

**Central Pattana Public Company Limited  
and its Subsidiaries**

Condensed interim financial statements  
for the three-month and six-month periods ended  
30 June 2024  
and  
Independent auditor's review report

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

## **To the Board of Directors of Central Pattana Public Company Limited**

I have reviewed the accompanying consolidated and separate statements of financial position of Central Pattana Public Company Limited and its subsidiaries, and of Central Pattana Public Company Limited, respectively, as at 30 June 2024; the consolidated and separate statements of comprehensive income for the three-month and six-month periods ended 30 June 2024, the consolidated and separate statement of changes in equity and cash flows for the six-month period ended 30 June 2024; 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”.

(Vannaporn Jongperadechanon)  
Certified Public Accountant  
Registration No. 4098

KPMG Phoomchai Audit Ltd.  
Bangkok  
14 August 2024

# Central Pattana Public Company Limited and its Subsidiaries

## Statement of financial position

		Consolidated financial		Separate financial	
		statements		statements	
Assets	Note	30 June 2024 (Unaudited)	31 December 2023	30 June 2024 (Unaudited)	31 December 2023
<i>(in thousand Baht)</i>					
<b>Current assets</b>					
Cash and cash equivalents		4,751,351	3,168,528	2,637,727	1,968,150
Trade accounts receivable	2, 3	1,947,351	2,217,131	1,158,464	1,464,589
Other receivables	2	2,132,074	1,760,248	1,629,485	1,772,301
Current portion of finance lease receivables		25,946	27,320	1,799	3,058
Real estate development for sales	6	16,723,481	16,432,026	-	-
Short-term loans to related parties	2	68,208	49,802	1,832,113	806,489
Other current financial assets		2,083,087	1,890,874	2,610	3,130
<b>Total current assets</b>		<b>27,731,498</b>	<b>25,545,929</b>	<b>7,262,198</b>	<b>6,017,717</b>
<b>Non-current assets</b>					
Restricted bank deposits	6	1,000	1,000	-	-
Other non-current financial assets		5,352,152	4,795,811	1,604,058	1,311,650
Investments in subsidiaries and fund	4	-	-	32,307,885	32,307,885
Investments in associates	4	15,234,380	8,550,976	14,495,332	9,361,581
Investments in joint ventures		32,999,391	32,571,531	5,840,753	5,840,753
Finance lease receivable	2	21,872,416	20,980,434	-	259
Long-term loans to related parties	2	1,246,686	1,159,942	68,883,030	67,587,855
Investment properties	5, 6	182,604,555	170,975,918	93,966,600	84,612,542
Property, plant and equipment		4,791,911	4,821,629	513,177	487,810
Goodwill		1,290,875	1,290,875	-	-
Deferred tax assets		3,603,122	3,515,921	2,362,213	2,292,881
Other non-current assets	2	5,188,622	5,662,758	426,128	1,016,307
<b>Total non-current assets</b>		<b>274,185,110</b>	<b>254,326,795</b>	<b>220,399,176</b>	<b>204,819,523</b>
<b>Total assets</b>		<b>301,916,608</b>	<b>279,872,724</b>	<b>227,661,374</b>	<b>210,837,240</b>

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

# Central Pattana Public Company Limited and its Subsidiaries

## Statement of financial position

	Note	Consolidated financial statements		Separate financial statements	
		30 June	31 December	30 June	31 December
		2024	2023	2024	2023
		(Unaudited)		(Unaudited)	
		<i>(in thousand Baht)</i>			
<b>Liabilities and equity</b>					
<i>Current liabilities</i>					
Short-term loans from financial institutions		7,550,000	13,500,000	6,550,000	12,150,000
Trade accounts payable	2	1,334,228	1,485,393	528,037	537,097
Other payables	2	7,859,506	7,060,407	3,916,813	3,677,818
Current portion of lease liabilities	2	2,718,730	2,669,213	2,359,440	2,334,851
Short-term loans from related parties	2	495,055	472,061	16,803,185	16,137,617
Current portion of long-term loans	6	16,596,141	23,027,129	13,818,735	20,402,022
Current portion of advance received from rental income	2	2,676,585	1,857,794	1,019,408	265,818
Income tax payable		694,950	1,285,540	-	394,553
Contractor payables		1,903,175	2,510,676	1,056,099	1,513,330
<b>Total current liabilities</b>		<b>41,828,370</b>	<b>53,868,213</b>	<b>46,051,717</b>	<b>57,413,106</b>
<i>Non-current liabilities</i>					
Long-term loans from related parties	2	937,312	953,640	5,329,826	5,620,714
Long-term loans	6	50,112,346	38,808,488	49,102,346	38,381,588
Lease liabilities	2	53,930,623	43,893,892	39,431,388	30,139,148
Deferred tax liabilities		3,703,415	3,593,404	-	-
Advance received from rental income	2	38,191,609	27,396,408	15,345,363	3,913,492
Deposits received and from customers	2	9,610,771	9,397,192	5,799,901	5,542,040
Non-current provisions for employee benefits		1,031,794	999,996	759,680	739,321
Provision for decommissioning and restoration		362,863	351,091	321,489	314,950
Other non-current financial liabilities	6	14,893	-	14,893	-
Guarantees for leases	2	574,162	16,333	16,032	16,032
Other non-current liabilities		14,343	12,330	-	-
<b>Total non-current liabilities</b>		<b>158,484,131</b>	<b>125,422,774</b>	<b>116,120,918</b>	<b>84,667,285</b>
<b>Total liabilities</b>		<b>200,312,501</b>	<b>179,290,987</b>	<b>162,172,635</b>	<b>142,080,391</b>

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

# Central Pattana Public Company Limited and its Subsidiaries

## Statement of financial position

	Consolidated financial statements		Separate financial statements	
	30 June 2024 (Unaudited)	31 December 2023	30 June 2024 (Unaudited)	31 December 2023
<b>Liabilities and equity</b>				
<i>Equity</i>				
Share capital				
Authorised share capital (4,488,000,000 ordinary shares, par value at Baht 0.5 per share)	2,244,000	2,244,000	2,244,000	2,244,000
Issued and paid-up share capital (4,488,000,000 ordinary shares, par value at Baht 0.5 per share)	2,244,000	2,244,000	2,244,000	2,244,000
Premium on ordinary shares	8,558,558	8,558,558	8,558,558	8,558,558
Premium on treasury shares	396,053	396,053	396,053	396,053
Retained earnings				
Appropriated				
Legal reserve	224,400	224,400	224,400	224,400
Unappropriated	81,318,806	80,687,082	54,168,347	57,609,779
Other components of equity	548,646	162,812	(102,619)	(275,941)
<b>Equity attributable to owners of the parent</b>	<b>93,290,463</b>	<b>92,272,905</b>	<b>65,488,739</b>	<b>68,756,849</b>
Non-controlling interests	8,313,644	8,308,832	-	-
<b>Total equity</b>	<b>101,604,107</b>	<b>100,581,737</b>	<b>65,488,739</b>	<b>68,756,849</b>
<b>Total liabilities and equity</b>	<b>301,916,608</b>	<b>279,872,724</b>	<b>227,661,374</b>	<b>210,837,240</b>

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

## Central Pattana Public Company Limited and its Subsidiaries

### Statement of comprehensive income (Unaudited)

	Consolidated financial		Separate financial	
	statements		statements	
	Three-month period ended		Three-month period ended	
	30 June		30 June	
	2024	2023	2024	2023
	<i>(in thousand Baht)</i>			
<b>Income</b>				
Revenue from rental and services	10,467,559	9,474,409	6,446,074	5,499,490
Revenue from hotel operation	451,929	367,842	-	-
Revenue from sale of real estate	1,956,672	1,022,700	-	-
Investment income	516,112	407,574	1,785,002	1,820,318
Other income	606,378	268,522	732,576	476,451
<b>Total income</b>	<b>13,998,650</b>	<b>11,541,047</b>	<b>8,963,652</b>	<b>7,796,259</b>
<b>Expenses</b>				
Cost of rental and services	4,500,849	4,461,779	2,926,589	2,754,184
Cost of hotel operation	153,038	125,168	-	-
Cost of sale of real estate	1,262,327	687,421	-	-
Administrative expenses	2,001,121	1,715,686	1,226,467	1,140,621
<b>Total expenses</b>	<b>7,917,335</b>	<b>6,990,054</b>	<b>4,153,056</b>	<b>3,894,805</b>
<b>Profit from operating activities</b>	<b>6,081,315</b>	<b>4,550,993</b>	<b>4,810,596</b>	<b>3,901,454</b>
Reversal of impairment loss (impairment loss) determined in accordance with TFRS 9	(1,622)	63,339	16	2,984
Finance costs	(961,164)	(663,421)	(1,188,079)	(798,264)
Share of profit of joint ventures and associates accounted for using equity method	524,027	531,681	-	-
<b>Profit before income tax expense</b>	<b>5,642,556</b>	<b>4,482,592</b>	<b>3,622,533</b>	<b>3,106,174</b>
Tax expense	(1,042,189)	(768,629)	(530,297)	(382,531)
<b>Profit for the period</b>	<b>4,600,367</b>	<b>3,713,963</b>	<b>3,092,236</b>	<b>2,723,643</b>
<b>Other comprehensive income</b>				
<i>Items that will be reclassified subsequently to profit or loss</i>				
Exchange differences on translating financial statements	2,878	112,754	-	-
Gain (loss) on cash flow hedges	58,609	(4,066)	58,609	(4,066)
<b>Total items that will be reclassified subsequently to profit or loss</b>	<b>61,487</b>	<b>108,688</b>	<b>58,609</b>	<b>(4,066)</b>
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Gain (loss) on investments in equity instruments designated at FVOCI	125,168	(57,721)	125,168	(58,139)
<b>Total items that will not be reclassified subsequently to profit or loss</b>	<b>125,168</b>	<b>(57,721)</b>	<b>125,168</b>	<b>(58,139)</b>
<b>Other comprehensive income (expense) for the period, net of tax</b>	<b>186,655</b>	<b>50,967</b>	<b>183,777</b>	<b>(62,205)</b>
<b>Total comprehensive income for the period</b>	<b>4,787,022</b>	<b>3,764,930</b>	<b>3,276,013</b>	<b>2,661,438</b>

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

**Central Pattana Public Company Limited and its Subsidiaries**  
**Statement of comprehensive income (Unaudited)**

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	Three-month period ended		Three-month period ended	
	30 June		30 June	
	2024	2023	2024	2023
	<i>(in thousand Baht)</i>			
<b>Profit attributable to:</b>				
Owners of the parent	4,555,797	3,677,832	3,092,236	2,723,643
Non-controlling interests	44,570	36,131	-	-
<b>Profit for the period</b>	<b>4,600,367</b>	<b>3,713,963</b>	<b>3,092,236</b>	<b>2,723,643</b>
<b>Total comprehensive income attributable to:</b>				
Owners of the parent	4,751,573	3,726,478	3,276,013	2,661,438
Non-controlling interests	35,449	38,452	-	-
<b>Total comprehensive income for the period</b>	<b>4,787,022</b>	<b>3,764,930</b>	<b>3,276,013</b>	<b>2,661,438</b>
<b>Basic earnings per share (in Baht)</b>	<b>1.01</b>	<b>0.82</b>	<b>0.69</b>	<b>0.61</b>

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

**Central Pattana Public Company Limited and its Subsidiaries**  
**Statement of comprehensive income (Unaudited)**

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	Six-month period ended		Six-month period ended	
	30 June		30 June	
	2024	2023	2024	2023
	<i>(in thousand Baht)</i>			
<b>Income</b>				
Revenue from rental and services	20,375,245	18,432,289	12,358,095	10,663,501
Revenue from hotel operation	942,508	721,051	-	-
Revenue from sale of real estate	3,262,927	1,693,002	-	-
Investment income	985,245	814,980	2,469,544	2,407,543
Other income	1,135,815	577,831	1,233,344	904,931
<b>Total income</b>	<b>26,701,740</b>	<b>22,239,153</b>	<b>16,060,983</b>	<b>13,975,975</b>
<b>Expenses</b>				
Cost of rental and services	8,831,512	8,646,037	5,717,694	5,410,431
Cost of hotel operation	308,505	243,052	-	-
Cost of sale of real estate	2,084,383	1,140,640	-	-
Administrative expenses	3,999,101	3,471,449	2,507,135	2,166,709
<b>Total expenses</b>	<b>15,223,501</b>	<b>13,501,178</b>	<b>8,224,829</b>	<b>7,577,140</b>
<b>Profit from operating activities</b>	<b>11,478,239</b>	<b>8,737,975</b>	<b>7,836,154</b>	<b>6,398,835</b>
Reversal of impairment loss determined in accordance with TFRS 9	652	67,346	1,749	5,678
Finance costs	(1,849,279)	(1,259,682)	(2,289,678)	(1,516,427)
Share of profit of joint ventures and associates accounted for using equity method	1,119,779	1,008,223	-	-
<b>Profit before income tax expense</b>	<b>10,749,391</b>	<b>8,553,862</b>	<b>5,548,225</b>	<b>4,888,086</b>
Tax expense	(1,941,245)	(1,567,128)	(911,417)	(733,844)
<b>Profit for the period</b>	<b>8,808,146</b>	<b>6,986,734</b>	<b>4,636,808</b>	<b>4,154,242</b>
<b>Other comprehensive income</b>				
<i>Items that will be reclassified subsequently to profit or loss</i>				
Exchange differences on translating financial statements	89,001	92,013	-	-
Loss on cash flow hedges	(62,136)	(8,013)	(62,136)	(8,013)
<b>Total items that will be reclassified subsequently to profit or loss</b>	<b>26,865</b>	<b>84,000</b>	<b>(62,136)</b>	<b>(8,013)</b>
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Gain on investments in equity instruments designated at fair value through other comprehensive income	324,933	57,941	235,458	1,355
<b>Total items that will not be reclassified subsequently to profit or loss</b>	<b>324,933</b>	<b>57,941</b>	<b>235,458</b>	<b>1,355</b>
<b>Other comprehensive income (expense) for the period, net of tax</b>	<b>351,798</b>	<b>141,941</b>	<b>173,322</b>	<b>(6,658)</b>
<b>Total comprehensive income for the period</b>	<b>9,159,944</b>	<b>7,128,675</b>	<b>4,810,130</b>	<b>4,147,584</b>

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



**Central Pattana Public Company Limited and its Subsidiaries**  
**Statement of comprehensive income (Unaudited)**

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	Six-month period ended		Six-month period ended	
	30 June		30 June	
	2024	2023	2024	2023
	<i>(in thousand Baht)</i>			
<b>Profit attributable to:</b>				
Owners of the parent	8,709,964	6,923,719	4,636,808	4,154,242
Non-controlling interests	98,182	63,015	-	-
<b>Profit for the period</b>	<b>8,808,146</b>	<b>6,986,734</b>	<b>4,636,808</b>	<b>4,154,242</b>
<b>Total comprehensive income attributable to:</b>				
Owners of the parent	9,095,798	7,055,403	4,810,130	4,147,584
Non-controlling interests	64,146	73,272	-	-
<b>Total comprehensive income for the period</b>	<b>9,159,944</b>	<b>7,128,675</b>	<b>4,810,130</b>	<b>4,147,584</b>
<b>Basic earnings per share <i>(in Baht)</i></b>	<b>1.94</b>	<b>1.54</b>	<b>1.03</b>	<b>0.93</b>

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

**Central Pattana Public Company Limited and its Subsidiaries**

**Statement of changes in equity (Unaudited)**

	<b>Consolidated financial statements</b>												
	Issued and paid-up share capital	Share premium	Retained earnings		Treasury shares	Other components of equity				Total other components of equity	Equity attributable to owners of parent	Non- controlling interests	Total equity
			Legal reserve	Unappropriated		Translation reserve	Cash flow hedge reserve	Fair value reserve	Other deficits				
<i>(in thousand Baht)</i>													
<b>Six-month period ended 30 June 2023</b>													
<b>Balance at 1 January 2023</b>	<b>2,244,000</b>	<b>8,558,558</b>	<b>224,400</b>	<b>70,774,062</b>	<b>(761,216)</b>	<b>27,314</b>	<b>42,387</b>	<b>502,087</b>	<b>(136,647)</b>	<b>435,141</b>	<b>81,474,945</b>	<b>8,145,238</b>	<b>89,620,183</b>
<b>Transactions with owners, recorded directly in equity</b>													
<i>Distributions to owners</i>													
Dividends to owners of the Company	-	-	-	(5,141,417)	-	-	-	-	-	-	(5,141,417)	(3,751)	(5,145,168)
<b>Total transactions with owners, recorded directly in equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,141,417)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,141,417)</b>	<b>(3,751)</b>	<b>(5,145,168)</b>
<b>Comprehensive income for the period</b>													
Profit	-	-	-	6,923,719	-	-	-	-	-	-	6,923,719	63,015	6,986,734
Other comprehensive income	-	-	-	-	-	81,756	(8,013)	57,941	-	131,684	131,684	10,257	141,941
<b>Total comprehensive income (expense) for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,923,719</b>	<b>-</b>	<b>81,756</b>	<b>(8,013)</b>	<b>57,941</b>	<b>-</b>	<b>131,684</b>	<b>7,055,403</b>	<b>73,272</b>	<b>7,128,675</b>
<b>Balance at 30 June 2023</b>	<b>2,244,000</b>	<b>8,558,558</b>	<b>224,400</b>	<b>72,556,364</b>	<b>(761,216)</b>	<b>109,070</b>	<b>34,374</b>	<b>560,028</b>	<b>(136,647)</b>	<b>566,825</b>	<b>83,388,931</b>	<b>8,214,759</b>	<b>91,603,690</b>

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

**Central Pattana Public Company Limited and its Subsidiaries**

**Statement of changes in equity (Unaudited)**

Consolidated financial statements														
Other components of equity														
Note	Issued and paid-up share capital	Share premium	Share premium on treasury share	Retained earnings		Translation reserve	Cash flow hedge reserve	Fair value reserve	Other deficits	Total other components of equity	Equity attributable to owners of parent	Non- controlling interests	Total equity	
				Legal reserve	Unappropriated									
<i>(in thousand Baht)</i>														
<b>Six-month period ended 30 June 2024</b>														
	<b>2,244,000</b>	<b>8,558,558</b>	<b>396,053</b>	<b>224,400</b>	<b>80,687,082</b>	<b>47,357</b>	<b>14,438</b>	<b>237,664</b>	<b>(136,647)</b>	<b>162,812</b>	<b>92,272,905</b>	<b>8,308,832</b>	<b>100,581,737</b>	
<b>Transactions with owners, recorded directly in equity</b>														
<i>Distributions to owners</i>														
Dividends to owners of the Company	8	-	-	-	(8,078,240)	-	-	-	-	-	(8,078,240)	(59,334)	(8,137,574)	
<b>Total transactions with owners, recorded directly in equity</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>(8,078,240)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(8,078,240)</b>	<b>(59,334)</b>	<b>(8,137,574)</b>	
<b>Comprehensive income for the period</b>														
Profit		-	-	-	8,709,964	-	-	-	-	-	8,709,964	98,182	8,808,146	
Other comprehensive income		-	-	-	-	123,037	(62,136)	324,933	-	385,834	385,834	(34,036)	351,798	
<b>Total comprehensive income (expense) for the period</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>8,709,964</b>	<b>123,037</b>	<b>(62,136)</b>	<b>324,933</b>	<b>-</b>	<b>385,834</b>	<b>9,095,798</b>	<b>64,146</b>	<b>9,159,944</b>	
<b>Balance at 30 June 2024</b>		<b><u>2,244,000</u></b>	<b><u>8,558,558</u></b>	<b><u>396,053</u></b>	<b><u>224,400</u></b>	<b><u>81,318,806</u></b>	<b><u>170,394</u></b>	<b><u>(47,698)</u></b>	<b><u>562,597</u></b>	<b><u>(136,647)</u></b>	<b><u>548,646</u></b>	<b><u>93,290,463</u></b>	<b><u>8,313,644</u></b>	<b><u>101,604,107</u></b>

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

**Central Pattana Public Company Limited and its Subsidiaries**

**Statement of changes in equity (Unaudited)**

	Separate financial statements								
	Issued and paid share capital	Share premium	Retained earnings		Treasury shares	Other components of equity		Total other components of equity	Total equity
			Legal reserve	Unappropriated		Cash flow hedge reserve	Fair value reserve		
<i>(in thousand Baht)</i>									
<b>Six-month period ended 30 June 2023</b>									
<b>Balance at 1 January 2023</b>	<b>2,244,000</b>	<b>8,558,558</b>	<b>224,400</b>	<b>55,163,233</b>	<b>(761,216)</b>	<b>42,387</b>	<b>30,630</b>	<b>73,017</b>	<b>65,501,992</b>
<b>Transactions with owners, recorded directly in equity</b>									
<i>Distributions to owners</i>									
Dividends to owners of the Company	-	-	-	(5,141,417)	-	-	-	-	(5,141,417)
<b>Total transactions with owners, recorded directly in equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,141,417)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,141,417)</b>
<b>Comprehensive income for the period</b>									
Profit	-	-	-	4,154,242	-	-	-	-	4,154,242
Other comprehensive income	-	-	-	-	-	(8,013)	1,355	(6,658)	(6,658)
<b>Total comprehensive income (expense) for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,154,242</b>	<b>-</b>	<b>(8,013)</b>	<b>1,355</b>	<b>(6,658)</b>	<b>4,147,584</b>
<b>Balance at 30 June 2023</b>	<b>2,244,000</b>	<b>8,558,558</b>	<b>224,400</b>	<b>54,176,058</b>	<b>(761,216)</b>	<b>34,374</b>	<b>31,985</b>	<b>66,359</b>	<b>64,508,159</b>

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

**Central Pattana Public Company Limited and its Subsidiaries**

**Statement of changes in equity (Unaudited)**

	Note	Separate financial statements								
		Issued and paid share capital	Share premium	Share premium on treasury share	Retained earnings		Other components of equity			Total equity
					Legal reserve	Unappropriated	Cash flow hedge reserve	Fair value reserve	Total other components of equity	
<i>(in thousand Baht)</i>										
<b>Six-month period ended 30 June 2024</b>										
<b>Balance at 1 January 2024</b>		<b>2,244,000</b>	<b>8,558,558</b>	<b>396,053</b>	<b>224,400</b>	<b>57,609,779</b>	<b>14,438</b>	<b>(290,379)</b>	<b>(275,941)</b>	<b>68,756,849</b>
<b>Transactions with owners, recorded directly in equity</b>										
<i>Distributions to owners</i>										
Dividends to owners of the Company	8	-	-	-	-	(8,078,240)	-	-	-	(8,078,240)
<b>Total transactions with owners, recorded directly in equity</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(8,078,240)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(8,078,240)</b>
<b>Comprehensive income for the period</b>										
Profit		-	-	-	-	4,636,808	-	-	-	4,636,808
Other comprehensive income		-	-	-	-	-	(62,136)	235,458	173,322	173,322
<b>Total comprehensive income (expense) for the period</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,636,808</b>	<b>(62,136)</b>	<b>235,458</b>	<b>173,322</b>	<b>4,810,130</b>
<b>Balance at 30 June 2024</b>		<b>2,244,000</b>	<b>8,558,558</b>	<b>396,053</b>	<b>224,400</b>	<b>54,168,347</b>	<b>(47,698)</b>	<b>(54,921)</b>	<b>(102,619)</b>	<b>65,488,739</b>

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

## Central Pattana Public Company Limited and its Subsidiaries

### Statement of cash flows (Unaudited)

	Consolidated financial		Separate financial	
	statements		statements	
	Six-month period ended		Six-month period ended	
	30 June		30 June	
	2024	2023	2024	2023
	<i>(in thousand Baht)</i>			
<b><i>Cash flows from operating activities</i></b>				
Profit for the period	8,808,146	6,986,734	4,636,808	4,154,242
<i>Adjustments to reconcile profit to cash receipts (payments)</i>				
Real estate development for sales decrease from transfer to cost of sales	2,084,383	1,140,640	-	-
Depreciation and amortisation expenses	4,455,962	4,203,481	2,860,007	2,623,341
Investment income	(985,245)	(814,980)	(2,469,544)	(2,407,543)
Finance costs	1,849,279	1,259,682	2,289,678	1,516,427
Reversal of expected credit loss	(652)	(67,346)	(1,749)	(5,678)
Loss on write-off of investment properties	7,946	1,480	1,700	1,330
Gain on sale of other current financial assets	-	(6,601)	-	(5,982)
Loss on sale of investments in associate	6,629	-	-	-
(Gain) loss on sales of assets	(60,933)	(14,314)	(4,671)	1,446
Recognition of advance received from rental income	(1,132,750)	(973,974)	(313,205)	(132,077)
Non-current provisions for employee benefits	58,904	57,087	42,267	40,976
Share of profit of associates and joint ventures accounted for using equity method	(1,119,779)	(1,008,223)	-	-
Unrealised gain on exchange rate	-	(18,437)	-	-
Unrealised loss from financial instruments	52,013	17,268	-	765
Tax expense	1,941,245	1,567,128	911,417	733,844
	<u>15,965,148</u>	<u>12,329,625</u>	<u>7,952,708</u>	<u>6,521,091</u>
<b><i>Changes in operating assets and liabilities</i></b>				
Trade accounts receivable	270,432	791,138	307,874	372,065
Other receivables	(290,543)	(93,565)	142,816	586,932
Real estate development for sales	(1,711,988)	(2,572,209)	-	-
Other non-current assets	87,936	21,547	(30,326)	18,400
Finance lease receivables	26,898	53,552	1,518	1,473
Trade accounts payable	(524,623)	(581,895)	(9,060)	(40,568)
Other payables	631,722	429,839	279,742	(427,130)
Advance received from rental income	12,746,742	396,278	12,498,666	68,096
Deposits received from customers	213,579	365,684	257,861	247,997
Provisions for employee benefit paid	(27,106)	(25,187)	(21,908)	(9,084)
Guarantees for leases	557,829	(6,955)	-	-
Other non-current liabilities	2,013	7,292	-	-
Net cash generated from operations	<u>27,948,039</u>	<u>11,115,144</u>	<u>21,379,891</u>	<u>7,339,272</u>
Taxes received	575,605	10,848	559,019	-
Taxes paid	<u>(2,582,916)</u>	<u>(1,480,259)</u>	<u>(1,418,633)</u>	<u>(585,845)</u>
<b>Net cash from operating activities</b>	<b><u>25,940,728</u></b>	<b><u>9,645,733</u></b>	<b><u>20,520,277</u></b>	<b><u>6,753,427</u></b>

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

## Central Pattana Public Company Limited and its Subsidiaries

### Statement of cash flows (Unaudited)

	Consolidated financial statements		Separate financial statements	
	Six-month period ended		Six-month period ended	
	30 June		30 June	
	2024	2023	2024	2023
	<i>(in thousand Baht)</i>			
<b><i>Cash flows from investing activities</i></b>				
Interest received	40,269	22,550	741,195	517,051
Dividends received	807,653	742,809	1,451,839	1,676,368
Decrease in other current financial assets	(192,483)	(181,928)	-	(123,882)
Acquisition of investments in associate	(6,684,902)	-	(5,154,902)	-
Cash received from sales and capital reduction of investments in associates	90,669	65,835	21,151	27,092
Acquisition of other non-current financial assets	(22,226)	(1,653,195)	-	(15)
Cash received from reduction capital of non-current financial assets	21,623	-	-	-
Repayments of loans to related parties	(77,820)	(37,420)	(10,094,346)	(9,024,756)
Cash received from repayment of loans to related parties	-	-	7,366,161	7,511,700
Acquisition of investment properties	(4,426,347)	(3,082,970)	(1,192,825)	(1,266,567)
Acquisition of building and equipment	(267,411)	(562,170)	(95,758)	(104,367)
Acquisition of intangible assets	-	(488)	-	-
Advance payment for purchase of investment properties	(329,256)	(481,906)	(17,199)	(326,067)
Proceeds from sales of investment properties	168,433	104,725	193,743	70,865
Repayment of contractor payables	(658,239)	(793,792)	(956,598)	(393,413)
<b>Net cash used in investing activities</b>	<b>(11,530,037)</b>	<b>(5,857,950)</b>	<b>(7,737,539)</b>	<b>(1,435,991)</b>
<b><i>Cash flows from financing activities</i></b>				
Interest paid	(1,114,645)	(619,555)	(1,583,758)	(1,003,157)
Dividends paid to owners of the Company	(8,137,574)	(5,144,612)	(8,078,240)	(5,140,862)
Payment of lease liabilities	(2,446,148)	(2,090,336)	(2,253,141)	(1,935,850)
Cash received from loans from related parties	13,500	-	4,295,232	3,091,930
Repayments of loans from related parties	(28,500)	(18,900)	(3,241,796)	(4,421,079)
Cash received from loans from financial institutions and issuing debenture	31,630,000	37,890,000	30,130,000	37,200,000
Repayments of loans from financial institutions and debenture	(32,496,058)	(34,175,918)	(31,381,458)	(33,532,618)
<b>Net cash used in financing activities</b>	<b>(12,579,425)</b>	<b>(4,159,321)</b>	<b>(12,113,161)</b>	<b>(5,741,636)</b>
Net increase (decrease) in cash and cash equivalents, before effect of exchange rate changes	1,831,266	(371,538)	669,577	(424,200)
Effect of exchange rate changes on cash and cash equivalents	(248,443)	(61,728)	-	-
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>1,582,823</b>	<b>(433,266)</b>	<b>669,577</b>	<b>(424,200)</b>
Cash and cash equivalents at 1 January	3,168,528	3,246,195	1,968,150	2,101,005
<b>Cash and cash equivalents at 30 June</b>	<b>4,751,351</b>	<b>2,812,929</b>	<b>2,637,727</b>	<b>1,676,805</b>
<b><i>Non-cash transactions</i></b>				
Other receivable from sales of investment in associate	64,994	64,994	64,994	64,994
Contractor payables which payments have not yet been made	873,544	1,911,852	564,661	999,976
Trade accounts payable from real estate development for sales which payments have not yet been made	373,458	415,507	-	-
Borrowing costs relating to the acquisition of assets	287,869	256,321	22,912	44,943

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

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

<b>Note</b>	<b>Contents</b>
1	Basis of preparation of the interim financial statements
2	Related parties
3	Trade accounts receivable
4	Investments in subsidiaries and associates
5	Investment properties
6	Loans from financial institutions and debentures
7	Segment information and disaggregation of revenue
8	Dividends
9	Commitments with non-related parties
10	Event after the reporting period



**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (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 14 August 2024.

**1 Basis of preparation of the interim financial statements**

The condensed 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 2023.

Revised TFRS for annual periods beginning on or after 1 January 2024 has no material impact on the financial statements of the Group.

In preparing these interim financial statements, judgements 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 2023.

**2 Related parties**

<i>Significant transactions with related parties</i>	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	2024	2023	2024	2023
<i>Six-month period ended 30 June</i>				
	<i>(in thousand Baht)</i>			
<b>Subsidiaries and fund</b>				
Revenue from rental and services	-	-	78,335	74,152
Management income	-	-	429,398	306,807
Interest income	-	-	986,477	710,356
Dividend income	-	-	1,004,999	1,224,999
Other income	-	-	189,389	184,887
Cost of rental and services	-	-	18,911	16,991
Administrative expenses	-	-	607	224
Interest expense	-	-	315,588	420,793
Sale of investment properties	-	-	159,383	55,771
<b>Associates</b>				
Revenue from rental and services	1,052,938	865,150	232,293	46,141
Management income	364,629	362,046	273,921	268,365
Interest income	919,968	770,678	9,855	8,882
Dividend income	-	-	445,051	450,408
Other income	211,667	26,198	211,666	26,197
Cost of rental and services	44,370	34,518	4,230	4,004
Administrative expenses	222,893	213,011	19,229	19,917
Interest expenses	8,941	11,596	-	-

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

<i>Significant transactions with related parties</i> <i>Six-month period ended 30 June</i>	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	2024	2023	2024	2023
	<i>(in thousand Baht)</i>			
<b>Joint ventures</b>				
Revenue from rental and services	30,784	34,679	8,179	10,920
Management income	497	569	497	569
Interest income	17,799	11,855	14,623	9,280
Other income	348	14	214	2
Administrative expenses	1,851	260	1,851	226
<b>Other related parties</b>				
Revenue from rental and services	1,985,390	2,007,825	1,290,357	1,264,496
Other income	7,829	6,749	8,731	4,642
Cost of rental and services	14,739	11,986	7,729	6,706
Management fee	109,655	91,135	106,100	88,554
Administrative expenses	30,103	31,436	19,994	21,231
Interest expenses	664,529	34,463	664,529	34,463
<b>Key management</b>				
Key management personnel compensation				
Short-term benefits	144,999	135,840	136,736	122,429
Long-term benefits	7,458	5,742	7,051	5,360
<b>Total key management personnel compensation</b>	<b>152,457</b>	<b>141,582</b>	<b>143,787</b>	<b>127,789</b>

Significant balances as at 30 June 2024 and 31 December 2023 with related parties were as follows:

<i>As at</i>	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	30 June 2024	31 December 2023	30 June 2024	31 December 2023
	<i>(in thousand Baht)</i>			
<b>Trade accounts receivable</b>				
Subsidiaries and fund	-	-	74,538	70,624
Associates	85,126	228,646	50,824	210,037
Joint ventures	31,825	13,379	16,562	13,332
Other related parties	296,901	382,657	124,014	177,623
<b>Total</b>	<b>413,852</b>	<b>624,682</b>	<b>265,938</b>	<b>471,616</b>
<b>Other receivables</b>				
<b>Accrued income</b>				
Associates	<b>71,502</b>	<b>65,213</b>	<b>50,742</b>	<b>48,722</b>
<b>Other receivables</b>				
Associates	4,551	8,009	4,436	4,530
Joint ventures	17	69	17	68
Other related parties	64,994	65,035	64,994	64,994
<b>Total</b>	<b>69,562</b>	<b>73,113</b>	<b>69,447</b>	<b>69,592</b>

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

<i>As at</i>	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	30 June 2024	31 December 2023	30 June 2024	31 December 2023
	<i>(in thousand Baht)</i>			
<b><i>Short-term loans to</i></b>				
Subsidiaries	-	-	1,763,905	756,687
Associates	12,389	12,391	12,389	12,391
Joint ventures	55,819	37,411	55,819	37,411
<b>Total</b>	<b>68,208</b>	<b>49,802</b>	<b>1,832,113</b>	<b>806,489</b>
<b><i>Finance lease receivable</i></b>				
Associates	<b>21,570,307</b>	<b>20,660,194</b>	-	-
<b><i>Long-term loans to</i></b>				
Subsidiaries	-	-	67,822,338	66,610,730
Associates	350,669	341,136	350,669	341,136
Joint ventures	896,017	818,806	710,023	635,989
<b>Total</b>	<b>1,246,686</b>	<b>1,159,942</b>	<b>68,883,030</b>	<b>67,587,855</b>
<b><i>Other non-current assets</i></b>				
<b><i>Deposit</i></b>				
Associates	<b>3,299,381</b>	<b>3,229,869</b>	<b>33,183</b>	<b>29,044</b>

Loans to subsidiaries, associates, and joint ventures are unsecured and denominated in Thai Baht and carry interests at the rate as stipulated in the agreements.

<i>As at</i>	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	30 June 2024	31 December 2023	30 June 2024	31 December 2023
	<i>(in thousand Baht)</i>			
<b><i>Trade accounts payable</i></b>				
Subsidiaries and fund	-	-	12,383	21,762
Associates	14,313	82,980	10,884	13,007
Joint ventures	-	390	-	390
Other related parties	30,800	35,085	28,622	31,862
<b>Total</b>	<b>45,113</b>	<b>118,455</b>	<b>51,889</b>	<b>67,021</b>
<b><i>Other payables</i></b>				
Subsidiaries and fund	-	-	4,687	4,454
Associates	4,923	5,937	3,231	3,688
<b>Total</b>	<b>4,923</b>	<b>5,937</b>	<b>7,918</b>	<b>8,142</b>
<b><i>Short-term loans from</i></b>				
Subsidiaries	-	-	16,803,185	16,137,617
Other related parties	495,055	472,061	-	-
<b>Total</b>	<b>495,055</b>	<b>472,061</b>	<b>16,803,185</b>	<b>16,137,617</b>

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

<i>As at</i>	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	30 June 2024	31 December 2023	30 June 2024	31 December 2023
	<i>(in thousand Baht)</i>			
<b><i>Lease liabilities</i></b>				
Subsidiaries and fund	-	-	13,617,434	14,056,441
Associates	721,697	1,619,166	63,261	59,361
Other related parties	13,648,448	2,713,390	13,510,289	2,575,714
<b>Total</b>	<b><u>14,370,145</u></b>	<b><u>4,332,556</u></b>	<b><u>27,190,984</u></b>	<b><u>16,691,516</u></b>
<b><i>Advance received from rental income</i></b>				
Subsidiaries and fund	-	-	18,212	20,968
Associates	31,131,845	22,308,251	12,004,875	12,740
<b>Total</b>	<b><u>31,131,845</u></b>	<b><u>22,308,251</u></b>	<b><u>12,023,087</u></b>	<b><u>33,708</u></b>
<i>Less: Current portion of advance received from rental income</i>	<u>(1,990,205)</u>	<u>(1,335,846)</u>	<u>(801,309)</u>	<u>(8,532)</u>
<b>Net</b>	<b><u>29,141,640</u></b>	<b><u>20,972,405</u></b>	<b><u>11,221,778</u></b>	<b><u>25,176</u></b>
<b><i>Long-term loans from</i></b>				
Subsidiaries	-	-	5,329,826	5,620,714
Other related parties	937,312	953,640	-	-
<b>Total</b>	<b><u>937,312</u></b>	<b><u>953,640</u></b>	<b><u>5,329,826</u></b>	<b><u>5,620,714</u></b>
<b><i>Deposits received from customers</i></b>				
Subsidiaries and fund	-	-	10,322	9,373
Associates	340	340	-	-
Joint ventures	23,533	6,729	6,729	6,729
Other related parties	496,587	541,266	293,702	302,905
<b>Total</b>	<b><u>520,460</u></b>	<b><u>548,335</u></b>	<b><u>310,753</u></b>	<b><u>319,007</u></b>
<b><i>Guarantees for leases</i></b>				
Other related parties	<b><u>573,862</u></b>	<b><u>16,032</u></b>	<b><u>16,032</u></b>	<b><u>16,032</u></b>

Loans from subsidiaries and related parties are unsecured and denominated in Thai Baht and carry interests at the rate as stipulated in the agreements.

***Significant agreements with related parties***

*Central Pinklao project*

In April 2024, the Company had the renewal of the leasehold rights over the property agreement in Central Pinklao project with CPN Retail Growth Leasehold REIT (CPNREIT), for a lease period of 15 years, starting from 1 January 2025 to 31 December 2039. CPNREIT paid the fixed rental of Baht 12,155 million and the variable rental at the stipulated rate in the agreement. The lease agreement can be renewed according to the mutually agreed and sold the equipment of the project of Baht 5.9 million, totalling Baht 12,160.9 million. In May 2024, the Company received the fixed rental which was recorded as operating lease and had the cash received from sale of equipment.

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

*Central Phahonyothin project*

In April 2024, the Group had received the guarantees for leases of Baht 557.8 million from Central Department Store Co., Ltd. for the business operation of Central Department Store in Central Phahonyothin project.

*Collateral*

As at 30 June 2024, the Group had collateral of subsidiaries of Baht 891 million (*31 December 2023: Baht 798 million*).

**3 Trade accounts receivable**

	<b>Consolidated</b>		<b>Separate</b>	
	<b>financial statements</b>	<b>financial statements</b>	<b>financial statements</b>	<b>financial statements</b>
	30 June 2024	31 December 2023	30 June 2024	31 December 2023
	<i>(in million Baht)</i>			
<i>Personal: non-related parties</i>				
Within credit terms	11	10	5	5
Overdue:				
Less than 3 months	41	55	20	29
3 - 6 months	11	5	6	3
6 - 12 months	4	7	2	3
Over 12 months	5	4	2	2
<b>Total</b>	<b>72</b>	<b>81</b>	<b>35</b>	<b>42</b>
<i>Less: allowance for expected credit loss</i>	<i>(4)</i>	<i>(4)</i>	<i>(1)</i>	<i>(1)</i>
<b>Net</b>	<b>68</b>	<b>77</b>	<b>34</b>	<b>41</b>
Deposits from overdue customers	<b>139</b>	<b>151</b>	<b>75</b>	<b>82</b>
<i>Corporate: non-related parties</i>				
Within credit terms	121	135	39	78
Overdue:				
Less than 3 months	449	452	254	290
3 - 6 months	121	93	72	56
6 - 12 months	68	54	34	40
Over 12 months	121	136	31	36
<b>Total</b>	<b>880</b>	<b>870</b>	<b>430</b>	<b>500</b>
<i>Less: allowance for expected credit loss</i>	<i>(64)</i>	<i>(66)</i>	<i>(5)</i>	<i>(8)</i>
<b>Net</b>	<b>816</b>	<b>804</b>	<b>425</b>	<b>492</b>
Accrued income under operating leases	<b>649</b>	<b>711</b>	<b>433</b>	<b>460</b>
Deposits from overdue customers	<b>7,935</b>	<b>7,670</b>	<b>4,687</b>	<b>4,538</b>

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	30 June 2024	31 December 2023	30 June 2024	31 December 2023
	<i>(in million Baht)</i>			
<b>Related parties</b>				
Within credit terms	139	61	126	100
Overdue:				
Less than 3 months	82	277	38	258
3 - 6 months	69	34	50	17
6 - 12 months	23	52	13	34
Over 12 months	35	123	21	38
<b>Total</b>	<b>348</b>	<b>547</b>	<b>248</b>	<b>447</b>
Accrued income under operating leases	<b>66</b>	<b>78</b>	<b>18</b>	<b>25</b>
Deposits from overdue customers	<b>1,076</b>	<b>545</b>	<b>300</b>	<b>310</b>

The normal credit term granted by the Group ranges from 1 days to 30 days.

#### **4 Investments in subsidiaries and associates**

<b>Material movements for the six-month period ended 30 June 2024</b>	<b>Consolidated financial statements</b>	<b>Separate financial statements</b>
	<i>(in million Baht)</i>	
<b>Associates</b>		
Purchase investment	6,685	5,155
Disposal of investment	(76)	-
Decrease capital	(21)	(21)

##### ***The business transfer between CPN Korat Co., Ltd. and Central Pattana Realty Co., Ltd. (Subsidiary)***

At the Board of Directors' meeting of the Company held on 29 February 2024, the Board of Directors had a resolution to approve the entire business transfer of Central Pattana Realty Co., Ltd., a subsidiary, to CPN Korat Co., Ltd., a subsidiary.

In May 2024, CPN Korat Co., Ltd. increased the share capital from Baht 1,000 million to Baht 4,849 million to support the entire transfer of assets and liabilities of Central Pattana Realty Co., Ltd. On 31 May 2024, Central Pattana Realty Co., Ltd. was registered the dissolution with the Ministry of Commerce.

##### ***CPN Global Vietnam Co., Ltd. (Indirect subsidiary)***

In March 2024, the Group paid the investment in CPN Global Vietnam Co., Ltd. of Vietnamese dong 20,000 million (equivalent to Baht 30.3 million) with the proportion of 100% shareholding.

##### ***CPN Retail Growth Leasehold REIT (Associate)***

In May 2024, the Group purchased the additional trust unit of CPN Retail Growth Leasehold REIT of 652 million units, at Baht 10.2 per trust unit, totalling Baht 6,655 million. As a result, the proportion of investment in Trust of the Group increased from 30.28% to 39.49%.

In May 2024, the Group sold the trust unit of CPN Retail Growth Leasehold REIT of 6.6 million units, in proportion of 0.18%, totalling Baht 76.15 million. The Group recognises a loss on disposal of such investment of Baht 6.6 million.

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

In June 2024, the Group purchased the additional trust unit of CPN Retail Growth Leasehold REIT of 2.9 million units, at Baht 10.1 million per trust unit, totalling Baht 29.5 million. As a result, the proportion of investment in Trust of the Group increased from 39.31% to 39.39%.

In March 2024, the Group received dividends from the net value of CPN Retail Growth Leasehold REIT at the rate of 0.257 Baht per unit, amounting to Baht 199.8 million.

In May 2024, the Group received dividends from the net value of CPN Retail Growth Leasehold REIT at the rate of 0.3618 Baht per unit, amounting to Baht 281.3 million.

***CPN Commercial Growth Leasehold Property Fund (Associate)***

In March 2024, the Company received money from reducing the net value of CPN Commercial Growth Leasehold Property Fund at the rate of 0.01 Baht per unit, amounting to Baht 1.07 million, and received dividends from the investment units at the rate of 0.2559 Baht per unit, amounting to Baht 27.29 million.

In June 2024, the Company received money from reducing the net value of CPN Commercial Growth Leasehold Property Fund at the rate of 0.1883 Baht per unit, amounting to Baht 20.08 million, and received dividends from the investment units at the rate of 0.0778 Baht per unit, amounting to Baht 8.3 million.

***Collateral***

As at 30 June 2024, the Company had a part of investment in associate at cost of Baht 991.5 million which was used as collateral for the joint investment agreement with Dusit Thani Public Company Limited (*31 December 2023: Baht 991.5 million*).

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2023 (Unaudited)**

**5 Investment properties**

Transaction movement of investment properties is as follows:

	<b>Consolidated financial statements</b>					<b>Separate financial statements</b>				
	Owned properties					Own properties				
	Land	Buildings and improvements	Assets under construction	Right-of-use assets	Total	Land	Buildings and improvements	Assets under construction	Right-of-use assets	Total
At 1 January 2024	50,618	65,505	11,710	43,143	170,976	11,312	25,693	3,182	44,426	84,613
Additions	690	397	3,267	11,751	16,105	-	226	1,438	10,710	12,374
Disposals/ write-off	-	(103)	(4)	(3)	(110)	(156)	(34)	-	-	(190)
Transferred to real estate projects under development	(166)	-	-	-	(166)	-	-	-	-	-
Transferred assets	-	4,061	(4,061)	-	-	-	3,834	(3,834)	-	-
Difference from translating in consolidated financial statements	-	(39)	-	-	(39)	-	-	-	-	-
Less: depreciation charge for the period	-	(2,485)	-	(1,676)	(4,161)	-	(1,147)	-	(1,683)	(2,830)
<b>At 30 June 2024</b>	<b>51,142</b>	<b>67,336</b>	<b>10,912</b>	<b>53,215</b>	<b>182,605</b>	<b>11,156</b>	<b>28,572</b>	<b>786</b>	<b>53,453</b>	<b>93,967</b>



**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

In January 2024, the Company had the land lease agreement and the shopping center building lease agreement with Harn Central Department Store Ltd. to renew the land lease agreement of the Central Ramindra project for a period of 20 years and 10 months, ending on 31 October 2044. According to the conditions of the agreement, the Company must pay land rental compensation annually throughout the lease term at the rate specified in the agreement and can be extended further according to mutually agreed conditions. The Company must notify the lessor in writing within no less than 1 year before the end of the rental period.

In January 2024, the Company renewed the land lease agreement with Harn Central Department Store Ltd., a related party, to renew the land lease agreement of Central Pinklao project for a period of 20 years from 1 June 2027 to 31 May 2047. The Company must pay annual rent throughout the lease term at the rate specified in the agreement and can be extended further according to mutually agreed conditions. The Company must notify the lessor in writing within no less than 1 year before the end of the rental period.

In February 2024, the Group entered into two land lease agreements with other parties for construction of shopping center building for rent. The lease period was 30 years from the date of leasehold rights registration or the opening date of business operation, whichever comes first. The Group had to provide the guarantee for the land lease agreement, make a payment at the leasehold rights registration date, and pay the rental annually throughout the lease term at the rate specified in the agreements.

In May 2024, the Group renewed the land lease agreement with other parties to renew the land lease agreement of Market Place Prachautis project for three agreements. The agreements had a period of 32 years from 24 November 2024 to 23 November 2056 which had a grace period of 2 years. The group had to pay the advance rental and the annual rent which the rental expense will increasing every 3 years as stipulated in the agreements.

**6 Loans from financial institutions and debentures**

As at 30 June 2024 and 31 December 2023, real estate development for sales and investment properties had secured loans with guaranteed assets of the Group.

Restricted bank deposits were fixed deposits which the Group had used for credit guarantee facility.

As at 30 June 2024, the Group had unutilised credit facilities totalling Baht 9,131 million (31 December 2023: Baht 19,226 million).

**Interest rate swaps used for hedging of loans**

	<b>30 June 2024</b>	
	<b>Consolidated financial statements/ Separate financial statements</b>	
	<b>Carrying amount</b>	<b>Fair value</b>
	Hedging instruments	Level 2
	<i>(in million Baht)</i>	
<b><i>Financial liabilities</i></b>		
Interest rate swap contract	15	15
Cross currency swap contract	60	60

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

*Long-term loans from financial institutions*

*The Group - Central Pattana Public Company Limited*

In December 2023, the Company entered into a loan agreement not exceeding of Yen 37,000 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 5 years. Subsequently in 2024, the Company entered into a cross currency swap contract of drawdown loan amount of Yen 37,000 million (equivalent to Baht 8,880 million).

In February 2024, the Company issued debenture of Baht 3,000 million. The debentures have term to maturity of 3 years, maturing on 22 February 2027, and have no interest paid throughout the term of debenture.

In June 2024, the Company entered into a loan agreement of Baht 1,500 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 36 months after the first withdrawal date and repays the principle in instalments every 6 months, totalling of 5 instalments.

In June 2024, the Company entered into a loan agreement of Baht 350 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 36 months after the first withdrawal date and repays the principle in instalments every 6 months, totalling of 5 instalments.

*The Group - Grand Canal Land Public Company Limited*

In September 2010, the Group entered into a loan agreement within credit line not exceeding Baht 3,100 million with financial institution. Such agreement stipulated the Group to repay the remaining principal within 3 years from 17 July 2019. Subsequently, in July 2022, the Group entered into a memorandum of loan agreement with such financial institution to amend the repayment principal period within 17 July 2024 and amended interest rate as mutually agreed. Subsequently, in July 2024, the Group entered into a memorandum of loan agreement with such financial institution to amend the repayment principal and interest of loan is every 6 months and repay the remaining principal within 30 June 2027 and amended interest rate as mutually agreed. As at 30 June 2024, the Group had utilised Baht 2,532 million.

In January 2023, the Group entered into a loan agreement of Baht 290 million with financial institution. Such agreement stipulated the Group to repay the principal within 2 years from loan utilised date. The repayment of the principal and interest of loan is scheduled every 3 months.

In November 2023, the Group entered into a loan agreement within credit line Baht 800 million with financial institution. Such agreement stipulated the Group to repay the principal within 2 years from loan utilised date and the repayment interest of loan is scheduled every month.

In March 2024, the Group entered into a loan agreement of Baht 300 million with a financial institution. Such agreement stipulated the Group to repay the principal within 4 years from loan utilised date. The repayment of the principal and interest of loan is scheduled every 3 months.

Under the loan agreements and debentures, the Group has to comply with certain conditions such as maintain an interest bearing debt-to-equity ratio and debt repayment ratio at the rate prescribed in the agreements etc.

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

**7 Segment information and disaggregation of revenue**

The Group has three reportable segments, as described below, which are the Group's strategic divisions. The strategic divisions offer different products and services. The chief operating decision maker (CODM) reviews internal management reports on at least a quarterly basis. The following summary describes the operations in each of the Group's reportable segments.

<i>Segment 1</i>	Development of shopping center buildings, office building and condominiums for rent including provision of food center services, utility services, operator of play land and water theme park in the shopping center buildings
<i>Segment 2</i>	Hotel business
<i>Segment 3</i>	Real estate business for sales of land and houses and condominium units

Information regarding the results of each reportable segment is included. Performance is measured based on segment profit before tax, as included in the internal management reports that are reviewed by the Group's CODM. Segment profit before tax is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.



**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

	<b>Separate financial statements</b>	
	<b>Segment 1</b>	
	2024	2023
	<i>(in million Baht)</i>	
<i>For the six-month period ended 30 June</i>		
<i>Timing of revenue recognition</i>		
At a point in time	278	210
Over time	12,080	10,454
<b>Total revenue</b>	<b>12,358</b>	<b>10,664</b>
	<b>Consolidated financial statements</b>	
	2024	2023
	<i>(in million Baht)</i>	
<i>For the six-month period ended 30 June</i>		
Reportable segments	12,215	10,031
Elimination of inter-segment losses	(302)	(13)
Unallocated amounts:		
- Other income	1,136	578
- Other expenses	(3,420)	(3,050)
- Share of profit of investments in associates and joint ventures	1,120	1,008
<b>Total</b>	<b>10,749</b>	<b>8,554</b>
	30 June	31 December
	2024	2023
	<i>(in million Baht)</i>	
<b>Assets</b>		
Total assets for reportable segments	204,120	192,230
Other unallocated amounts		
- Investment	55,669	47,809
- Deferred tax assets	3,603	3,516
- Other assets	38,525	36,318
<b>Total consolidated assets</b>	<b>301,917</b>	<b>279,873</b>
<b>Liabilities</b>		
Total liabilities for reportable segments	42,771	31,765
Other unallocated amounts		
- Loans	75,691	76,761
- Deferred tax liabilities	3,703	3,593
- Other liabilities	78,148	67,172
<b>Total consolidated liabilities</b>	<b>200,313</b>	<b>179,291</b>

**Geographical information**

The Group is mostly managed and operates principally in Thailand. There are no material revenues derived from, or assets located in, foreign countries.

**8 Dividends**

In 2024, the dividend details of the Company are as follows:

	Approval date of Shareholders' Meeting	Payment schedule	Dividend rate per share <i>(in Baht)</i>	Amount <i>(in million Baht)</i>
2024 Annual dividend	25 April 2024	May 2024	1.8	8,078

**Central Pattana Public Company Limited and its Subsidiaries**  
**Notes to the condensed interim financial statements**  
**For the three-month and six-month periods ended 30 June 2024 (Unaudited)**

**9 Commitments with non-related parties**

<i>At 30 June 2024</i>	<b>Consolidated financial statements</b>	<b>Separate financial statements</b>
	<i>(in million Baht)</i>	
<b><i>Capital commitments</i></b>		
Buildings and facility systems	<b>4,868</b>	<b>743</b>
<b><i>Other commitments</i></b>		
Bank guarantees	1,712	773
Service agreements	109	-
Real estate development for sales agreements	4,042	-
<b>Total</b>	<b>5,863</b>	<b>773</b>

**10 Event after the reporting period**

In July 2024, the Group entered into a loan agreement of Baht 300 million with a financial institution. Such agreement stipulated the Group to repay the principal within 3 years from loan utilised date. The principal and interest has to repay every month.