

1 General information

WHA Industrial Development Public Company Limited (the Company) is incorporated and resident in Thailand. The Company was listed on the Stock Exchange of Thailand. On 23 February 2016, the Company received an approval for delisting the Company's securities from the Stock Exchange of Thailand which was effective on 2 March 2016. The address of the Company's registered office is as follows:

18th floor, UM Tower, 9 Ramkhamhaeng Road, Suanluang subdistrict, Suanluang district, Bangkok, Thailand 10250.

The principal business operations of the Company and its subsidiaries (the Group) have engaged in providing rent and sale of lands, buildings, factories, warehouses, and other real estates, development and management of real estates in Industrial estate and industrial zone, providing services public utilities, facilities, and the other services.

The interim consolidated and separate financial information are presented in Thai Baht, unless otherwise stated.

This interim consolidated and separate financial information was authorised for issue by the Board of Directors on 9 May 2019.

2 Basis of preparation

The interim consolidated and separate financial information has been prepared in accordance with Thai Accounting Standard (TAS) no. 34, Interim Financial Reporting and other financial reporting requirements issued under the Securities and Exchange Act.

The interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2018.

An English version of the interim consolidated and separate financial information has been prepared from the interim financial information that is in the Thai language. In the event of a conflict or a difference in interpretation between the two languages, the Thai language interim financial information shall prevail.

3 Accounting policies

The accounting policies used in the preparation of the interim financial information are consistent with those used in the annual financial statements for the year ended 31 December 2018, except as described in note 4.

The Group has not early adopted the new and amended Thai Financial Reporting Standards which are effective on 1 January 2020. The Group's management is currently assessing the impact of adoption of these standards.

4 Change in accounting policies

IFRS 15, Revenue from contracts with customers

The Group has adopted the new Thai Financial Reporting Standards (IFRS) no. 15, *Revenue from contracts with customers* from 1 January 2019 under the modified retrospective approach and the comparative figures have not been restated. The Group did apply practical expedient relates to completed contracts and contract modifications allowed by IFRS 15.

The adoption of IFRS 15 mainly affects the Group's accounting treatment on revenue recognition of availability payments of an associate. Revenue will be recognised when rendering services to customers according to the agreements.

Statement of financial position	Consolidated financial information		
	As at 31 December 2018		As at 1 January 2019
	Previously reported	Adjustments	Restated
Investments in associates	12,827,738,991	(3,134,304,169)	9,693,434,822
Retained earnings	15,668,291,687	(2,844,501,836)	12,823,789,851
Non-controlling interests	3,342,696,341	(289,802,333)	3,052,894,008

The following tables show the amounts by each financial information line item in the current year from the adoption of the new revenue standard compared to the previous revenue standards.

Statement of financial position	Consolidated financial information		
	As at 31 March 2019		
	Balance as reported	Impacts from IFRS 15	Balance under the previous revenue standards
Investments in associates	9,987,876,594	3,134,304,168	13,122,180,762
Retained earnings	13,358,780,996	2,972,823,176	16,331,604,172
Non-controlling interests	3,064,751,201	302,875,912	3,367,627,113

Statement of comprehensive income	Consolidated financial information		
	For the three-month ended 31 March 2019		
	Balance as reported	Impacts from IFRS 15	Balance under the previous revenue standards
Share of profit of associates and joint ventures	273,057,151	128,321,340	401,378,491

5 Estimates

The preparation of interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

6 Segment and revenue information

The Group's chief operating decision-maker e.g. Board of directors identifies reportable segments of its business to examine the Group's performance by product lines and geographical location of customers.

Revenues from 2 customers of the domestic real estate business segment are amounting to Baht 308.64 million (2018: 2 customers amounting to Baht 1,670.08 million).

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Incomes and profits information by business segment for the three-month period ended 31 March are as follows:

	2019							Total
	Domestic				Overseas			
	Real Estate business	Power business	Water business	Other business	Real Estate business	Water business	Other business	
Revenues from sales of real estate	421,209,373	-	-	-	-	-	-	421,209,373
Revenues from water business	335,710	-	406,096,484	-	-	-	-	406,432,194
Revenues from leases and services	182,394,696	1,391,891	50,842,258	74,114,181	-	-	-	308,743,026
Total revenues	603,939,779	1,391,891	456,938,742	74,114,181	-	-	-	1,136,384,593
Profit (loss) from operations	91,359,405	380,218	193,085,174	48,874,195	(3,839,283)	(247,314)	(4,295,610)	325,316,785
Other income	164,798,076	18,645,134	417,575	205,006	355,527	-	483,842	184,905,160
Finance costs	(50,130,890)	(62,937,366)	(9,363,222)	-	-	-	-	(122,431,478)
Share of profit of associates and joint ventures	8,918,238	264,138,913	-	-	-	-	-	273,057,151
Income tax	(13,141,149)	(1,566,549)	(8,739,229)	(10,527,839)	-	-	(5,765)	(33,980,531)
Profit (loss) for the period	201,803,680	218,660,350	175,400,298	38,551,362	(3,483,756)	(247,314)	(3,817,533)	626,867,087
Profit attributable to non-controlling interests								(91,875,942)
Profit attributable to owners of the parent								534,991,145
Segment depreciation and amortisation	38,811,821	578,140	18,414,376	5,424,931	159,136	-	31,608	63,420,012

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Assets and liabilities information by business segment are as following:

	31 March 2019							Total
	Domestic				Overseas			
	Real Estate business	Power business	Water business	Other business	Real Estate business	Water business	Other business	
Non-current assets								
Segment non-current assets	4,023,856,084	10,262,609,493	1,704,976,220	258,162,182	329,886,502	38,527,372	934,085	16,618,951,938
Other assets								
Segment other assets	13,819,600,266	361,798,933	959,498,167	126,731,301	330,043,063	70,412,576	69,565,760	15,737,650,066
Unallocated other assets								14,308,458,421
Total assets								46,665,060,425
Segment liabilities	12,430,313,063	27,586,695	181,103,179	131,568,847	59,035,824	5,565,460	1,677,065	12,836,850,133
Unallocated liabilities								9,010,408,404
Total liabilities								21,847,258,537

	31 December 2018							Total
	Domestic				Overseas			
	Real Estate business	Power business	Water business	Other business	Real Estate business	Other business		
Non-current assets								
Segment non-current assets		3,991,770,753	13,232,810,225	1,530,734,174	241,879,195	329,846,964	981,407	19,328,022,718
Other assets								
Segment other assets		14,007,606,281	516,934,171	853,763,115	80,696,330	351,618,159	57,336,157	15,867,954,213
Unallocated other assets								14,175,002,259
Total assets								49,370,979,190
Segment liabilities		12,374,869,844	20,920,882	172,590,928	89,549,294	98,076,386	1,861,832	12,757,869,166
Unallocated liabilities								9,287,977,050
Total liabilities								22,045,846,216

Non-current assets presented above are non-current assets other than financial instruments and deferred tax assets.

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The Group has changed reportable segments in order to be consistent with the present internal organisation in a manner. The Group has not restated the prior year's segment information since the cost to develop it would be excessive. Thus, the Group discloses the segment information for the current year on the old basis for comparison as below.

Incomes and profits information by business segment for the three-month period ended 31 March are as follows:

	2019						2018					
	Domestic				Overseas	Total	Domestic				Overseas	Total
	Real Estate business	Power business	Water business	Other business	Holding company		Real Estate business	Power business	Water business	Other business	Holding company	
Revenue from sales of real estate	421,209,373	-	-	-	-	421,209,373	1,718,896,008	-	-	-	-	1,718,896,008
Revenues from water business	335,710	-	406,096,484	-	-	406,432,194	267,284	-	380,452,460	-	-	380,719,744
Revenue from leases and services	182,394,696	1,391,891	50,842,258	74,114,181	-	308,743,026	157,963,826	-	40,521,819	69,093,303	-	267,578,948
Total revenues	603,939,779	1,391,891	456,938,742	74,114,181	-	1,136,384,593	1,877,127,118	-	420,974,279	69,093,303	-	2,367,194,700
Profit (loss) from operations	87,520,122	380,218	192,837,860	45,131,827	(553,242)	325,316,785	955,279,867	(225,107)	193,991,666	40,650,262	(628,626)	1,189,068,062
Other income	165,153,603	18,645,134	417,575	225,197	463,651	184,905,160	200,489,605	14,901,657	1,934,028	141,679	261,569	217,728,538
Finance costs	(50,130,890)	(62,937,366)	(9,363,222)	-	-	(122,431,478)	(90,214,836)	(72,547,027)	(12,541,170)	-	-	(175,303,033)
Share of profit of associates and joint ventures	8,918,238	264,138,913	-	-	-	273,057,151	10,549,274	660,989,785	-	-	-	671,539,059
Income tax	(13,141,149)	(1,566,549)	(8,739,229)	(10,527,839)	(5,765)	(33,980,531)	(159,799,754)	(3,183,024)	(8,334,318)	(9,100,021)	-	(180,417,117)
Profit (loss) for the period	198,319,924	218,660,350	175,152,984	34,829,185	(95,356)	626,867,087	916,304,156	599,936,284	175,050,206	31,691,920	(367,057)	1,722,615,509
Profit attributable to non-controlling interests						(91,875,942)						(379,162,565)
Profit attributable to owners of the parent						534,991,145						1,343,452,944

Depreciation and amortisation by business segment for the three-month period ended 31 March are as follows:

	2019						2018					
	Domestic				Overseas	Total	Domestic				Overseas	Total
	Real Estate business	Power business	Water business	Other business	Holding company		Real Estate business	Power business	Water business	Other business	Holding company	
Segment depreciation	37,724,894	578,140	18,112,507	5,454,018	-	61,869,559	37,590,794	-	14,651,084	3,755,200	-	55,997,078
Segment amortisation	1,246,063	-	301,869	2,521	-	1,550,453	1,140,361	-	167,157	-	-	1,307,518
Total depreciation and amortisation						63,420,012						57,304,596

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7 Fair value

The following table presents financial assets and liabilities that are measured at fair value, excluding where its fair value is approximating the carrying amount.

	Level 1			
	Consolidated financial information		Separate financial information	
	31 March 2019	31 December 2018	31 March 2019	31 December 2018
Short-term investments	121,434,661	647,175	-	-
Available-for-sale investments	822,540,634	706,574,489	822,540,634	706,574,489
	943,975,295	707,221,664	822,540,634	706,574,489

8 Trade and other receivables, net

Trade receivables, included in trade and other receivables in statements of financial position, can analyse aging as follows:

	Consolidated financial information		Separate financial information	
	31 March 2019	31 December 2018	31 March 2019	31 December 2018
Within due	185,968,665	177,873,623	23,745,290	56,319,383
Overdue				
Up to 3 months	22,816,941	35,206,000	2,384,977	4,408,838
3 - 6 months	1,763,463	1,917,308	658,972	480,322
6 - 12 months	3,042,892	4,048,892	848,429	960,644
Over 12 months	11,314,330	13,049,305	4,955,595	5,787,517
	224,906,291	232,095,128	32,593,263	67,956,704
<u>Less</u> Allowance for doubtful debt	(16,120,686)	(19,015,505)	(6,462,996)	(7,228,482)
	208,785,605	213,079,623	26,130,267	60,728,222

9 Real estate development costs

Movements of real estate development costs during the three-month period ended 31 March 2019 are as follows:

	Consolidated financial information	Separate financial information
Opening balance	11,529,117,236	3,303,596,662
Additions	366,755,153	15,351,158
Transfer to Investment properties	(13,800,716)	-
Currency translation differences	(3,158,211)	-
Recognise as expense	(291,694,851)	(155,012,765)
Closing balance	11,587,218,611	3,163,935,055

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The Group transferred real estate development costs to investment property due to change in use.

Real estate development costs of Baht 1,515.22 million (2018: Baht 1,348.32 million) has been pledged as securities for credit facilities.

10 Commitments

10.1 Capital commitments

Capital expenditure contracted but not recognised as liabilities is as follows:

	Consolidated financial information		Separate financial information	
	31 March 2019	31 December 2018	31 March 2019	31 December 2018
Purchase of land and leasehold rights	398,438,000	464,102,600	-	-
Construction of ready-built factories and public utilities	536,024,021	314,252,646	15,442,376	22,244,659
	934,462,021	778,355,246	15,442,376	22,244,659

10.2 Non-cancellable operating leases - where the group is lessee.

Commitments for minimum lease payments in relation to non-cancellable operating leases are payable as follows:

	Consolidated financial information		Separate financial information	
	31 March 2019	31 December 2018	31 March 2019	31 December 2018
Not later than 1 year	31,316,642	30,630,430	16,940,565	16,555,739
Later than 1 year but not later than 5 years	39,670,229	41,464,185	17,958,452	19,161,985
	70,986,871	72,094,615	34,899,017	35,717,724

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11 Related-party transactions

The Company is controlled by WHA Corporation Public Company Limited, a company incorporated in Thailand, by indirectly owns in WHA Venture Holdings Co., Ltd. which owns 98.54% of the Company's shares. The remaining 1.46% of the shares are widely held.

Additional information for transactions with related parties are as follows:

11.1 Revenues and expenses

For the three-month period ended 31 March	Consolidated financial information		Separate financial information	
	2019	2018	2019	2018
Parent				
Revenue from sales of real estate	-	43,670,375	-	-
Revenue from water business	9,594	9,000	-	-
Revenue from leases and services	1,124,273	84,760	22,248	-
Interest income	122,731,089	156,416,301	122,731,089	156,416,301
Administrative expense	394,800	-	-	-
Associates				
Revenue from water business	56,092,988	45,386,567	-	-
Revenue from leases and service	14,713,537	4,681,410	248,228	84,101
Other income	5,473,602	28,316	5,920	5,899
Commission and management income	3,382,350	1,856,128	3,382,350	1,856,128
Dividend income	-	-	6,818,465	9,709,839
Interest income	10,725,073	14,901,658	-	-
Subsidiaries				
Revenue from water business	-	-	10,976,992	12,357,518
Revenue from leases and services	-	-	1,703,149	2,602,321
Other income	-	-	105,000	-
Commission and management income	-	-	20,256,050	84,502,025
Deferred leasehold right income	-	-	2,935,000	2,935,000
Dividend income	-	-	133,199,909	368,749,846
Interest income	-	-	11,632,681	11,194,908
Cost of leases and services	-	-	1,396,262	2,641,682
Finance costs	-	-	17,969,726	30,434,397
Joint Ventures				
Revenue from water business	5,241,280	-	-	-
Revenue from leases and services	8,962,883	980,496	1,229,405	980,496
Other income	470,638	-	-	-
Commission and management income	224,750	143,750	-	-
Interest income	2,003,151	384,805	-	-
Other related parties				
Revenue from leases and services	154,576	144,044	103,425	89,775
Interest income	357,534	-	-	-
Cost of leases and services	49,167	49,167	-	-
Administrative expenses	515,659	140,968	367,267	104,717

11.2 Amounts due from and due to related parties

	Consolidated financial information		Separate financial information	
	31 March 2019	31 December 2018	31 March 2019	31 December 2018
Amounts due from				
Parent	222,131,604	99,375,071	221,370,520	98,639,431
Associates	46,656,214	66,384,459	1,765,473	3,034,945
Subsidiaries	-	-	166,357,951	67,103,808
Joint ventures	7,938,030	844,893	4,280	19,560
Other related parties	177,975	231,456	36,888	73,777
	276,903,823	166,835,879	389,535,112	168,871,521
Amounts due to				
Parent	422,436	-	-	-
Subsidiaries	-	-	130,056,939	95,564,649
Other related parties	79,600,399	398,976	97,393	-
	80,022,835	398,976	130,154,332	95,564,649

11.3 Key management compensation

Key management includes directors (executive and non-executive), members of the Executive Committee. The compensation paid or payable to key management is as follows:

For the three-month period ended 31 March	Consolidated financial information		Separate financial information	
	2019	2018	2019	2018
Short-term benefits	74,952,665	67,097,875	48,448,923	27,142,269
Post-employment benefits	1,383,774	1,512,934	190,460	171,426
	76,336,439	68,610,809	48,639,383	27,313,695

12 Events occurring after the reporting date

On 5 April 2019, an amendment bill to the Labour Protection Act was published in the Government Gazette. The amended law will become effective 30 days after its publication. The main amendment is that the compensation for employees who have retired and have more than or equal to 20 years of service has changed from 300 day's pay to 400 day's Group pay. The Group's management is currently assessing the impact of the amendment.

On 29 April 2019, The Annual General Meeting 2019 has approved a dividend at Baht 0.1545 per share, amounting to a total of Baht 1,500 million. The dividend will be paid on 24 May 2019. The Group has not recognised declaration of dividend payment as a liability in the interim financial information.