenues.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

9 Dividends

Details of dividends during the nine-month periods ended 30 September 2023 and 2022 are as follow:

	Approval date	Payment Schedule	Dividends date per share (Baht)	Amount (in million Baht)
2023				
2022 Annual dividend	25 April 2023	May 2023	0.05	102.41
2023 Interim Dividend	11 August 2023	September 2023	0.05	102.41
				<u>204.82</u>
2022				
2021 Annual dividend	26 April 2022	May 2022	0.05	119.74

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

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, but 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.

	Consolidated financial statements/Separate financial statements						
	Financial instruments measured at fair value through profit and loss	Financial instruments measured at amortised cost - net	Carrying amount	Fair value			
			Total	Level 2	Level 3	Total	
			<i>(in thousand Baht)</i>				
<i>At 30 September 2023</i>							
<i>Financial asset</i>							
Other current financial asset	68,134	-	68,134	68,134	-	68,134	
Investment in debt securities							
Other non-current financial asset							
Investment in debentures	50,000	-	50,000	50,000	-	50,000	
<i>Financial liability</i>							
Long-term loan from financial institution	-	173,084	173,084	-	144,784	144,784	
<i>At 31 December 2022</i>							
<i>Financial asset</i>							
Other current financial asset							
Investment in debt securities	67,446	-	67,446	67,446	-	67,446	
<i>Financial liability</i>							
Long-term loan from financial institution	-	200,070	200,070	-	172,082	172,082	

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

The following tables present valuation technique of financial instruments measured at fair value in the statements of financial position:

Type	Valuation technique
Investments measured at FVTPL	The net asset value as at the reporting date which is determined by using price or rate of return announced by the Thai Bond Market Association as at the investment measurement date and market comparison technique.

The fair value of financial liabilities measured at amortised costs are calculated by discounted cash flows technique.

11 Commitments with non-related parties

(a) Capital commitments

<i>At 30 September 2023</i>	Consolidated financial statements/ Separate financial statements <i>(in thousand Baht)</i>
Investment properties	5,862
Plant and equipment	5,449
Intangible assets	1,190
Total	<u>12,501</u>

(b) Lease commitments

<i>At 30 September 2023</i>	Consolidated financial statements/ Separate financial statements <i>(in thousand Baht)</i>
Within one year	784
After one year but within five years	1,308
After five years	2,237
Total	<u>4,329</u>

The Company has lease agreements covering office equipment for periods of 3 to 5 years, which will expire during 2027, and a plot of land for a period of 30 years, which will expire during 2036.

(c) Other commitments

As at 30 September 2023, the Company had commitments under service agreements with local companies totaling Baht 83.9 million.

Nava Nakorn Public Company Limited and its Subsidiaries
Condensed notes to the interim financial statements
For the three-month and nine-month periods ended 30 September 2023 (Unaudited)

(d) Letter of guarantee

As at 30 September 2023, 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 30 September 2023, the Company had deferred income from the agreement in the amount of Baht 9.3 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 30 September 2023, the Company had deferred income from the agreement in the amount of Baht 39.6 million.

13 Events after the reporting period

- 13.1 On 24 October 2023, the Company's Board of Directors approved to increase the investment in 9 Petro and Service Co., Ltd. of 3.5 million ordinary shares, with the par value of Baht 10 per share, totaling Baht 35.0 million regarding to the additional contributions in proportion of its interest.
- 13.2 On 24 October 2023, the Company's Board of Directors to approved to increase the investment in Navanakorn Development Company Limited of 9.5 million ordinary shares, with the par value of Baht 10 per share, totaling Baht 95.0 million regarding to the additional contributions in proportion of its interest and approved to change the interest rate of loan to a subsidiary.