

COUNTRY GROUP DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2024

UNIT : BAHT

	Notes	CONSOLIDATED FINANCIAL STATEMENTS		SEPARATE FINANCIAL STATEMENTS	
		2024	2023	2024	2023
ASSETS					
CURRENT ASSETS					
Cash and cash equivalents	5	2,630,363,712	3,070,627,759	505,206,721	745,994,075
Trade and other current receivables	6	1,193,336,437	1,413,286,170	492,268,076	639,045,232
Contract costs	7	12,315,258	26,806,614	-	-
Land and cost of projects under construction and utilities	8	2,473,701,474	3,444,970,390	741,439,015	655,572,846
Short-term loans to related companies	29.2	-	-	1,511,028,539	1,528,028,539
Short-term loans to other companies		7,841,909	8,041,113	-	-
Current income tax assets		17,574,583	13,758,687	6,192,275	990,674
Total Current Assets		<u>6,335,133,373</u>	<u>7,977,490,733</u>	<u>3,256,134,626</u>	<u>3,569,631,366</u>
NON-CURRENT ASSETS					
Deposits at bank used as collateral		213,460	210,218	-	-
Other non-current financial assets	9	108,582,024	124,543,260	108,582,024	124,543,260
Long-term loans to related companies	29.3	2,000,000,000	2,000,000,000	-	-
Investments in subsidiaries	29.1	-	-	4,697,499,925	4,684,999,927
Trade and other non-current receivables	6	-	117,506,577	-	-
Investment properties	10	1,358,427,500	1,358,427,500	1,358,427,500	1,358,427,500
Property, plant and equipment	11	3,034,764,090	1,852,550,577	3,052,830,788	1,846,206,561
Goodwill	2.2.4	3,614,375,768	3,614,375,768	-	-
Other intangible assets other than goodwill	12	9,304,956	8,357,250	9,303,820	8,345,400
Other non-current assets		4,881,233	9,906,258	2,911,301	3,058,961
Total Non-current Assets		<u>10,130,549,031</u>	<u>9,085,877,408</u>	<u>9,229,555,358</u>	<u>8,025,581,609</u>
TOTAL ASSETS		<u><u>16,465,682,404</u></u>	<u><u>17,063,368,141</u></u>	<u><u>12,485,689,984</u></u>	<u><u>11,595,212,975</u></u>

Notes to the financial statements form an integral part of these financial statements

COUNTRY GROUP DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT DECEMBER 31, 2024

UNIT : BAHT

	Notes	CONSOLIDATED FINANCIAL STATEMENTS		SEPARATE FINANCIAL STATEMENTS	
		2024	2023	2024	2023
LIABILITIES AND SHAREHOLDERS' EQUITY					
CURRENT LIABILITIES					
Trade and other current payables	14	7,929,343,815	7,391,827,434	6,511,138,626	4,497,087,263
Contract deposit and advance from customers		349,538,856	791,074,857	80,000	1,261,244
Current portion of long-term debentures	19	1,504,012,930	2,135,245,281	1,504,012,930	2,135,245,281
Current portion of lease liabilities	18	6,882,655	7,216,810	6,882,655	7,216,810
Short-term borrowings	15	108,493,836	108,390,679	108,493,836	108,390,679
Short-term borrowings from related companies	29.4	-	-	671,941,419	688,994,340
Bills of exchange	16	156,744,511	166,678,407	156,744,511	166,678,407
Total Current Liabilities		<u>10,055,016,603</u>	<u>10,600,433,468</u>	<u>8,959,293,977</u>	<u>7,604,874,024</u>
NON-CURRENT LIABILITIES					
Lease liabilities	18	371,309,893	368,543,770	6,983,655	13,866,310
Deferred tax liabilities	13	1,543,453,377	1,451,173,696	172,950,900	180,469,290
Provisions for employee benefits	20	22,716,475	18,697,495	20,998,316	17,557,857
Other non-current liabilities		23,960,280	19,250,000	-	-
Total Non-current Liabilities		<u>1,961,440,025</u>	<u>1,857,664,961</u>	<u>200,932,871</u>	<u>211,893,457</u>
TOTAL LIABILITIES		<u>12,016,456,628</u>	<u>12,458,098,429</u>	<u>9,160,226,848</u>	<u>7,816,767,481</u>

COUNTRY GROUP DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT DECEMBER 31, 2024

UNIT : BAHT

	Notes	CONSOLIDATED FINANCIAL STATEMENTS		SEPARATE FINANCIAL STATEMENTS	
		2024	2023	2024	2023
LIABILITIES AND SHAREHOLDERS' EQUITY (CONTINUED)					
SHAREHOLDERS' EQUITY					
SHARE CAPITAL	21				
Authorized share capital					
8,266,129,050 ordinary shares of Baht 0.61 each		<u>5,042,338,721</u>		<u>5,042,338,721</u>	
10,785,285,678 ordinary shares of Baht 0.61 each			<u>6,075,164,264</u>		<u>6,075,164,264</u>
Issued and paid share capital					
8,266,129,050 ordinary shares of Baht 0.61 each, fully paid		5,042,338,721	5,042,338,721	5,042,338,721	5,042,338,721
PREMIUM ON ORDINARY SHARES	21	1,412	1,412	1,412	1,412
SURPLUS ON REVALUATION OF ASSET	10	655,549,976	655,549,976	655,549,976	655,549,976
DISCOUNT FROM BUSINESS COMBINATION					
UNDER COMMON CONTROL		(819,437,470)	(819,437,470)	(819,437,470)	(819,437,470)
ADJUSTMENT OF EQUITY INTERESTS					
UNDER REVERSE ACQUISITION		(732,872,059)	(732,872,059)	-	-
SURPLUS FROM CHANGE IN OWNERSHIP					
INTEREST IN A SUBSIDIARY		<u>1,578,638,448</u>	<u>1,578,638,448</u>	<u>-</u>	<u>-</u>
		5,724,219,028	5,724,219,028	4,878,452,639	4,878,452,639
ACCUMULATED DEFICIT		(1,407,797,020)	(1,155,866,338)	(1,352,433,306)	(912,219,937)
OTHER COMPONENTS OF SHAREHOLDERS' EQUITY	24	<u>(305,142,742)</u>	<u>(290,798,742)</u>	<u>(200,556,197)</u>	<u>(187,787,208)</u>
TOTAL EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT		4,011,279,266	4,277,553,948	3,325,463,136	3,778,445,494
NON-CONTROLLING INTERESTS		<u>437,946,510</u>	<u>327,715,764</u>	<u>-</u>	<u>-</u>
TOTAL SHAREHOLDERS' EQUITY		<u>4,449,225,776</u>	<u>4,605,269,712</u>	<u>3,325,463,136</u>	<u>3,778,445,494</u>
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		<u>16,465,682,404</u>	<u>17,063,368,141</u>	<u>12,485,689,984</u>	<u>11,595,212,975</u>

Notes to the financial statements form an integral part of these financial statements

COUNTRY GROUP DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED DECEMBER 31, 2024

UNIT : BAHT

	Notes	CONSOLIDATED		SEPARATE	
		FINANCIAL STATEMENTS		FINANCIAL STATEMENTS	
		2024	2023	2024	2023
CONTINUING OPERATIONS					
REVENUES					
Revenue from sale of condominium		2,004,083,409	3,963,258,213	-	-
Gain on foreign exchange rate - net		-	3,852,416	17,269,795	4,613,840
Gain on remeasuring fair value of investment property		-	122,734,877	-	79,907,500
Other income	25	406,958,518	377,943,166	44,293,397	62,778,337
Total Revenues		<u>2,411,041,927</u>	<u>4,467,788,672</u>	<u>61,563,192</u>	<u>147,299,677</u>
EXPENSES					
Cost of condominium sale	8	1,218,038,168	2,304,202,449	-	-
Direct operating expenses arising from investment property		-	1,291,320	-	-
Distribution costs		134,061,066	281,920,297	30,609,952	6,191,606
Administrative expenses		566,040,734	677,839,565	176,557,360	198,539,912
Directors and managements’ remuneration	27	55,268,401	55,241,216	55,268,401	55,241,216
Loss on foreign exchange rate - net		1,029,730	-	-	-
Total Expenses		<u>1,974,438,099</u>	<u>3,320,494,847</u>	<u>262,435,713</u>	<u>259,972,734</u>
PROFIT (LOSS) FROM OPERATING ACTIVITIES		<u>436,603,828</u>	<u>1,147,293,825</u>	<u>(200,872,521)</u>	<u>(112,673,057)</u>
FINANCE INCOME		130,918,790	129,530,603	142,045,152	150,117,025
FINANCE COSTS		(620,502,559)	(727,546,687)	(385,586,780)	(308,545,004)
PROFIT (LOSS) BEFORE INCOME TAX		<u>(52,979,941)</u>	<u>549,277,741</u>	<u>(444,414,149)</u>	<u>(271,101,036)</u>
INCOME TAX EXPENSES (INCOME)	13	95,531,099	292,458,739	(4,301,070)	21,637,972
PROFIT (LOSS) FOR THE YEAR		<u>(148,511,040)</u>	<u>256,819,002</u>	<u>(440,113,079)</u>	<u>(292,739,008)</u>

COUNTRY GROUP DEVELOPMENT PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2024

UNIT : BAHT

	Notes	CONSOLIDATED		SEPARATE	
		FINANCIAL STATEMENTS		FINANCIAL STATEMENTS	
		2024	2023	2024	2023
OTHER COMPREHENSIVE INCOME (LOSS)					
Components of other comprehensive loss that will be reclassified to profit or loss					
Exchange differences on translating financial statements of foreign operations	24.2	(1,575,011)	56,820,133		-
Total components of other comprehensive loss that will be reclassified to profit or loss					
		(1,575,011)	56,820,133	-	-
Components of other comprehensive loss that will not be reclassified to profit or loss					
Gain (loss) on remeasurements of defined benefit plans		(236,684)	1,208,714	(100,290)	692,480
Loss on investment in equity designated at fair value through other comprehensive income	24.1	(12,768,989)	(4,366,517)	(12,768,989)	(4,366,517)
Total components of other comprehensive loss that will not be reclassified to profit or loss					
		(13,005,673)	(3,157,803)	(12,869,279)	(3,674,037)
OTHER COMPREHENSIVE INCOME (LOSS)					
FOR THE YEAR - NET OF TAX		(14,580,684)	53,662,330	(12,869,279)	(3,674,037)
TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR		(163,091,724)	310,481,332	(452,982,358)	(296,413,045)
PROFIT (LOSS) ATTRIBUTABLE TO					
Owners of the parent		(251,693,998)	72,716,084	(440,113,079)	(292,739,008)
Non-controlling interests		103,182,958	184,102,918	-	-
		(148,511,040)	256,819,002	(440,113,079)	(292,739,008)
TOTAL COMPREHENSIVE INCOME (LOSS) ATTRIBUTABLE TO					
Owners of the parent		(266,274,682)	126,378,414	(452,982,358)	(296,413,045)
Non-controlling interests		103,182,958	184,102,918	-	-
		(163,091,724)	310,481,332	(452,982,358)	(296,413,045)
EARNINGS (LOSS) PER SHARE					
Basic earnings (loss) per share	28 Baht	(0.0304)	0.0088	(0.0532)	(0.0354)
Weighted average number of ordinary shares	28 Shares	8,266,129,050	8,266,128,865	8,266,129,050	8,266,128,865

Notes to the financial statements form an integral part of these financial statements