

Laguna Resorts & Hotels Public Company Limited  
and its subsidiaries  
Review report and interim financial information  
For the three-month period ended 31 March 2022

## **Independent Auditor's Report on Review of Interim Financial Information**

To the Shareholders of Laguna Resorts & Hotels Public Company Limited

I have reviewed the accompanying consolidated statement of financial position of Laguna Resorts & Hotels Public Company Limited and its subsidiaries (the Group) as at 31 March 2022, the related consolidated statements of income, comprehensive income, changes in shareholders' equity and cash flows for the three-month period then ended, as well as the condensed notes to the interim consolidated financial statements. I have also reviewed the separate financial information of Laguna Resorts & Hotels Public Company Limited for the same period (collectively "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*.

Pimjai Manitkajohnkit

Certified Public Accountant (Thailand) No. 4521

EY Office Limited

Bangkok: 10 May 2022

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries**

**Statement of financial position**

**As at 31 March 2022**

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 March 2022	31 December 2021	31 March 2022	31 December 2021
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents		1,005,336	731,929	135,803	148,701
Trade and other receivables	2	777,417	679,491	311,132	274,005
Inventories		59,261	60,150	-	-
Property development cost	4	4,112,730	4,172,649	111,429	111,429
Cost to obtain contracts with customers		151,669	151,626	-	-
Other current financial asset		2,367	2,367	2,367	2,367
Other current assets		171,928	109,395	6,833	5,426
<b>Total current assets</b>		<b>6,280,708</b>	<b>5,907,607</b>	<b>567,564</b>	<b>541,928</b>
<b>Non-current assets</b>					
Long-term restricted deposit at financial institution		38,101	38,101	-	-
Other non-current financial assets		811,054	846,272	-	-
Long-term trade accounts receivable	5	396,986	471,147	-	-
Investments in subsidiaries		-	-	4,242,655	4,242,655
Investments in associates	6	1,001,160	985,618	777,454	777,454
Long-term loans to subsidiaries	3	-	-	1,312,550	1,286,550
Investment properties	7	1,382,223	1,382,223	181,602	181,602
Property, plant and equipment	8	12,251,255	12,329,261	35,445	36,376
Right-of-use assets		33,759	38,468	1,044	1,292
Deferred tax assets		34,176	35,447	-	-
Goodwill		407,904	407,904	-	-
Other non-current assets		53,866	45,723	10,700	9,439
<b>Total non-current assets</b>		<b>16,410,484</b>	<b>16,580,164</b>	<b>6,561,450</b>	<b>6,535,368</b>
<b>Total assets</b>		<b>22,691,192</b>	<b>22,487,771</b>	<b>7,129,014</b>	<b>7,077,296</b>

The accompanying notes to interim consolidated financial statements are an integral part of the financial statements.

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries**

**Statement of financial position (continued)**

**As at 31 March 2022**

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 March 2022	31 December 2021	31 March 2022	31 December 2021
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Liabilities and shareholders' equity</b>					
<b>Current liabilities</b>					
Bank overdrafts and short-term loans from financial institutions	9	1,156,774	1,181,162	650,000	650,000
Trade and other payables		1,131,791	1,131,977	209,113	200,481
Current portion of long-term loans from financial institutions	10	612,853	540,075	-	-
Current portion of lease liabilities		50,669	48,033	6,002	5,996
Income tax payable		24,729	15,724	-	-
Advance received from customers		1,265,261	1,218,898	-	-
Other current liabilities		343,727	223,188	21,757	14,588
<b>Total current liabilities</b>		<b>4,585,804</b>	<b>4,359,057</b>	<b>886,872</b>	<b>871,065</b>
<b>Non-current liabilities</b>					
Long-term loans from subsidiaries	3	-	-	277,500	228,500
Long-term loan from related company	3	15,950	22,950	-	-
Long-term loans from financial institutions, net of current portion	10	4,715,727	4,815,629	1,375,007	1,374,900
Provision for long-term employee benefits		109,093	106,802	14,554	14,341
Deferred tax liabilities		2,899,364	2,868,320	115,375	116,273
Lease liabilities, net of current portion		26,597	30,172	468	620
Other non-current liabilities		502,510	463,058	99,171	91,969
<b>Total non-current liabilities</b>		<b>8,269,241</b>	<b>8,306,931</b>	<b>1,882,075</b>	<b>1,826,603</b>
<b>Total liabilities</b>		<b>12,855,045</b>	<b>12,665,988</b>	<b>2,768,947</b>	<b>2,697,668</b>
<b>Shareholders' equity</b>					
Share capital					
Registered					
211,675,358 ordinary shares of Baht 10 each		2,116,754	2,116,754	2,116,754	2,116,754
Issued and fully paid-up					
166,682,701 ordinary shares of Baht 10 each		1,666,827	1,666,827	1,666,827	1,666,827
Share premium		2,062,461	2,062,461	2,062,461	2,062,461
Capital reserve		568,131	568,131	-	-
Retained earnings					
Appropriated - statutory reserve		211,675	211,675	211,675	211,675
Unappropriated		(495,474)	(556,051)	277,791	297,352
Other components of shareholders' equity		5,703,961	5,750,603	141,313	141,313
Equity attributable to owners of the Company		9,717,581	9,703,646	4,360,067	4,379,628
Equity attributable to non-controlling interests of the subsidiaries		118,566	118,137	-	-
<b>Total shareholders' equity</b>		<b>9,836,147</b>	<b>9,821,783</b>	<b>4,360,067</b>	<b>4,379,628</b>
<b>Total liabilities and shareholders' equity</b>		<b>22,691,192</b>	<b>22,487,771</b>	<b>7,129,014</b>	<b>7,077,296</b>

The accompanying notes to interim consolidated financial statements are an integral part of the financial statements.

Directors

(Unaudited but reviewed)

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries****Income statement****For the three-month period ended 31 March 2022**

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	Note	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
		2022	2021	2022	2021
<b>Revenues</b>					
Revenue from hotel operations		543,225	106,555	9,532	-
Revenue from property development operations		501,812	306,951	-	-
Revenue from office rental operations		8,409	6,822	2,905	956
Other income		4,685	4,590	16,299	14,880
<b>Total revenues</b>		<b>1,058,131</b>	<b>424,918</b>	<b>28,736</b>	<b>15,836</b>
<b>Expenses</b>					
Cost of hotel operations		345,385	203,144	5,089	-
Cost of property development operations		274,488	149,816	-	-
Cost of office rental operations		6,509	5,170	1,217	995
Selling expenses		100,709	27,045	27	34
Administrative expenses		224,805	186,062	36,450	32,992
<b>Total expenses</b>		<b>951,896</b>	<b>571,237</b>	<b>42,783</b>	<b>34,021</b>
<b>Operating profit (loss)</b>		<b>106,235</b>	<b>(146,319)</b>	<b>(14,047)</b>	<b>(18,185)</b>
Share of profit from investments in associates	6	17,172	12,923	-	-
Finance income		10,467	12,916	11,164	14,748
Finance cost		(45,884)	(64,274)	(17,576)	(18,963)
<b>Profit (loss) before income tax expenses</b>		<b>87,990</b>	<b>(184,754)</b>	<b>(20,459)</b>	<b>(22,400)</b>
Income tax revenue (expenses)	11	(48,440)	(20,693)	898	1,412
<b>Profit (loss) for the period</b>		<b>39,550</b>	<b>(205,447)</b>	<b>(19,561)</b>	<b>(20,988)</b>
<b>Profit (loss) attributable to:</b>					
Equity holders of the Company		40,129	(200,185)	(19,561)	(20,988)
Non-controlling interests of the subsidiaries		(579)	(5,262)		
		<b>39,550</b>	<b>(205,447)</b>		
<b>Earnings per share</b>					
<b>Basic earnings per share</b>					
Profit (loss) attributable to equity holders of the Company		0.24	(1.20)	(0.12)	(0.13)

The accompanying notes to interim consolidated financial statements are an integral part of the financial statements.

(Unaudited but reviewed)

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries****Statement of comprehensive income****For the three-month period ended 31 March 2022**

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
<b>Profit (loss) for the period</b>		39,550	(205,447)	(19,561)	(20,988)
<b>Other comprehensive income (loss):</b>					
<i>Other comprehensive income (loss) to be reclassified to profit or loss in subsequent periods</i>					
Exchange differences on translation of financial statements in foreign currency		4,619	(267)	-	-
Share of other comprehensive income (loss) from associates	6	(1,282)	2,278	-	-
Other comprehensive income to be reclassified to profit or loss in subsequent periods, net of income tax		3,337	2,011	-	-
<i>Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods</i>					
Gain (loss) on changes in investments in equity designated at fair value through other comprehensive income		(28,174)	85,890	-	-
Share of other comprehensive income (loss) from associates	6	(349)	1,257	-	-
Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods, net of income tax		(28,523)	87,147	-	-
<b>Other comprehensive income (loss) for the period</b>		(25,186)	89,158	-	-
<b>Total comprehensive income (loss) for the period</b>		14,364	(116,289)	(19,561)	(20,988)
<b>Total comprehensive income (loss) attributable to:</b>					
Equity holders of the Company		13,935	(111,127)	(19,561)	(20,988)
Non-controlling interests of the subsidiaries		429	(5,162)		
		14,364	(116,289)		

The accompanying notes to interim consolidated financial statements are an integral part of the financial statements.

(Unaudited but reviewed)

## Laguna Resorts &amp; Hotels Public Company Limited and its subsidiaries

## Statement of changes in shareholders' equity

For the three-month period ended 31 March 2022

(Unit: Thousand Baht)

Consolidated financial statements													
Equity attributable to the owners of the Company													
					Other components of shareholders' equity								
					Exchange			Other comprehensive income			Equity attributable		
					differences on		Gain (loss) on	Share of other	Total other	Total equity	to non-controlling	Total	
					translation of	Revaluation	investments in equity	comprehensive	components of	attributable to	interests	shareholders'	
					financial	surplus	designated at fair	income (loss) from	shareholders'	owners of	of the	equity	
					statements in	on assets	value through other	associates	equity	the Company	subsidiaries	shareholders'	
					foreign currency	foreign currency	comprehensive income	equity	equity	the Company	subsidiaries	equity	
					Retained earnings								
					Appropriated -								
					statutory reserve	Unappropriated							
issued and fully	Share premium	Capital reserve	statutory reserve	Unappropriated	foreign currency	on assets	comprehensive income	associates	equity	the Company	subsidiaries	equity	
paid-up	Share premium	Capital reserve	statutory reserve	Unappropriated	foreign currency	on assets	comprehensive income	associates	equity	the Company	subsidiaries	equity	
share capital	Share premium	Capital reserve	statutory reserve	Unappropriated	foreign currency	on assets	comprehensive income	associates	equity	the Company	subsidiaries	equity	
<b>Balance as at 1 January 2021</b>	1,666,827	2,062,461	568,131	211,675	447,534	124,299	5,478,403	85,453	(12,207)	5,675,948	10,632,576	119,537	10,752,113
Loss for the period	-	-	-	-	(200,185)	-	-	-	-	-	(200,185)	(5,262)	(205,447)
Other comprehensive income (loss) for the period	-	-	-	-	-	(367)	-	85,890	3,535	89,058	89,058	100	89,158
Total comprehensive income (loss) for the period	-	-	-	-	(200,185)	(367)	-	85,890	3,535	89,058	(111,127)	(5,162)	(116,289)
Reversal of revaluation surplus on disposal of assets	-	-	-	-	12,716	-	(12,716)	-	-	(12,716)	-	-	-
<b>Balance as at 31 March 2021</b>	<u>1,666,827</u>	<u>2,062,461</u>	<u>568,131</u>	<u>211,675</u>	<u>260,065</u>	<u>123,932</u>	<u>5,465,687</u>	<u>171,343</u>	<u>(8,672)</u>	<u>5,752,290</u>	<u>10,521,449</u>	<u>114,375</u>	<u>10,635,824</u>
<b>Balance as at 1 January 2022</b>	1,666,827	2,062,461	568,131	211,675	(556,051)	115,240	5,450,230	191,926	(6,793)	5,750,603	9,703,646	118,137	9,821,783
Profit (loss) for the period	-	-	-	-	40,129	-	-	-	-	-	40,129	(579)	39,550
Other comprehensive income (loss) for the period	-	-	-	-	-	3,611	-	(28,174)	(1,631)	(26,194)	(26,194)	1,008	(25,186)
Total comprehensive income (loss) for the period	-	-	-	-	40,129	3,611	-	(28,174)	(1,631)	(26,194)	13,935	429	14,364
Reversal of revaluation surplus on disposal of assets	-	-	-	-	20,448	-	(20,448)	-	-	(20,448)	-	-	-
<b>Balance as at 31 March 2022</b>	<u>1,666,827</u>	<u>2,062,461</u>	<u>568,131</u>	<u>211,675</u>	<u>(495,474)</u>	<u>118,851</u>	<u>5,429,782</u>	<u>163,752</u>	<u>(8,424)</u>	<u>5,703,961</u>	<u>9,717,581</u>	<u>118,566</u>	<u>9,836,147</u>
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-

The accompanying notes to interim consolidated financial statements are an integral part of the financial statements.

(Unaudited but reviewed)

Laguna Resorts & Hotels Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity (continued)

For the three-month period ended 31 March 2022

(Unit: Thousand Baht)

Separate financial statements

	Issued and fully paid-up		Retained earnings		Other components of shareholders' equity				
					Appropriated - statutory reserve	Unappropriated	Other comprehensive	Total other	Total
							income	components of	
share capital	Share premium			Revaluation surplus on assets	equity	equity			
<b>Balance as at 1 January 2021</b>	1,666,827	2,062,461	211,675	367,018	141,313	141,313	4,449,294		
Loss for the period	-	-	-	(20,988)	-	-	(20,988)		
Other comprehensive income (loss) for the period	-	-	-	-	-	-	-		
Total comprehensive income (loss) for the period	-	-	-	(20,988)	-	-	(20,988)		
<b>Balance as at 31 March 2021</b>	<u>1,666,827</u>	<u>2,062,461</u>	<u>211,675</u>	<u>346,030</u>	<u>141,313</u>	<u>141,313</u>	<u>4,428,306</u>		
<b>Balance as at 1 January 2022</b>	1,666,827	2,062,461	211,675	297,352	141,313	141,313	4,379,628		
Loss for the period	-	-	-	(19,561)	-	-	(19,561)		
Other comprehensive income (loss) for the period	-	-	-	-	-	-	-		
Total comprehensive income (loss) for the period	-	-	-	(19,561)	-	-	(19,561)		
<b>Balance as at 31 March 2022</b>	<u>1,666,827</u>	<u>2,062,461</u>	<u>211,675</u>	<u>277,791</u>	<u>141,313</u>	<u>141,313</u>	<u>4,360,067</u>		
	-	-	-	-	-	-	-		
	-	-	-	-	-	-	-		

The accompanying notes to interim consolidated financial statements are an integral part of the financial statements.



(Unaudited but reviewed)

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries****Cash flow statement****For the three-month period ended 31 March 2022**

(Unit: Thousand Baht)

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	2022	2021	2022	2021
<b>Cash flows from operating activities</b>				
Profit (loss) before income tax expenses	87,990	(184,754)	(20,459)	(22,400)
Adjustments to reconcile profit (loss) before income tax expenses to net cash provided by (paid from) operating activities:				
Depreciation	101,576	116,397	1,385	2,092
Allowance for expected credit losses	4,884	16,311	17	2,246
Reduction of inventory to net realisable value	1,668	315	-	-
Reversal of reduction of property development cost to net realisable value	-	(961)	-	-
Share of profit from investments in associates	(17,172)	(12,923)	-	-
Gain on sales of property, plant and equipment	(56)	-	-	-
Write off property, plant and equipment	532	1	-	-
Deferred gain on right-of-use assets	1,124	-	-	-
Provision for long-term employee benefits	2,301	1,940	213	225
Provision for legal case	-	26	-	-
Finance income	(10,467)	(12,916)	(11,164)	(14,748)
Finance cost	45,884	64,274	17,576	18,963
Profit (loss) from operating activities before changes in operating assets and liabilities	218,264	(12,290)	(12,432)	(13,622)
Operating assets (increase) decrease				
Trade and other receivables	(102,810)	(30,668)	(26,628)	(15,519)
Inventories	(779)	7,961	-	-
Property development cost	64,133	68,250	-	-
Cost to obtain contracts with customers	(43)	2,145	-	-
Other current assets	(56,028)	(5,973)	(1,094)	4,381
Long-term trade accounts receivable	74,161	50,246	-	-
Other non-current assets	(8,143)	445	(1,261)	(37)
Operating liabilities increase (decrease)				
Trade and other payables	(9,551)	(162,238)	2,471	6,219
Advance received from customers	46,363	(124,786)	-	-
Other current liabilities	120,539	36,029	7,169	3,451
Cash paid for provision for long-term employee benefits	(10)	(2,151)	-	-
Other non-current liabilities	18,759	3,739	497	-
Cash flows from (used in) operating activities	364,855	(169,291)	(31,278)	(15,127)
Cash received from interest income	10,467	12,916	648	-
Cash received from income tax refund	202	-	-	-
Cash paid for interest expenses	(19,094)	(17,854)	(4,602)	(5,061)
Cash paid for income tax	(6,787)	(1,768)	(313)	(81)
<b>Net cash flows from (used in) operating activities</b>	<b>349,643</b>	<b>(175,997)</b>	<b>(35,545)</b>	<b>(20,269)</b>

The accompanying notes to interim consolidated financial statements are an integral part of the financial statements.

(Unaudited but reviewed)

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries****Cash flow statement (continued)****For the three-month period ended 31 March 2022**

(Unit: Thousand Baht)

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
<b>Cash flows from investing activities</b>				
Increase in long-term restricted deposits at financial institutions	-	(12)	-	-
Cash received from long-term loans to subsidiaries	-	-	16,000	180,000
Cash paid for long-term loans to subsidiaries	-	-	(42,000)	(137,000)
Cash received from sales of property, plant and equipment	92	12	-	-
Cash paid for acquisition of property, plant and equipment	(19,828)	(23,418)	(206)	(316)
<b>Net cash flows from (used in) investing activities</b>	<b>(19,736)</b>	<b>(23,418)</b>	<b>(26,206)</b>	<b>42,684</b>
<b>Cash flows from financing activities</b>				
Increase (decrease) in bank overdrafts and short-term loans from financial institutions	(24,388)	596	-	-
Draw down of long-term loans from subsidiaries	-	-	85,000	63,000
Repayment of long-term loans from subsidiaries	-	-	(36,000)	(122,000)
Draw down of long-term loans from financial institutions	11,647	110,400	-	-
Repayment of long-term loans from financial institutions	(39,322)	(94,269)	-	-
Repayment of long-term loans from related company	(7,000)	-	-	-
Payment of lease liabilities	(2,485)	(1,647)	(147)	-
<b>Net cash flows from (used in) financing activities</b>	<b>(61,548)</b>	<b>15,080</b>	<b>48,853</b>	<b>(59,000)</b>
Net exchange differences on translation of financial statements in foreign currency	5,048	(647)	-	-
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>273,407</b>	<b>(184,982)</b>	<b>(12,898)</b>	<b>(36,585)</b>
Cash and cash equivalents at beginning of period	731,929	568,735	148,701	146,681
<b>Cash and cash equivalents at end of period</b>	<b>1,005,336</b>	<b>383,753</b>	<b>135,803</b>	<b>110,096</b>
	-	-	-	-
<b>Supplemental cash flows information</b>				
Non-cash items				
Share of other comprehensive income (loss) from associates	(1,631)	3,535	-	-
Reversal of revaluation surplus on disposal of assets	20,448	12,716	-	-
Interest recorded as property development cost	4,214	-	-	-
Addition of right-of-use assets and lease liabilities	2,365	1,021	-	-

The accompanying notes to interim consolidated financial statements are an integral part of the financial statements.

**Laguna Resorts & Hotels Public Company Limited and its subsidiaries**

**Notes to interim consolidated financial statements**

**For the three-month period ended 31 March 2022**

**1. General information**

**1.1 Corporate information**

Laguna Resorts & Hotels Public Company Limited (“the Company”, “LRH”) is a public company incorporated and domiciled in Thailand. Its major shareholder is Banyan Tree Assets (Thailand) Company Limited, which is incorporated in Thailand. The parent company of the Group is Banyan Tree Holdings Limited, which is incorporated in Singapore.

The Group is principally engaged in the hotel business and property development. There are five hotels in Laguna Phuket, namely Angsana Laguna Phuket, Banyan Tree Phuket, Angsana Villas Resort Phuket, Cassia Phuket and Laguna Holiday Club Phuket Resort, located in Phuket province and one hotel, the Banyan Tree Bangkok, located in Bangkok. The subsidiaries are also engaged in operating golf clubs (Laguna Golf Phuket and Laguna Golf Bintan), sales of merchandise (Banyan Tree Gallery), spa, office and shop rental and sale of holiday club memberships.

The registered office of the Company is at 21/17B, 21/17C, 21/65, 21/66 and 21/68 Thai Wah Tower 1, 7th, 22nd and 24th Floor, South Sathorn Road, Tungmahamek, Sathorn, Bangkok.

**1.2 Coronavirus disease 2019 Pandemic**

The Coronavirus disease 2019 pandemic is adversely impacting most businesses and industries. The government has continued to ease Covid-19 restrictions and travel requirements, which greatly benefits tourism businesses. However, this situation may bring uncertainties and have an impact on the environment in which the group operates. The Group’s management has continuously monitored ongoing developments and assessed the financial impact in respect of the valuation of assets, provisions and contingent liabilities, and has used estimates and judgement in respect of various issues as the situation has evolved.

### **1.3 Basis for the preparation of interim financial information**

This interim financial information is prepared in accordance with Thai Accounting Standard No. 34 Interim Financial Reporting, with the Company choosing to present condensed interim financial statements. However, the Company has presented the statements of financial position, income, comprehensive income, changes in shareholders' equity, and cash flows in the same format as that used for the annual financial statements.

The interim financial information is intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events and circumstances so as not to duplicate information previously reported. This interim financial information should therefore be read in conjunction with the latest annual financial statements.

The interim financial information in Thai language are the official statutory financial information of the Company. The interim financial information in English language have been translated from the Thai language financial information.

### **1.4 Basis of consolidation**

The interim consolidated financial information includes the financial statements of Laguna Resorts & Hotels Public Company Limited (“the Company”) and its subsidiary companies (“the subsidiaries”) (collectively as “the Group”) and has been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2021, with no change in shareholding structure of subsidiaries during the current period.

### **1.5 Significant accounting policies**

The interim financial information is prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2021.

The revised financial reporting standards which are effective for fiscal years beginning on or after 1 January 2022, do not have any significant impact on the Group’s financial statements.

(Unaudited but reviewed)

**2. Trade and other receivables**

	Consolidated financial		(Unit: Thousand Baht)	
	statements		Separate financial	
	31	31	31	31
	March	December	March	December
	2022	2021	2022	2021
<u>Trade accounts receivable</u>				
Trade accounts receivable - hotel operations	196,044	164,893	8,563	7,554
Less: Allowance for expected credit losses	(41,349)	(45,681)	(6,827)	(6,810)
Trade accounts receivable - hotel operations, net	154,695	119,212	1,736	744
Trade accounts receivable - sales of property				
- installments due	110,139	74,318	-	-
Current portion of long-term trade				
accounts receivable	290,124	306,027	-	-
Less: Deferred interest income	(2,961)	(3,364)	-	-
Net (Note 5)	287,163	302,663	-	-
Trade accounts receivable - sales of property, net	397,302	376,981	-	-
Trade accounts receivable - sales of holiday club				
memberships and sales and marketing services				
for holiday club memberships	87,347	62,691	-	-
Less: Allowance for expected credit losses	(54,155)	(48,360)	-	-
Trade accounts receivable - sales of holiday club				
memberships and sales and marketing services for				
holiday club memberships, net	33,192	14,331	-	-
Total trade accounts receivable, net	585,189	510,524	1,736	744
<u>Other receivables</u>				
Amounts due from related parties (Note 3)	87,326	88,939	290,870	265,323
Villa owner receivables	104,069	80,545	2,210	2,210
Accrued rental income	16,096	5,364	16,096	5,364
Other receivables	13,562	19,512	220	364
Total other receivables	221,053	194,360	309,396	273,261
Less: Allowance for expected credit losses	(28,825)	(25,393)	-	-
Total other receivables, net	192,228	168,967	309,396	273,261
Total trade and other receivables, net	777,417	679,491	311,132	274,005

(Unaudited but reviewed)

The balances of trade accounts receivable - hotel operations, aged on the basis of due dates, are summarised below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2022	31 December 2021	31 March 2022	31 December 2021
<b><u>Age of receivables</u></b>				
Not yet due	37,888	45,145	180	317
Past due				
Up to 30 days	59,927	45,542	581	141
31 - 60 days	31,633	10,060	528	62
61 - 90 days	8,902	2,783	198	59
91 - 120 days	5,693	818	69	56
Over 120 days	52,001	60,545	7,007	6,919
Total	196,044	164,893	8,563	7,554
Less: Allowance for expected credit losses	(41,349)	(45,681)	(6,827)	(6,810)
Trade accounts receivable - hotel operations, net	154,695	119,212	1,736	744

The balances of trade accounts receivable - sales of property, aged on the basis of due dates, are summarised below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2022	31 December 2021	31 March 2022	31 December 2021
<b><u>Age of receivables</u></b>				
Not yet due	288,729	309,735	-	-
Past due				
Up to 30 days	20,014	11,996	-	-
31 - 60 days	13,290	9,813	-	-
61 - 90 days	18,644	7,913	-	-
91 - 120 days	7,785	6,232	-	-
Over 120 days	51,801	34,656	-	-
Total	400,263	380,345	-	-
Less: Deferred interest income	(2,961)	(3,364)	-	-
Trade accounts receivable - sales of property, net	397,302	376,981	-	-

(Unaudited but reviewed)

The balances of trade accounts receivable - sales of holiday club memberships and sales and marketing services for holiday club memberships, aged on the basis of due dates, are summarised below.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2022	31 December 2021	31 March 2022	31 December 2021
<b><u>Age of receivables</u></b>				
Not yet due	2,443	508	-	-
Past due				
Up to 30 days	711	1,613	-	-
31 - 60 days	555	697	-	-
61 - 90 days	26,002	622	-	-
91 - 120 days	1,110	85	-	-
Over 120 days	56,526	59,166	-	-
Total	87,347	62,691	-	-
Less: Allowance for expected credit losses	(54,155)	(48,360)	-	-
Trade accounts receivable - sales of holiday club memberships and sales and marketing services for holiday club memberships, net	33,192	14,331	-	-

### 3. Related party transactions

During the periods, the Group had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course of business. There were no significant changes in the transfer pricing policy of transactions with related parties during the current period.

(Unaudited but reviewed)

Summaries significant business transactions with related parties as follows.

(Unit: Million Baht)

	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements	financial statements	financial statements	financial statements
	2022	2021	2022	2021
<u>Transactions with subsidiaries</u>				
(eliminated from the consolidated financial statements)				
Guarantee fee expenses	-	-	5	5
Interest income	-	-	11	15
Interest expenses	-	-	2	1
Management fee income	-	-	15	13
Reimbursement payments	-	-	19	16
Rental and service income	-	-	1	-
Rental and service expenses	-	-	2	2
Resort service expenses	-	-	1	1
<u>Transactions with associates</u>				
Reimbursement receipts	1	-	-	-
Rental and service income	3	4	-	-
<u>Transactions with related companies</u>				
Inter resort payments	1	1	-	-
Management fee expenses	35	8	-	-
Purchase of spa and gallery vouchers	3	-	1	-
Sale of goods	2	-	-	-
Reimbursement receipts	15	11	5	3
Reimbursement payments	16	13	1	1
Rental and service income	3	2	-	-
Service fees	7	17	-	-

The Company has contingent liabilities in respect of letters of guarantee issued to banks to guarantee facilities of its subsidiaries as follows:

(Unit: Million Baht)

	31 March 2022	31 December 2021
Overdrafts and bank guarantee facilities	106	106

Subsidiaries have contingent liabilities in respect of letters of guarantee issued to banks to guarantee facilities of the Group as follows:

(Unit: Million Baht)

	31 March 2022	31 December 2021
Short-term loan facilities	150	150
Long-term loan facilities	900	900
Overdrafts and bank guarantee facilities	20	20



(Unaudited but reviewed)

As at 31 March 2022 and 31 December 2021, the balances of the accounts between the Company and those related companies are as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2022	31 December 2021	31 March 2022	31 December 2021
<b>Amounts due from related parties</b>				
Subsidiaries	-	-	286,710	261,156
Associated companies	401	1,920	-	-
Related companies (related by common shareholders)	86,925	87,019	4,160	4,167
Total amounts due from related parties (Note 2)	<u>87,326</u>	<u>88,939</u>	<u>290,870</u>	<u>265,323</u>
<b>Amounts due to related parties</b>				
Subsidiaries	-	-	46,459	40,704
Associated companies	-	-	-	-
Related companies (related by common shareholders)	189,256	169,773	1,226	2,700
Total amounts due to related parties	<u>189,256</u>	<u>169,773</u>	<u>47,685</u>	<u>43,404</u>
<b>Dividend payable</b>				
Related company (related by common shareholders)	<u>130,048</u>	<u>130,048</u>	<u>130,048</u>	<u>130,048</u>

### Long-term loans to subsidiaries and long-term loans from subsidiaries

As at 31 March 2022 and 31 December 2021, the balance of loans between the Company and those related companies and the movement are as follows:

### Long-term loans to subsidiaries

(Unit: Thousand Baht)

	Separate financial statements			
	31 December 2021	Addition	Repayment	31 March 2022
Laguna Banyan Tree Limited	816,000	40,000	-	856,000
Laguna Holiday Club Limited	167,500	2,000	(10,000)	159,500
Laguna Lakes Limited	275,000	-	(6,000)	269,000
Banyan Tree Gallery (Thailand) Limited	28,050	-	-	28,050
Total	<u>1,286,550</u>	<u>42,000</u>	<u>(16,000)</u>	<u>1,312,550</u>

(Unaudited but reviewed)

### Long-term loans from subsidiaries

(Unit: Thousand Baht)

	Separate financial statements			
	31 December 2021	Addition	Repayment	31 March 2022
Laguna (3) Limited	14,500	-	-	14,500
TWR - Holdings Limited	131,000	27,000	(25,000)	133,000
Laguna Grande Limited	83,000	58,000	(11,000)	130,000
Total	228,500	85,000	(36,000)	277,500

### Long-term loan from related company

(Unit: Thousand Baht)

	Consolidated financial statements			
	31 December 2021	Addition	Repayment	31 March 2022
Banyan Tree Hotels & Resorts (Thailand) Limited	22,950	-	(7,000)	15,950
Total	22,950	-	(7,000)	15,950

### Directors and management's benefits

During the three-month periods ended 31 March 2022 and 2021, the Group had employee benefit expenses of their directors and management as below.

(Unit: Thousand Baht)

	For the three-month periods ended 31 March			
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Short-term employee benefits	20,535	14,517	10,330	7,174
Post-employment benefits	658	659	230	257
Other long-term employee benefits	7	11	2	4
Total	21,200	15,187	10,562	7,435

(Unaudited but reviewed)

#### 4. Property development cost

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2022	31 December 2021	31 March 2022	31 December 2021
Land	1,305,104	1,305,104	111,429	111,429
Land and property under construction	1,905,356	1,994,103	-	-
Land and completed buildings	926,898	898,070	-	-
Total	4,137,358	4,197,277	111,429	111,429
Less: Allowance for diminution in value	(24,628)	(24,628)	-	-
Property development cost, net	4,112,730	4,172,649	111,429	111,429

Subsidiaries have mortgaged property development cost amounting to Baht 1,043 million (31 December 2021: Baht 1,071 million) as collateral against its credit facilities received from financial institutions.

#### 5. Long-term trade accounts receivable

Long-term trade accounts receivable consists of installments receivable from property sales, which bear interest at rates of 0.0% - 7.0% and MLR plus 0.5% per annum and installments are repaid over a period of 3 to 10 years.

Long-term trade accounts receivable are due as follows:

(Unit: Thousand Baht)

	Consolidated financial statements	
	31 March 2022	31 December 2021
Sales of property		
Within 1 year	290,124	306,027
Less: Deferred interest income	(2,961)	(3,364)
Current portion of long-term trade accounts receivable, net (Note 2)	287,163	302,663
Over 1 year to 5 years	401,405	476,341
Less: Deferred interest income	(4,419)	(5,194)
Long-term trade accounts receivable, net	396,986	471,147
Total	684,149	773,810

(Unaudited but reviewed)

## 6. Investments in associates

### 6.1 Details of associates

(Unit: Thousand Baht)

Company's name	Nature of business	Country of incorporation	Consolidated financial statements					
			Shareholding percentage		Cost		Carrying amounts based on equity method	
			31 March 2022	31 December 2021	31 March 2022	31 December 2021	31 March 2022	31 December 2021
			(%)	(%)				
Tropical Resorts Ltd.	Holding company	Hong Kong	25.87	25.87	17,673	17,673	-	-
Less: Allowance for impairment of investment					(17,673)	(17,673)	-	-
					-	-	-	-
Thai Wah Public Company Limited	Manufacture and distribution of vermicelli, tapioca starch and other food products	Thailand	10.03	10.03	777,454	777,454	784,101	768,365
Banyan Tree China Pte. Ltd.	Holding company	Singapore	10.69	10.69	173,495	173,495	217,059	217,253
Total investments in associates, net					950,949	950,949	1,001,160	985,618

(Unit: Thousand Baht)

Company's name	Nature of business	Country of incorporation	Separate financial statements					
			Shareholding percentage		Cost			
			31 March 2022	31 December 2021	31 March 2022	31 December 2021		
			(%)	(%)				
Thai Wah Public Company Limited	Manufacture and distribution of vermicelli, tapioca starch and other food products	Thailand	10.03	10.03	777,454	777,454		
Total					777,454	777,454		

As at 31 March 2022 and 31 December 2021, the Company has pledged the 10 million ordinary shares of Thai Wah Public Company Limited with a bank to secure a long-term loan of the Company.

### 6.2 Share of comprehensive income (loss)

During the three-month periods ended 31 March 2022 and 2021, the Company and subsidiary have recognised their share of profit (loss) from investments in associate companies in the consolidated financial statements as follows:

(Unit: Thousand Baht)

Company's name	Consolidated financial statements			
	Share of profit (loss) from investments in associates		Share of other comprehensive income (loss) from investments in associates	
	For the three-month periods ended 31 March		For the three-month periods ended 31 March	
	2022	2021	2022	2021
Banyan Tree China Pte. Ltd.	(195)	-	-	-
Thai Wah Public Company Limited	17,367	12,923	(1,631)	3,535
Total	17,172	12,923	(1,631)	3,535

(Unaudited but reviewed)

### 6.3 Fair value of investments in a listed associate

In respect of investment in an associated company that is a listed company on the Stock Exchange of Thailand, its fair value is as follows:

(Unit: Million Baht)

Associate	Fair values as at	
	31 March 2022	31 December 2021
Thai Wah Public Company Limited	601	490

## 7. Investment properties

As at 31 March 2022, the subsidiaries have pledged investment properties amounting to approximately Baht 799 million (31 December 2021: Baht 799 million) as collateral against credit facilities received from financial institutions.

## 8. Property, plant and equipment

(Unit: Thousand Baht)

	Consolidated	Separate
	financial statements	financial statements
<b>At cost / revaluation value</b>		
Balance as at 31 December 2021	18,160,792	143,004
Additions	19,828	206
Disposals and write off	(7,545)	-
Translation adjustment	(3,379)	-
Balance as at 31 March 2022	18,169,696	143,210
<b>Accumulated depreciation</b>		
Balance as at 31 December 2021	(5,669,839)	(103,708)
Depreciation charged for the period	(96,519)	(1,137)
Disposals and write off	6,977	-
Translation adjustments	(769)	-
Balance as at 31 March 2022	(5,760,150)	(104,845)
<b>Allowance for impairment loss</b>		
Balance as at 31 December 2021	(161,692)	(2,920)
Translation adjustment	3,401	-
Balance as at 31 March 2022	(158,291)	(2,920)
<b>Net book value</b>		
Balance as at 31 December 2021	12,329,261	36,376
Balance as at 31 March 2022	12,251,255	35,445

(Unaudited but reviewed)

The subsidiaries have mortgaged land and buildings at fair value of Baht 8,719 million (31 December 2021: Baht 8,758 million) as collateral against credit facilities received from financial institutions.

#### 9. Bank overdrafts and short-term loans from financial institutions

Bank overdrafts carry interest rate of MOR per annum.

Short-term loans from financial institutions represent promissory notes with maturity dates within 3 months. Short-term loans from financial institutions carry interest rate of MMR, MLR and fixed deposit rate plus 1.5%.

These bank overdrafts and short-term loans from financial institutions are secured by the mortgage of plots of land and buildings of its subsidiaries, as described in Note 8 and by the guarantee provided by subsidiaries.

#### 10. Long-term loans from financial institutions

Movements in the long-term loans account during the three-month period ended 31 March 2022 are summarised below:

	(Unit: Thousand Baht)	
	Consolidated	Separate
	financial statements	financial statements
Principal as at 31 December 2021	5,367,518	1,379,750
Add: Draw down	11,647	-
Less: Repayments	(39,322)	-
Principal as at 31 March 2022	5,339,843	1,379,750
Less: Deferred financial fees	(11,263)	(4,743)
Balance as at 31 March 2022	5,328,580	1,375,007

The loans are secured by mortgage of plots of land and buildings of its subsidiaries, as described in Notes 4, 7 and 8. Certain loans are guaranteed by its subsidiaries and the pledge of the 10 million ordinary shares of Thai Wah Public Company Limited, as described in Note 6.1.

The loan agreements contain several covenants which, among other things, require the Group to maintain debt to equity ratios and debt service coverage ratios at the rate prescribed in the agreements.

As at 31 March 2022, the long-term credit facilities of the subsidiaries which have not yet been drawn down amounting to Baht 746 million (31 December 2021: Baht 758 million).

**11. Income tax**

Interim corporate income tax was calculated on profit (loss) before income tax for the period, using the estimated effective tax rate for the year.

Income tax expenses for the three-month periods ended 31 March 2022 and 2021 are made up as follows:

	(Unit: Thousand Baht)			
	For the three-month periods ended 31 March			
	Consolidated		Separate	
	financial statements	financial statements	financial statements	financial statements
	2022	2021	2022	2021
<b>Current income tax:</b>				
Interim corporate income tax charge	8,448	9,120	-	-
Adjustment in respect of income tax of previous year	572	10	-	-
Write off prepaid withholding tax	61	-	-	-
<b>Deferred tax:</b>				
Relating to origination and reversal of temporary differences	39,359	11,563	(898)	(1,412)
<b>Income tax (revenue) expenses reported in the income statement</b>	<b>48,440</b>	<b>20,693</b>	<b>(898)</b>	<b>(1,412)</b>

**12. Commitments**Capital commitment

As at 31 March 2022, the Group has capital commitments as follows:

- a) The subsidiaries have commitments in respect of constructing new and renovating existing hotel properties amounting to Baht 85 million.
- b) The subsidiaries have commitments that relate to projects to develop properties for sale amounting to Baht 1,514 million.
- c) A subsidiary entered into a sale and purchase agreement for land with unrelated persons, area of 4 rai 64.20 square wah. The remaining Baht 12 million shall be paid in within November 2022.

Operating agreements

As at 31 March 2022, the Group has operating agreements as follows:

- a) The subsidiaries have entered into operating agreements with certain companies whereby these companies are to operate the subsidiaries' hotel business. In consideration of such services, the subsidiaries are committed to pay remuneration at the rates, terms and basis specified in the agreements. There were no significant changes in terms and basis specified in the agreements during the current period.
- b) The Group has entered into several service and lease agreements in respect of machinery, motor vehicles and equipment. The terms of the agreements are generally between 1 to 5 years.

As at 31 March 2022, the Group has future minimum payments under service agreement, short-term leases and lease of low-value assets amounting to Baht 35 million (the Company only: Baht 4 million).

- c) As at 31 March 2022, the Group has future lease payments required under these non-cancellable leases contracts related to villa/unit rental scheme agreements which have not yet commenced as follows:

	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Payable within:		
In up to 1 year	3	-
In over 1 and up to 5 years	23	-

(Unit: Million Baht)

Servitude over land

As at 31 March 2022, some subsidiaries have land servitude of approximately 13 rai in Phuket province, which are presented under property development cost and property, plant and equipment.

**13. Guarantees**

As at 31 March 2022, there were bank guarantees amounting to Baht 51 million issued to various parties on behalf of the Group, mainly provided for the usage of electricity, other utilities and telecommunication channels (the Company only: Baht 0.4 million).



(Unaudited but reviewed)

**14. Segment information**

The Group is organised into business units based on its products and services. During the period, the Group has not changed the organisation of their reportable segments.

The following tables present revenue and profit (loss) information regarding the Group segments for the three-month periods ended 31 March 2022 and 2021 as follows:

(Unit: Million Baht)

	For the three-month period ended 31 March 2022				
	Hotel Business	Property Development	Office Rental	Head Office	Total
Revenue:					
Segment revenue					
Total revenues	587	504	10	-	1,101
Intersegment revenues	(44)	(2)	(2)	-	(48)
Revenue from external customers	<u>543</u>	<u>502</u>	<u>8</u>	<u>-</u>	<u>1,053</u>
Results:					
Segment results	<u>(19)</u>	<u>152</u>	<u>1</u>	<u>(33)</u>	<u>101</u>
Unallocated income					5
Profit from operations and other income					106
Finance income	-	10	-	-	10
Finance cost	(26)	(5)	-	(14)	(45)
Share of profit from investments in associates					17
Profit before income tax expenses					88
Income tax revenue (expenses)	(9)	(48)	-	9	(48)
Profit for the period					<u>40</u>

(Unit: Million Baht)

	For the three-month period ended 31 March 2021				
	Hotel Business	Property Development	Office Rental	Head Office	Total
Revenue:					
Segment revenue					
Total revenues	126	308	9	-	443
Intersegment revenues	(20)	(1)	(2)	-	(23)
Revenue from external customers	<u>106</u>	<u>307</u>	<u>7</u>	<u>-</u>	<u>420</u>
Results:					
Segment results	<u>(223)</u>	<u>89</u>	<u>1</u>	<u>(18)</u>	<u>(151)</u>
Unallocated income					5
Loss from operations and other income					(146)
Finance income	-	13	-	-	13
Finance cost	(31)	(15)	-	(18)	(64)
Share of profit from investments in associates					13
Loss before income tax expenses					(184)
Income tax revenue (expenses)	10	(31)	-	-	(21)
Loss for the period					<u>(205)</u>

**15. Litigations**

A subsidiary was sued by a buyer of property sales project and claimed for refund of his payment in the amount of Baht 20.9 million plus interest 7.5% calculated from Baht 17.2 million from the plaint date because of the delay of the completion of the construction.

On 16 March 2022, the Phuket Provincial Court dismissed the case. Currently, it is under time frame to submit an appeal.

The management of the subsidiary does not expect any losses as a result of the case; therefore, no provision has been set up for this case.

**16. Approval of interim financial information**

This interim financial information was authorised for issue by the Company's Board of Directors on 10 May 2022.