

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

UNIT : BAHT

	Notes	CONSOLIDATED		SEPARATE		
		FINANCIAL STATEMENTS		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		6,335,133,373	7,977,490,733	3,256,134,626	3,569,631,366	
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		10,130,549,031	9,085,877,408	9,229,555,358	8,025,581,609	
TOTAL ASSETS		16,465,682,404	17,063,368,141	12,485,689,984	11,595,212,975	

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		SEPARATE		
		FINANCIAL STATEMENTS		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		10,055,016,603	10,600,433,468	8,959,293,977	7,604,874,024	
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		1,961,440,025	1,857,664,961	200,932,871	211,893,457	
TOTAL LIABILITIES		12,016,456,628	12,458,098,429	9,160,226,848	7,816,767,481	

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

UNIT : BAHT

	Notes	CONSOLIDATED		SEPARATE		
		FINANCIAL STATEMENTS		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		1,578,638,448	1,578,638,448	-	-	
ACCUMULATED DEFICIT		5,724,219,028	5,724,219,028	4,878,452,639	4,878,452,639	
OTHER COMPONENTS OF SHAREHOLDERS' EQUITY	24	(1,407,797,020)	(1,155,866,338)	(1,352,433,306)	(912,219,937)	
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		437,946,510	327,715,764	-	-	
TOTAL SHAREHOLDERS' EQUITY		4,449,225,776	4,605,269,712	3,325,463,136	3,778,445,494	
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		16,465,682,404	17,063,368,141	12,485,689,984	11,595,212,975	

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						
FINANCE INCOME		436,603,828	1,147,293,825	(200,872,521)	(112,673,057)	
FINANCE COSTS		130,918,790	129,530,603	142,045,152	150,117,025	
PROFIT (LOSS) BEFORE INCOME TAX		<u>(620,502,559)</u>	<u>(727,546,687)</u>	<u>(385,586,780)</u>	<u>(308,545,004)</u>	
INCOME TAX EXPENSES (INCOME)	13	(52,979,941)	549,277,741	(444,414,149)	(271,101,036)	
PROFIT (LOSS) FOR THE YEAR		<u>95,531,099</u>	<u>292,458,739</u>	<u>(4,301,070)</u>	<u>21,637,972</u>	
		<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)	
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