Statement of financial position

As at 30 September 2023

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements		
<u> </u>	Note	30 September 2023	31 December 2022	30 September 2023	31 December 2022	
		(Unaudited	(Audited)	(Unaudited	(Audited)	
		but reviewed)		but reviewed)		
Assets						
Current assets						
Cash and cash equivalents		656,875	199,223	5,957	4,197	
Other receivables		8,682	106,070	251,174	86,855	
Short-term loans to related parties	2			1,430,900	468,900	
Current portion of long-term loans to related party	2	©.	2	100,000	100,000	
Inventories		2 /	195	~	14	
Real estate development costs	3	6,985,534	2,721,450		-	
Current tax assets		31,366	2,220	899	2,208	
Other current assets		418,113	153,691	33,156	10,002	
Total current assets		8,100,570	3,182,849	1,822,086	672,162	
Non-current assets						
Restricted bank deposits		193	192	193	192	
Investments in subsidiaries	4			1,445,750	271,499	
Building and equipment		73,607	42,485	10,905	2,501	
Right-of-use assets		18,160	10,258	13,148	486	
Intangible assets		3,827	4,776	3,827	4,776	
Deferred tax assets		231,451	27,086	2,493	2,896	
Other non-current financial assets		5,383	2,413	2,742	1,706	
Total non-current assets		332,621	87,210	1,479,058	284,056	
Total assets		8,433,191	3,270,059	3,301,144	956,218	

Proud Real Estate Public Company Limited and its subsidiaries Statement of financial position (continued)

As at 30 September 2023

(Unit: Thousand Baht)

Mode (Distriction of Linear Department (Distriction Office Linear Department (Distriction Department (Distriction Office Linear Distriction Office Linear Department (Distriction Office Linear Di			Consolidated financial statements		Separate financial statements		
but reviewed) but reviewed) Liabilities and shareholders' equity Current liabilities Bank overdrafts and short-term loans from financial institutions 14,314 85,116 14,308 71,324 Trade and other payables 416,137 87,501 222,293 46,962 Short-term loans from related party 2 2 1,206 222,293 46,962 Current portion of long-term loans from related party 3 1,206 1,200 1,206 Current portion of long-term loans from financial institutions 6 1,604,579 399,967 - - Current portion of loace liabilities 6 1,604,579 399,967 - - Accrued expenses related to the projects 7 761,877 663,740 1,203 1,203 Cumulative and redeemable preference shares 7 761,877 663,740 1,4261 1,334 Other current liabilities 2,965,847 1,396,819 1,430,913 1,946 Non-current liabilities 2,965,847 1,396,819 1,447,892<		Note	30 September 2023	31 December 2022	30 September 2023	31 December 2022	
Current liabilities and shareholders' equity Current liabilities Current liabiliti			(Unaudited	(Audited)	(Unaudited	(Audited)	
Current liabilities			but reviewed)		but reviewed)		
Bank overdrafts and short-term loans from financial institutions 14,314 85,116 14,308 71,324 Trade and other payables 416,137 87,501 222,293 46,962 Short-term loans from related party 2 - - 1,170,000 - Current portion of long-term loans from financial institutions 6 1,206 1,206 1,206 Current portion of lease liabilities 6,915 6,112 3,357 500 Deferred revenue from sale of real estate 6 1,604,579 399,967 - - Accrued expenses related to the projects 75,395 128,488 1,203 1,206 Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 3 3,815,366 991,391 447,892 <td>Liabilities and shareholders' equity</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Liabilities and shareholders' equity						
financial institutions 14,314 85,116 14,308 71,324 Trade and other payables 416,137 87,501 222,293 46,962 Short-term loans from related party 2 - - 1,170,000 - Current portion of long-term loans from financial institutions 6 1,206 1,206 1,206 Current portion of lease liabilities 6,915 6,112 3,357 500 Deferred revenue from sale of real estate 6 1,604,579 399,967 - - Accrued expenses related to the projects 7 761,877 663,740 - - Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 5 3,815,366 991,391 447,892 <	Current liabilities						
Trade and other payables 416,137 87,501 222,293 46,962 Short-term loans from related party 2 - - 1,170,000 - Current portion of long-term loans from financial institutions 5 1,206 1,206 1,206 Current portion of leace liabilities 6,915 6,112 3,357 500 Deferred revenue from sale of real estate 6 1,604,579 399,967 - - Accrued expenses related to the projects 75,395 128,488 1,203 1,206 Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 9,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 5 3,815,366 991,391 447,892 -	Bank overdrafts and short-term loans from						
Short-term loans from related party 2 - 1,170,000 - Current portion of long-term loans from financial institutions 5 1,206 1,206 Current portion of lease liabilities 6,915 6,112 3,357 500 Deferred revenue from sale of real estate 6 1,604,579 399,967 - - Accrued expenses related to the projects 75,395 128,488 1,203 1,203 Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities Long-term loans from financial institutions, net of current portion 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423	financial institutions		14,314	85,116	14,308	71,324	
Current portion of long-term loans from financial institutions 5 1,206 1,206 Current portion of lease liabilities 6,915 6,112 3,357 500 Deferred revenue from sale of real estate 6 1,604,579 399,967 - - Accrued expenses related to the projects 75,395 128,488 1,203 1,203 Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 5 3,815,366 991,391 447,892 - Provision for long-term employee benefits 4,423 3,362 8,047 - Provision for decommissioning costs 6,760 8,253 1,763 3,288	Trade and other payables		416,137	87,501	222,293	46,962	
financial institutions 6 1,206 1,206 Current portion of lease liabilities 6,915 6,112 3,357 500 Deferred revenue from sale of real estate 6 1,604,579 399,967 - - Accrued expenses related to the projects 75,395 128,488 1,203 1,203 Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,994 Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760<	Short-term loans from related party	2	7	-	1,170,000	(5)	
Current portion of lease liabilities 6,915 6,112 3,357 500 Deferred revenue from sale of real estate 6 1,604,579 399,967 - - Accrued expenses related to the projects 75,395 128,488 1,203 1,203 Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable </td <td>Current portion of long-term loans from</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Current portion of long-term loans from						
Deferred revenue from sale of real estate 6 1,604,579 399,967 - - Accrued expenses related to the projects 75,395 128,488 1,203 1,203 Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 5 3,815,366 991,391 447,892 - Provision for long-term employee benefits 4,423 3,560 8,047 - Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670 <t< td=""><td>financial institutions</td><td>6</td><td></td><td>1,206</td><td></td><td>1,206</td></t<>	financial institutions	6		1,206		1,206	
Accrued expenses related to the projects 75,395 128,488 1,203 1,203 Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Current portion of lease liabilities		6,915	6,112	3,357	500	
Cumulative and redeemable preference shares 7 761,877 663,740 - - Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Deferred revenue from sale of real estate	6	1,604,579	399,967		9.00	
Retention payable 16,647 16,320 14,261 13,934 Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities Use of current liabilities Long-term loans from financial institutions, net of current portion 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Accrued expenses related to the projects		75,395	128,488	1,203	1,203	
Other current liabilities 69,983 8,369 5,491 4,317 Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities Use of current loans from financial institutions, net of current portion 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Cumulative and redeemable preference shares	7	761,877	663,740	100		
Total current liabilities 2,965,847 1,396,819 1,430,913 139,446 Non-current liabilities Long-term loans from financial institutions, net of current portion 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Retention payable		16,647	16,320	14,261	13,934	
Non-current liabilities Long-term loans from financial institutions, net of current portion 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Other current liabilities		69,983	8,369	5,491	4,317	
Long-term loans from financial institutions, 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Total current liabilities		2,965,847	1,396,819	1,430,913	139,446	
net of current portion 5 3,815,366 991,391 447,892 - Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Non-current liabilities						
Lease liabilities, net of current portion 9,632 3,560 8,047 - Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Long-term loans from financial institutions,						
Provision for long-term employee benefits 4,423 3,382 4,423 3,382 Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	net of current portion	5	3,815,366	991,391	447,892		
Provision for decommissioning costs 6,760 8,253 1,763 3,288 Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Lease liabilities, net of current portion		9,632	3,560	8,047	-	
Retention payable 76,073 42,220 - - Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Provision for long-term employee benefits		4,423	3,382	4,423	3,382	
Total non-current liabilities 3,912,254 1,048,806 462,125 6,670	Provision for decommissioning costs		6,760	8,253	1,763	3,288	
	Retention payable		76,073	42,220	141	- E	
Total liabilities 6,878,101 2,445,625 1,893,038 146,116	Total non-current liabilities		3,912,254	1,048,806	462,125	6,670	
	Total liabilities		6,878,101	2,445,625	1,893,038	146,116	

Statement of financial position (continued)

As at 30 September 2023

(Unit: Thousand Baht)

				(Ui	nit: Thousand Baht)	
		Consolidated fina	ancial statements	Separate finan	ial statements	
	Note	30 September 2023	31 December 2022	30 September 2023	31 December 2022	
		(Unaudited	(Audited)	(Unaudited	(Audited)	
		but reviewed)		but reviewed)		
iabilities and shareholders' equity (continued)						
Shareholders' equity						
Share capital	8					
Registered						
997,840,729 ordinary shares of Baht 1 each						
(31 December 2022: 673,148,951 ordinary shares						
of Baht 1 each)		997,841	673,149	997,841	673,149	
Issued and fully paid-up				(4)		
974,014,010 ordinary shares of Baht 1 each						
(31 December 2022: 673,148,951 ordinary shares						
of Baht 1 each)		974,014	641,469	974,014	641,469	
Share premium		513,038	263,629	513,038	263,629	
Retained earnings (Deficits)		68,038	(80,664)	(78,946)	(94,996)	
Equity attributable to owners of the Company		1,555,090	824,434	1,408,106	810,102	
Total shareholders' equity		1,555,090	824,434	1,408,106	810,102	
Total liabilities and shareholders' equity		8,433,191	3,270,059	3,301,144	956,218	

Directors

Proud Real Estate Public Company Limited and its subsidiaries Statement of comprehensive income

For the three-month period ended 30 September 2023

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

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		Consolidated finance	cial statements	Separate financia	I statements
	Note	2023	2022	2023	2022
Profit or loss:					
Revenues					
Revenues from sale of real estate		123,335	882,579	-	8,588
Other income		8,759	1,047	24,917	25,162
Total revenues		132,094	883,626	24,917	33,750
Expenses					
Cost of real estate sold		67,364	565,336		3,783
Selling and distribution expenses		19,961	92,036	354	1,435
Administrative expenses		35,580	48,537	22,232	34,961
Total expenses		122,905	705,909	22,586	40,179
Operating profit (loss)		9,189	177,717	2,331	(6,429)
Finance income				20,082	7,489
Finance cost		(1,242)	(23,069)	(20,928)	(1,910)
Profit (loss) before income tax income (expenses)		7,947	154,648	1,485	(850)
Income tax income (expenses)	9	(6,321)	(35,694)	(574)	163
Profit (loss) for the period		1,626	118,954	911	(687)
Other comprehensive income:					
Other comprehensive income for the period			-		
Total comprehensive income (loss) for the period		1,626	118,954	911	(687)
Earnings per share					
Basic earnings (loss) per share					
Profit (loss)		0.002	0.185	0.001	(0.001)
Weighted average number of ordinary shares (Thousand sha	ares)	768,793	641,469	768,793	641,469

Proud Real Estate Public Company Limited and its subsidiaries Statement of comprehensive income

For the nine-month period ended 30 September 2023

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

		Consolidated fina	ncial statements	Separate financia	al statements
<u>u</u>	lote	2023	2022	2023	2022
Profit or loss:					
Revenues					
Revenues from sale of real estate		1,301,448	992,437	-	8,588
Dividend income	4			7,562	-
Other income		22,848	1,289	71,044	66,878
Total revenues		1,324,296	993,726	78,606	75,466
Expenses					
Cost of real estate sold		832,855	633,751		3,783
Selling and distribution expenses		147,317	100,474	443	1,435
Administrative expenses		109,169	116,826	69,574	82,663
Total expenses		1,089,641	851,051	70,017	87,881
Operating profit (loss)		234,655	142,675	8,589	(12,415)
Finance income		701	218	37,478	21,612
- Finance cost		(27,555)	(49,281)	(29,614)	(3,088)
Profit before income tax income (expenses)		207,801	93,612	16,453	6,109
Income tax income (expenses)	9	(59,099)	(32,870)	(403)	430
Profit for the period		148,702	60,742	16,050	6,539
Other comprehensive income:					
Other comprehensive income for the period		-		(*)	
Total comprehensive income for the period		148,702	60,742	16,050	6,539
Earnings per share					
Basic earnings per share					
Profit		0.193	0.095	0.021	0.010
Weighted average number of ordinary shares (Thousand shares)		768,793	641,469	768,793	641,469

Statement of changes in shareholders' equity

For the nine-month period ended 30 September 2023

(Unit: Thousand Baht)

		Consolidated fina	Total Retained earnings shareholders' e premium (Deficits) equity				
	Issued and			Total			
	paid-up		Retained earnings	shareholders'			
	share capital	Share premium	(Deficits)	equity			
Balance as at 1 January 2022	641,469	263,629	(309,184)	595,914			
Profit for the period		: 4:	60,742	60,742			
Other comprehensive income for the period	-						
Total comprehensive income for the period			60,742	60,742			
Balance as at 30 September 2022	641.469	263,629	(248,442)	656,656			
Balance as at 1 January 2023	641,469	263,629	(80,664)	824,434			
Profit for the period	*	*	148,702	148,702			
Other comprehensive income for the period							
Total comprehensive income for the period	.=:	-	148,702	148,702			
Increase share capital (Note 8)	332,545	249,409		581,954			
Balance as at 30 September 2023	974,014	513,038	68,038	1,555,090			

Statement of changes in shareholders' equity (continued)

For the nine-month period ended 30 September 2023

(Unit: Thousand Baht)

	Notes	Separate financi	al statements	
	Issued and			Total shareholders'
	share capital	Share premium	Deficits	equity
Balance as at 1 January 2022	641,469	263,629	(114,437)	790,661
Profit for the period	-		6,539	6,539
Other comprehensive income for the period			-	
Total comprehensive income for the period			6,539	6,539
Balance as at 30 September 2022	641,469	263,629	(107,898)	797,200
Balance as at 1 January 2023	641,469	263,629	(94,996)	810,102
Profit for the period			16,050	16,050
Other comprehensive income for the period		<u> </u>	-	
Total comprehensive income for the period	**	141	16,050	16,050
Increase share capital (Note 8)	332,545	249,409	-	581,954
Balance as at 30 September 2023	974,014	513,038	(78,946)	1,408,106

Proud Real Estate Public Company Limited and its subsidiaries Statement of cash flows

For the nine-month period ended 30 September 2023

(Unit: Thousand Baht)

Consolidated firm operating activities Consolidated firm operating activities Consolidated firm operating activities Profit before tax 207,801 93,812 16,453 6,100 Adjustments to reconcile profit before tax to The cash provided by (paid from) operating activities 315,724 11,877 2,905 4,686 Depreciation and amortisation of deservation of equipment 124 (267) 313 (10 Reversal of estimated for decommissioning cost 32,883 253 148 6 72 Amortisation of deferred interest expenses under lease liabilities 325 186 86 72 Amortisation of rot end red re 2,383 253 142 98 Amortisation of rot end red re 2,383 253 142 98 Provision for front erid rede 2,383 253 142 98 Provision for front erid rede 2,383 253 142 98 Provision for front end rede 2,383 253 142 22 Finance income 2 48,842 29,642 3,042		Consolidated financial statements		Consider formation of the consider		
Profit before tax		02200 2002	1.0000000000000000000000000000000000000	5,0379,03		
Profit before tax 207,801 93,612 16,453 6,108 Adjustments to reconcile profit before tax to 1 2 4,100 4,800 4		2023	2022	2023	2022	
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities: Depreciation and amortisation 15,724 11,877 2,905 4,968 Loss (gain) on salest/write-off of equipment 124 (297) 13 (1) (7) (298) 14,968 14,	Cash flows from operating activities					
Depreciation and amortisation 15,724 11,877 2,905 4,968 Loss (gain) on sales/Arrite-off of equipment 124 (297) 13 (1) Reversal of estimated for decommissioning cost (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (2,28	Profit before tax	207,801	93,612	16,453	6,109	
Depreciation and amortisation 15,724 11,877 2,905 4,968 Loss (gain) on sales/write-off of equipment 124 (297) 13 (1) Reversal of estimated for decommissioning cost (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (3,288) - (2,283	Adjustments to reconcile profit before tax to					
Loss (gain) on sales/write-off of equipment 124 (297) 13 (1) Reversal of estimated for decommissioning cost (3,288) - (3,288) - Amortisation of deferred interest expenses under lease liabilities 325 186 86 72 Amortisation of tront end fee 2,383 253 142 - Provision for long-term employee benefits 1,041 998 1,041 998 Dividend income - (218) (37,471) (21,612) Finance income - (218) (37,471) (21,612) Finance cost 43,606 48,842 29,646 3,016 Profit (loss) from operating assets and liabilities 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease (7,040) (26,344) (126,884) (23,367) Inventories 195 - - - - Real estate development costs (513,067) 21,446 - 3,783 Other current financial assets (255,199) 95,743 <td>net cash provided by (paid from) operating activities:</td> <td></td> <td></td> <td></td> <td></td>	net cash provided by (paid from) operating activities:					
Reversal of estimated for decomnissioning cost (3,288) - (3,288) - Amortisation of deferred interest expenses under lease liabilities 325 186 86 72 Amortisation of front end fee 2,383 253 142 - Provision for long-term employee benefits 1,041 998 1,041 998 Dividend income - (218) (37,471) (21,612) Finance income - (218) (37,471) (21,612) Finance cost 43,606 48,842 29,646 3,016 Profit (loss) from operating activities before 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease (7,040) (26,344) (126,884) (23,967) Inventories 195 - - 3,783 Other current financial assets (255,199) 95,743 (20,947) (340) Other non-current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) <td>Depreciation and amortisation</td> <td>15,724</td> <td>11,877</td> <td>2,905</td> <td>4,968</td>	Depreciation and amortisation	15,724	11,877	2,905	4,968	
Amortisation of deferred interest expenses under lease liabilities 325 186 86 72 Amortisation of tront end ree 2,383 253 142 - Provision for long-term employee benefits 1,041 998 1,041 998 Dividend income - (218) (37,471) (21,622) Finance income - (218) (37,471) (21,612) Finance cost 48,842 29,646 3,016 Profit (loss) from operating activities before 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease (7,040) (26,344) (126,884) (23,367) Inventories 195 -	Loss (gain) on sales/write-off of equipment	124	(297)	13	(1)	
Amortisation of front end fee 2,383 253 142 Provision for long-term employee benefits 1,041 998 1,041 998 Dividend income - - (1,562) - Finance income - (218) (37,471) (21,612) Finance cost 43,606 48,842 29,646 3,016 Profit (loss) from operating activities before changes in operating assets and liabilities 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease (7,040) (26,344) (126,884) (23,367) Inventories 195 - - - - Real estate development costs (513,067) 21,446 - 3,783 Other current assets (255,199) 95,743 (20,947) (340) Other current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) 153,295 59,586 Deferred revenue from sale of real estate 47,890	Reversal of estimated for decommissioning cost	(3,288)	-	(3,288)	-	
Provision for long-term employee benefits 1,041 998 1,041 998 Dividend income - - (7,962) - Finance income - (218) (37,471) (21,612) Finance cost 43,606 48,842 29,846 3,016 Profit (loss) from operating activities before changes in operating assets and liabilities 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease (7,040) (26,344) (126,884) (23,367) Inventories 195 - - - - Real estate development costs (513,067) 21,446 - 3,783 Other current assets (255,199) 95,743 (20,947) (340) Other non-current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) 153,295 59,586 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects <td< td=""><td>Amortisation of deferred interest expenses under lease liabilities</td><td>325</td><td>186</td><td>86</td><td>72</td></td<>	Amortisation of deferred interest expenses under lease liabilities	325	186	86	72	
Dividend income - - (1/562) - Finance income - (218) (37,471) (21,612) Finance income - (218) (37,471) (21,612) Finance cost 43,606 48,842 29,646 3,016 Profit (loss) from operating activities before changes in operating assets and liabilities 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease Other receivables (7,040) (26,344) (126,884) (23,367) Inventories 195 - - 3,783 Real estate development costs (513,067) 21,446 - 3,783 Other current assets (255,199) 95,743 (20,947) (340) Other current liabilities increase (decrease) (2,970) (637) 1,329 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532)	Amortisation of tront end fee	2,383	253	142	:-	
Finance income - (218) (37,471) (21,612) Finance cost 43,606 48,842 29,646 3,016 Profit (loss) from operating activities before changes in operating assets and liabilities 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease (7,040) (26,344) (126,884) (23,367) Inventories 195 - - - - Real estate development costs (513,067) 21,446 - 3,783 Other current assets (255,199) 95,743 (20,947) (340) Other non-current financial assets (29,70) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables	Provision for long-term employee benefits	1,041	998	1,041	998	
Finance cost 43,606 48,842 29,646 3,016 Profit (loss) from operating activities before changes in operating assets and liabilities 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease (7,040) (26,344) (126,884) (23,367) Inventories 195 - - - - Real estate development costs (513,067) 21,446 - 3,783 Other current assets (255,199) 95,743 (20,947) (340) Other non-current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operat	Dividend income	-		(7,562)	-	
Profit (loss) from operating assets and liabilities 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease Other receivables (7,040) (26,344) (126,884) (23,367) Inventories 195 - - - - Real estate development costs (513,067) 21,446 - 3,783 Other current assets (255,199) 95,743 (20,947) (340) Other non-current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830	Finance income		(218)	(37,471)	(21,612)	
changes in operating assets and liabilities 267,716 155,253 1,965 (6,450) Operating assets (increase) decrease Other receivables (7,040) (26,344) (126,884) (23,367) Inventories 195 - - - - - Real estate development costs (513,067) 21,446 - 3,783 Other current assets (255,199) 95,743 (20,947) (340) Other non-current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash received from interest income - 264 35 145 <t< td=""><td>Finance cost</td><td>43,606</td><td>48,842</td><td>29,646</td><td>3,016</td></t<>	Finance cost	43,606	48,842	29,646	3,016	
Operating assets (increase) decrease (7,040) (26,344) (126,884) (23,367) Inventories 195 -	Profit (loss) from operating activities before					
Other receivables (7,040) (26,344) (126,884) (23,367) Inventories 195 - - - Real estate development costs (513,067) 21,446 - 3,783 Other current assets (255,199) 95,743 (20,947) (340) Other non-current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) Trade and other payables 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	changes in operating assets and liabilities	267,716	155,253	1,965	(6,450)	
Inventories 195	Operating assets (increase) decrease					
Real estate development costs (513,067) 21,446 - 3,783 Other current assets (255,199) 95,743 (20,947) (340) Other non-current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Other receivables	(7,040)	(26,344)	(126,884)	(23,367)	
Other current assets (255,199) 95,743 (20,947) (340) Other non-current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Inventories	195			3	
Other non-current financial assets (2,970) (637) (1,036) (31) Operating liabilities increase (decrease) 304,818 (41,017) 153,295 59,536 Trade and other payables 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Real estate development costs	(513,067)	21,446		3,783	
Operating liabilities increase (decrease) Trade and other payables 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Other current assets	(255,199)	95,743	(20,947)	(340)	
Trade and other payables 304,818 (41,017) 153,295 59,536 Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Other non-current financial assets	(2,970)	(637)	(1,036)	(31)	
Deferred revenue from sale of real estate 47,890 78,184 - (8,304) Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Operating liabilities increase (decrease)					
Accrued expenses related to the projects (53,093) 159,794 - (532) Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Trade and other payables	304,818	(41,017)	153,295	59,536	
Other current liabilities (22,620) 1,232 3,251 9,593 Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Deferred revenue from sale of real estate	47,890	78,184	5-0	(8,304)	
Retention payables 34,180 9,703 - (58) Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Accrued expenses related to the projects	(53,093)	159,794	191	(532)	
Cash flows from (used in) operating activities (199,190) 453,357 9,644 33,830 Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Other current liabilities	(22,620)	1,232	3,251	9,593	
Cash received from interest income - 264 35 145 Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Retention payables	34,180	9,703		(58)	
Cash paid for interest expenses (71,272) (41,034) (8,162) (676)	Cash flows from (used in) operating activities	(199,190)	453,357	9,644	33,830	
	Cash received from interest income	4	264	35	145	
Cash paid for corporate income tax (31,917) (47,560) (899) (1,678)	Cash paid for interest expenses	(71,272)	(41,034)	(8,162)	(676)	
######################################	Cash paid for corporate income tax	(31,917)	(47,560)	(899)	(1,678)	
Cash received from withholding tax refundable 1,857 1,857	Cash received from withholding tax refundable	3 4 1	1,857		1,857	
Net cash flows from (used in) operating activities (302,379) 366,884 618 33,478	Net cash flows from (used in) operating activities	(302,379)	366,884	618	33,478	

Proud Real Estate Public Company Limited and its subsidiaries Statement of cash flows (continued)

For the nine-month period ended 30 September 2023

(Unit: Thousand Baht)

				(Onic 1	nousand banty
		Consolidated financial statements		Separate financial statements	
	Note	2023	2022	2023	2022
Cash flows from investing activities					
Decrease in restricted bank deposits		(1)	-	(1)	-
Cash paid to provide short-term loans to related parties	2	-	-	(962,000)	(36,264)
Cash paid for purchase of investments in subsidiaries	4	(942,044)	9	(1,174,251)	(50,250)
Cash received from dividend income			2	7,562	2
Proceeds from sales of equipment		-	20	-	20
Cash paid for acquisition of equipment		(24,547)	(18,142)	(10,304)	(75)
Cash paid for acquisition of intangible assets			(806)		(806)
Net cash flows used in investing activities		(900,592)	(18,928)	(2,138,994)	(87,375)
Cash flows from financing activities					
Increase (decrease) in bank overdrafts		(13,802)	3,488	(16)	(1,356)
Cash received from short-term loan from related parties	2	9	12	1,170,000	0
Cash received from short-term loans from financial institutions		\$ P	57,000	-	57,000
Cash paid for short-term loans from financial institutions		(57,000)		(57,000)	
Cash received from long-term loans from financial institutions	5	1,169,387	275,313	450,000	
Cash paid for long-term loans from financial institutions	5	(1,206)	(864,291)	(1,206)	(968)
Cash paid for front end fee		(10,670)	(3,850)	(2,250)	
Cash paid for prepaid interest expense		-	(6,555)		(6,555)
Payment of principal portion of lease liabilities		(5,615)	(4,333)	(1,346)	(2,186)
Proceeds from increase in share capital		581,954	846	581,954	
Cash received from issuance of cumulative					
and redeemable preference shares	7	750,000			-
Repayment of cumulative and redeemable					
preference shares	7	(600,000)		-	-
Cash paid for financial cost - return on cumulative					
and redeemable preference shares	7	(86,425)			
Net cash flows from (used in) financing activities		1,726,623	(543,228)	2,140,136	45,935
Net increase (decrease) in cash and cash equivalents		457,652	(195,272)	1,760	(7,962)
Cash and cash equivalents at beginning of the period		199,223	288,631	4,197	9,463
Cash and cash equivalents at end of the period		656,875	93,359	5,957	1,501
Supplement disclosures of cash flows information					
Non-cash items					
Recorded the interest expense as real estate project					
under development	3	172,449	35,020	¥	15
Decrease in accrued land cost			550,000		12
Increase in payables for acquisition of equipment		635	3,763	567	141
Increase in liabilities under lease agreement		12,164	-	12,164	