

**Syntec Construction Public Company Limited
and its Subsidiaries**

Interim financial statements
for the three-month and nine-month periods ended
30 September 2013

and

Independent auditor's report
on review of interim financial information

Independent Auditor's Report on Review of Interim Financial Information

To the Board of Directors of Syntec Construction Public Company Limited

I have reviewed the accompanying consolidated and separate statements of financial position of Syntec Construction Public Company Limited and its subsidiaries, and of Syntec Construction Public Company Limited, respectively, as at 30 September 2013, the related consolidated and separate statements of comprehensive income for the three-month and nine-month periods then ended, changes in equity and cash flows for the nine-month period then ended, and condensed notes. 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 the 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".

Emphasis of Matters

Without qualifying my conclusion, I draw your attention to notes 4 and 20 to the interim financial information describing the effect of the Company's adoption from 1 January 2013 of certain new accounting policies. The consolidated and separate statements of financial position as at 31 December 2012 and 1 January 2012, which are included as a comparative information, are components of audited consolidated and separate financial statements after making the adjustments described in note 4. I have audited these adjustments and, based on my audit, in my opinion, such adjustments are appropriate and have been properly applied. The consolidated and separate statements of comprehensive income for the three-month and nine-month periods ended 30 September 2012, change in equity and cash flows for the nine - month period ended 30 September 2012, which are included as comparative information, have also been adjusted as described in note 4. I have reviewed these adjustments and, based on my review, nothing has come to my attention to indicate that such adjustments are not appropriate and properly applied.

(Maliwan Phahuwattanakorn)
Certified Public Accountant
Registration Number 4701

NPS Siam Audit Limited
Bangkok
14 November 2013

Syntec Construction Public Company Limited and its Subsidiaries

Statements of financial position

As at 30 September 2013

Assets	Note	Consolidated financial statements			Separate financial statements		
		30 September 2013 (Unaudited)	31 December 2012 (Restated)	1 January 2012 (Restated)	30 September 2013 (Unaudited)	31 December 2012 (Restated)	1 January 2012 (Restated)
<i>(in thousand Baht)</i>							
Current assets							
Cash and cash equivalents		460,517	246,854	403,812	422,148	217,973	402,579
Current investments	8	241,304	60,173	50,123	241,304	60,173	50,123
Trade accounts receivable	9	443,036	545,600	688,455	420,035	522,600	665,455
Other receivables	7, 10	50,125	54,237	85,872	46,183	50,628	477,589
Retention receivable under construction contracts	11	538,430	564,621	444,262	506,501	532,692	412,333
Unbilled construction in progress	12	983,162	1,094,701	839,264	983,162	1,094,701	839,264
Inventories		122,503	140,250	255,796	122,503	140,249	255,796
Advance payments to subcontractors		32,396	35,756	81,980	32,396	35,756	81,980
Withholding Tax		142,198	-	-	142,198	-	-
Other current assets		391	391	391	-	-	-
Total current assets		3,014,062	2,742,583	2,849,955	2,916,430	2,654,772	3,185,119
Non-current assets							
Investment in subsidiary	13	-	-	-	78,000	52,000	-
Investment in associate	14	387	409	46	-	-	-
Other long-term investments	7, 15	406,509	292,482	220,698	406,509	292,482	220,698
Long-term loans	7, 16	-	-	-	-	-	-
Investment properties	17	101,745	102,300	103,040	101,745	102,300	103,040
Property, plant and equipment	18	1,048,870	798,794	611,347	866,354	729,742	616,895
Intangible assets	19	2,236	5,171	8,141	2,236	5,171	8,141
Withholding tax		135,880	142,264	284,649	135,880	142,198	284,584
Pledged deposit at bank		118,257	155,343	203,066	118,257	155,343	203,066
Deferred tax assets	4, 20	21,897	29,684	29,528	21,897	29,684	29,528
Other non-current assets	7	136,715	105,753	92,803	123,790	92,844	79,894
Total non-current assets		1,972,496	1,632,200	1,553,318	1,854,668	1,601,764	1,545,846
Total Assets		4,986,558	4,374,783	4,403,273	4,771,098	4,256,536	4,730,965

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries

Statements of financial position

As at 30 September 2013

Liabilities and equity	Note	Consolidated financial statements			Separate financial statements		
		30 September 2013 (Unaudited)	31 December 2012 (Restated)	1 January 2012 (Restated)	30 September 2013 (Unaudited)	31 December 2012 (Restated)	1 January 2012 (Restated)
<i>(in thousand Baht)</i>							
Current liabilities							
Bank overdrafts and short-term loans from financial institutions	21	469,016	554,575	30,988	404,016	554,575	30,988
Trade accounts payable	7, 22	503,043	423,193	322,894	455,504	376,569	267,305
Other payables	23	234,952	139,709	246,306	174,421	81,409	187,985
Current portion of creditors under rehabilitation plan		28,917	28,521	29,074	28,917	28,521	29,074
Short-term loans	24	-	-	462,000	-	-	462,000
Current portion of financial lease liabilities		36,917	49,448	38,261	36,917	49,448	38,261
Advances received from customers under construction contracts	12	354,056	404,753	485,034	354,056	404,753	485,034
Retention payables from subcontractors		226,740	190,134	161,558	226,245	189,684	161,223
Undue value added tax		99,303	112,558	105,652	93,948	107,204	100,298
Short-term provisions	27	-	5,144	-	-	5,144	-
Other current liabilities		5,787	5,250	5,400	5,787	5,250	5,400
Total current liabilities		1,958,731	1,913,285	1,887,167	1,779,811	1,802,557	1,767,568
Non-current liabilities							
Debentures	25	350,000	-	-	350,000	-	-
Financial lease liabilities		126,723	153,906	143,077	126,723	153,906	143,077
Deferred tax liabilities	4, 20	30,033	39,245	33,890	30,033	39,245	33,890
Employee benefit obligations	26	82,025	71,266	57,453	82,025	71,266	57,453
Long-term provisions	27	-	-	-	39,862	39,063	436,901
Total non-current liabilities		588,781	264,417	234,420	628,643	303,480	671,321
Total liabilities		2,547,512	2,177,702	2,121,587	2,408,454	2,106,037	2,438,889

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries

Statements of financial position

As at 30 September 2013

Liabilities and equity	Note	Consolidated financial statements			Separate financial statements		
		30 September 2013 (Unaudited)	31 December 2012 (Restated)	1 January 2012 (Restated)	30 September 2013 (Unaudited)	31 December 2012 (Restated)	1 January 2012 (Restated)
<i>(in thousand Baht)</i>							
Equity							
Share capital	28						
Authorized share capital		1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
Issued and paid-up share capital		1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
Additional paid-in capital							
Premium on ordinary shares		24	24	24	24	24	24
Retained earnings							
Appropriated							
Legal reserve	29	62,459	57,553	57,553	62,459	57,553	57,553
Unappropriated		894,621	794,790	964,036	889,277	796,065	974,426
Other components of equity	7, 15	(189,116)	(303,143)	(339,927)	(189,116)	(303,143)	(339,927)
Total equity attributable to owners of the Company		2,367,988	2,149,224	2,281,686	2,362,644	2,150,499	2,292,076
Non-controlling interests		71,058	47,857	-	-	-	-
Total equity		2,439,046	2,197,081	2,281,686	2,362,644	2,150,499	2,292,076
Total liabilities and equity		4,986,558	4,374,783	4,403,273	4,771,098	4,256,536	4,730,965

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries
Statements of comprehensive income
For the three-month period ended 30 September 2013 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements	financial statements	financial statements	financial statements
		2013	2012	2013	2012
			(Restated)		(Restated)
		<i>(in thousand Baht)</i>			
Revenues					
Revenue from construction		1,730,840	1,253,754	1,730,840	1,253,754
Interest income		2,134	934	2,134	933
Gain on sale of equipment		7,392	2,100	7,392	2,100
Reversal of allowance for doubtful accounts	9, 11	12,557	150	12,557	150
Reversal of estimated loss under joint venture agreements	27	-	-	(10)	-
Other income		535	1,351	535	1,035
Total revenues		1,753,458	1,258,289	1,753,448	1,257,972
Expenses					
Cost of construction	26	1,592,490	1,190,536	1,592,489	1,191,268
Selling expenses		819	564	819	564
Administrative expenses	26	61,196	50,783	57,811	48,914
Other expenses	7, 9, 10, 11, 12	1,415	42,659	3,237	42,022
Finance costs		12,770	8,859	12,770	8,859
Total expenses		1,668,690	1,293,401	1,667,126	1,291,627
Share of loss of investments in associate	14	(7)	(15)	-	-
Profit (loss) before income tax expense		84,761	(35,127)	86,322	(33,655)
Income tax expense (revenue)	4, 20	(97)	4,527	(97)	4,527
Profit (loss) for the period		84,858	(39,654)	86,419	(38,182)
Other comprehensive loss					
Profit (loss) in fair value of available-for-sale	15	(29,427)	3,678	(29,427)	3,678
Other comprehensive (income) loss for the period		(29,427)	3,678	(29,427)	3,678
Total comprehensive (income) loss for the period		55,431	(35,976)	56,992	(34,504)

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries
Statements of comprehensive income
For the three-month period ended 30 September 2013 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2013	2012	2013	2012
			(Restated)		(Restated)
		<i>(in thousand Baht)</i>			
Profit (loss) attributable to :-					
Owners of the Company		85,552	(39,641)	86,419	(38,182)
Non - controlling interests		(694)	(13)	-	-
		<u>84,858</u>	<u>(39,654)</u>	<u>86,419</u>	<u>(38,182)</u>
Total comprehensive income (loss) attributable to :-					
Owners of the Company		56,125	(35,963)	56,992	(34,504)
Non - controlling interests		(694)	(13)	-	-
		<u>55,431</u>	<u>(35,976)</u>	<u>56,992</u>	<u>(34,504)</u>
Earnings (loss) per share					
Basic (in Baht)	32	<u>0.05</u>	<u>(0.02)</u>	<u>0.05</u>	<u>(0.02)</u>

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries
Statements of comprehensive income
For the nine-month period ended 30 September 2013 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements	financial statements	financial statements	financial statements
		2013	2012	2013	2012
			(Restated)		(Restated)
		<i>(in thousand Baht)</i>			
Revenues					
Revenue from construction		4,458,369	3,486,325	4,458,369	3,486,325
Interest income		5,280	4,775	5,231	4,762
Gain on sale of equipment		7,392	2,946	7,392	2,946
Reversal of allowance for doubtful accounts	9, 11	12,977	450	12,977	450
Other income		1,532	9,735	1,532	2,642
Total revenues		4,485,550	3,504,231	4,485,501	3,497,125
Expenses					
Cost of construction	26	4,134,229	3,437,664	4,141,942	3,439,842
Selling expenses		1,091	1,174	1,091	1,174
Administrative expenses	26	195,937	150,220	188,821	145,150
Other expenses	7, 9, 10, 11, 12, 27	14,460	44,975	19,656	48,665
Finance cost		34,540	26,140	34,540	26,140
Total expenses		4,380,257	3,660,173	4,386,050	3,660,971
Share of profit (loss) of investments					
in associate	14	(22)	365	-	-
Profit (loss) before income tax expense		105,271	(155,577)	99,451	(163,846)
Income tax expense	4, 20	1,333	1,070	1,333	1,070
Profit (loss) for the period		103,938	(156,647)	98,118	(164,916)
Other comprehensive income (loss)					
Profit in fair value of available-for-sale	15	114,027	7,357	114,027	7,357
Other comprehensive income for the period		114,027	7,357	114,027	7,357
Total comprehensive income (loss) for the period		217,965	(149,290)	212,145	(157,559)

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries
Statements of comprehensive income
For the nine-month period ended 30 September 2013 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2013	2012	2013	2012
			(Restated)		(Restated)
		<i>(in thousand Baht)</i>			
Profit (loss) attributable to :-					
Owners of the Company		104,737	(156,493)	98,118	(164,916)
Non - controlling interests		(799)	(154)	-	-
		<u>103,938</u>	<u>(156,647)</u>	<u>98,118</u>	<u>(164,916)</u>
Total comprehensive income (loss) attributable to :-					
Owners of the Company		218,764	(149,136)	212,145	(157,559)
Non - controlling interests		(799)	(154)	-	-
		<u>217,965</u>	<u>(149,290)</u>	<u>212,145</u>	<u>(157,559)</u>
Earnings (loss) per share					
Basic (in Baht)	32	<u>0.07</u>	<u>(0.10)</u>	<u>0.06</u>	<u>(0.10)</u>

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries
Statements of changes in equity
For the nine-month period ended 30 September 2013 (Unaudited)

		Consolidated financial statements							
		Issued and paid-up share capital	Premium on ordinary shares	<u>Retained earnings</u>		<u>Other components of equity</u>	Total equity attributable to owners of the Company	Non-controlling interests	Total equity
<i>Note</i>				Legal reserve	Unappropriated	Net change in fair value of available-for-sale investments			
<i>(in thousand Baht)</i>									
	Balance at 1 January 2012 - as reported	1,600,000	24	57,553	968,398	(339,927)	2,286,048	-	2,286,048
	Cumulative effect of change in accounting policy regarding accounting for income tax	-	-	-	(4,362)	-	(4,362)	-	(4,362)
4, 20		-	-	-	(4,362)	-	(4,362)	-	(4,362)
	Balance at 1 January 2012 - restated	1,600,000	24	57,553	964,036	(339,927)	2,281,686	-	2,281,686
	Non-controlling interests	-	-	-	-	-	-	48,000	48,000
	Dividends	-	-	-	(32,000)	-	(32,000)	-	(32,000)
30		-	-	-	(32,000)	-	(32,000)	-	(32,000)
	Comprehensive income (loss) for the period (restated)	-	-	-	(156,493)	7,357	(149,136)	(154)	(149,290)
	Balance at 30 September 2012	1,600,000	24	57,553	775,543	(332,570)	2,100,550	47,846	2,148,396
	Balance at 1 January 2013 - as reported	1,600,000	24	57,553	804,351	(303,143)	2,158,785	47,857	2,206,642
	Cumulative effect of change in accounting policy regarding accounting for income tax	-	-	-	(9,561)	-	(9,561)	-	(9,561)
4, 20		-	-	-	(9,561)	-	(9,561)	-	(9,561)
	Balance at 1 January 2013 - restated	1,600,000	24	57,553	794,790	(303,143)	2,149,224	47,857	2,197,081
	Non-controlling interests	-	-	-	-	-	-	24,000	24,000
	Transfer to legal reserve	-	-	4,906	(4,906)	-	-	-	-
29		-	-	4,906	(4,906)	-	-	-	-
	Comprehensive income (loss) for the period	-	-	-	104,737	114,027	218,764	(799)	217,965
	Balance at 30 September 2013	1,600,000	24	62,459	894,621	(189,116)	2,367,988	71,058	2,439,046

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries
Statements of changes in equity
For the nine-month period ended 30 September 2013 (Unaudited)

	<i>Note</i>	Issued and paid-up share capital	Premium on ordinary shares	Separate financial statements		Other components of equity Net change in fair value of available-for-sale investments	Total equity
				<i>Retained earnings</i>			
				Appropriated legal reserve	Unappropriated		
<i>(in thousand Baht)</i>							
Balance at 1 January 2012 - as reported		1,600,000	24	57,553	978,788	(339,927)	2,296,438
Cumulative effect of change in accounting policy regarding accounting for income tax	4, 20	-	-	-	(4,362)	-	(4,362)
Balance at 1 January 2012 - restated		1,600,000	24	57,553	974,426	(339,927)	2,292,076
Dividends	30	-	-	-	(32,000)	-	(32,000)
Comprehensive income (loss) for the period (restated)		-	-	-	(164,916)	7,357	(157,559)
Balance at 30 September 2012		1,600,000	24	57,553	777,510	(332,570)	2,102,517
Balance at 1 January 2013 - as reported		1,600,000	24	57,553	805,626	(303,143)	2,160,060
Cumulative effect of change in accounting policy regarding accounting for income tax	4, 20	-	-	-	(9,561)	-	(9,561)
Balance at 1 January 2013 - restated		1,600,000	24	57,553	796,065	(303,143)	2,150,499
Transfer to legal reserve	29	-	-	4,906	(4,906)	-	-
Comprehensive income for the period		-	-	-	98,118	114,027	212,145
Balance at 30 September 2013		1,600,000	24	62,459	889,277	(189,116)	2,362,644

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries

Statements of cash flows

For the nine-month period ended 30 September 2013 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2013	2012	2013	2012
			(Restated)		(Restated)
		<i>(in thousand Baht)</i>			
<i>Cash flows from operating activities</i>					
Profit (loss) for the period		103,938	(156,647)	98,118	(164,916)
<i>Adjustments for</i>					
Reversal of allowance for doubtful accounts		(12,977)	(450)	(12,977)	(450)
Doubtful debt		14,460	44,975	18,857	48,665
Depreciation and amortization		79,263	69,575	86,977	71,752
Interest income		(5,280)	(4,775)	(5,231)	(4,762)
Interest expense		34,540	26,140	34,540	26,140
Gain on sale of equipment		(7,392)	(2,946)	(7,392)	(2,946)
Unrealized (gain) loss on exchange rate		396	(454)	396	(454)
Loss on sale of current investments		-	123	-	123
Share of (gain) loss from investments in associate		22	(365)	-	-
Allowance for impairment of asset		99	-	-	-
Estimated loss under joint venture agreement		-	-	799	-
Expense of employee benefits		11,359	10,939	11,359	10,939
Income tax expense		1,333	1,070	1,333	1,070
		<u>219,761</u>	<u>(12,815)</u>	<u>226,779</u>	<u>(14,839)</u>
<i>Changes in operating assets and liabilities</i>					
Trade accounts receivable		105,380	117,811	105,380	117,811
Other receivables		(4,495)	(2,915)	(8,561)	(8,995)
Retention receivable under construction contract		33,972	(108,159)	33,972	(108,159)
Unbilled construction in progress		101,827	(202,646)	101,827	(202,646)
Inventories		17,747	98,786	17,747	98,786
Advance payments to subcontractors		3,360	44,085	3,360	44,085
Withholding tax paid		(135,915)	(101,196)	(135,880)	(101,196)
Withholding tax returned		-	139,078	-	139,078
Other non-current assets		(33,721)	(7,090)	(33,703)	(7,090)
Trade accounts payable		79,850	223,106	78,935	231,537
Advance received under construction contracts		(50,697)	(49,246)	(50,697)	(49,246)
Retention payable from subcontractors		36,607	14,964	36,561	14,918
Other payables		95,244	(99,954)	93,012	(99,916)
Undue value added tax		(13,255)	-	(13,255)	-
Other current liabilities		755	4,920	755	4,920
Payment of short-term provisions		(5,144)	-	(5,144)	-
Payment of employee benefit liabilities		(600)	(773)	(600)	(773)
Net cash provided by operating activities		<u>450,676</u>	<u>57,956</u>	<u>450,488</u>	<u>58,275</u>

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries

Statements of cash flows

For the nine-month period ended 30 September 2013 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2013	2012	2013	2012
			(Restated)		(Restated)
		<i>(in thousand Baht)</i>			
<i>Cash flows from investing activities</i>					
Interest received		5,268	4,731	5,218	4,718
Purchase of current investments		(660,000)	(160,000)	(660,000)	(160,000)
Proceeds from current investments		478,869	210,000	478,869	210,000
Purchase of investment in subsidiary		-	-	(26,000)	(52,000)
Purchase of other long-term investments		-	(35,000)	-	(35,000)
Pledged deposit at bank		37,085	22,845	37,085	22,845
Purchase of property, plant and equipment		(329,234)	(182,191)	(223,484)	(111,251)
Purchase of intangible assets		(231)	(1,253)	(231)	(1,253)
Sales of equipments		10,789	32,556	10,789	32,556
Net cash used in investing activities		(457,454)	(108,312)	(377,754)	(89,385)
<i>Cash flows from financing activities</i>					
Interest paid		(28,286)	(39,509)	(28,286)	(39,509)
Dividends paid		-	(31,957)	-	(31,957)
Bank overdrafts		9,441	(114)	9,441	(114)
Proceeds from short-term loan from financial institutions		455,000	555,000	390,000	555,000
Payment of short-term loans from financial institutions		(550,000)	(40,000)	(550,000)	(40,000)
Payment of short-term loans from other parties		-	(462,000)	-	(462,000)
Proceeds from issuing of debentures		350,000	-	350,000	-
Proceeds from non-controlling interests		24,000	48,000	-	-
Finance lease payment		(39,714)	(40,495)	(39,714)	(40,495)
Net cash provided by (used in) financing activities		220,441	(11,075)	131,441	(59,075)
Net increase (decrease) in cash and cash equivalents		213,663	(61,431)	204,175	(90,185)
Cash and cash equivalents at beginning of period		246,854	403,812	217,973	402,579
Cash and cash equivalents at end of period		460,517	342,381	422,148	312,394
<i>Non-cash transactions</i>					
Purchase of machinery and vehicle under					
finance lease agreements	18	-	42,578	-	42,578

The accompanying notes are an integral part of these financial statements.

Syntec Construction Public Company Limited and its Subsidiaries
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These notes form an integral part of the interim financial statements.

The interim financial statements were authorized for issue by the Board of Directors on 14 November 2013.

1 General information

Syntec Construction Public Company Limited (“the Company”) is incorporated in Thailand and has its registered office at 555/7-11 Sukhumvit Soi 63 (Ekamai), Sukhumvit Road, Kwang Klongton Nua, Khet Wattana, Bangkok.

The Company was listed on the Stock Exchange of Thailand on 12 February 1993.

The Company’s major shareholders who held more than 5% of total paid-up share capital as at 30 September 2013.

	<i>(%) of total paid-up share capital</i>
Phahusuth Group and Taneehiranrat Group	13.83
Subandit Group	6.64

The principal business of the Company is construction.

Details of the Company’s subsidiary and joint ventures were as follows:

Name of entity	Type of business	Country of incorporation	Ownership interest (%)	
			30 September 2013	31 December 2012
<i>Direct subsidiary</i>				
1) SCR Asset Management Co., Ltd.	Real estate development for rental (not commercial operations yet)	Thailand	52	52
<i>Joint ventures</i>				
1) SVK Joint venture	Construction (ceased operations)	Thailand	51	51
2) Syntec - Mivan Joint venture	Construction (end of construction contract)	Thailand	65	65

2 Basis of preparation of interim financial statements

2.1 Statement of compliance

The interim financial statements issued for Thai reporting purposes are prepared in the Thai language. This English translation of the interim financial statements has been prepared for the convenience of readers not conversant with the Thai language.

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
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The interim financial statements are prepared on a condensed basis in accordance with Thai Accounting Standard (TAS) No. 34 (revised 2009) Interim Financial Reporting; guidelines promulgated by the Federation of Accounting Professions (FAP), and related applicable rules and regulations of the Thai Securities and Exchange Commission.

The interim financial statements are prepared to provide an update on the financial statements for the year ended 31 December 2012. The financial statements do not include all of the financial information required for full annual financial statements but focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements of the Company and the subsidiary for the year ended 31 December 2012.

The FAP issued the new and revised Thai Financial Reporting Standards (“TFRS”) and Announcements relevant to the Group/Company’s operations and effective for accounting periods beginning on or after 1 January 2013 were as follows:

TFRS	Topic
TAS	
TAS 12	Income Taxes
TAS 20 (revised 2009)	Accounting for Government Grants and Disclosures of Government Assistance
TAS 21 (revised 2009)	The Effects of Changes in Foreign Exchange Rate
TFRS	
TFRS 8	Operating Segments
FAP’S Announcement 34/2555	Accounting Guidance for Transfers of Financial Assets
TSIC	
TSIC 10	Government Assistance – No Specific Relation to Operating Activities
TSIC 21	Income Taxes – Recovery of Revalued Non-Depreciable Assets
TSIC 25	Income Taxes – Changes in the Tax Status of an Entity or its Shareholders

The adoption of these new and revised TFRS and FAP Announcements has not materially impacted to the interim financial statements as disclosed in notes 4 to the financial statements.

In addition to the above new and revised TFRS and Announcement, as at 30 September 2013, the FAP had issued a number of new and revised TFRS and interpretations which are effective for financial statements beginning on or after 1 January 2014 and have not been adopted in the preparation of these interim financial statements. Those new and revised TFRS and interpretations are disclosed in notes 36 to the financial statements.

2.2 Functional and presentation currency

The interim financial statements are prepared and presented in Thai Baht, which is the Group/the Company’s functional currency. All financial information presented in Thai Baht has been rounded in the notes to the financial statements to the nearest thousand/million unless otherwise stated.

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
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2.3 Use of estimates and judgments

The preparation of interim financial statements in conformity with TFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

In preparing these interim financial statements, the significant judgments made by management in applying the Group/the Company's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the financial statements for the year ended 31 December 2012. Changes principally derive from the adoption of new and revised TFRS from 1 January 2013.

Information about areas of estimation and significant assumptions in applying accounting policies that have the most significant effect on the amount recognised in the interim financial statements is:

Notes 14 and 15 Allowance for impairment of investments

Notes 4 and 20 Income tax for the current period and deferred tax

Note 26 Discount rate, future salary increase rate, staff turnover rate, mortality rate and disability rate.

Notes 27 Estimated construction project costs, provision for losses on construction projects and estimated loss under joint venture agreement

Note 34 Contingent liabilities and litigation

- 2.4** The consolidated and separate financial statements for the three-month and nine-month periods ended 30 September 2013 and 2012 included the investments and share of profit (loss) of investments in an associate, which had been accounted for by equity method amounted to Baht (0.01) million and Baht (0.02) million and Baht (0.02) million and Baht (0.01) million, respectively in the consolidated financial statements, based on the financial statements of such associate, which had been reviewed by the other auditor. In addition, the Company had no obligation under the guarantee for such associate and an allowance for impairment of investments in the abovementioned associate was set up as at 30 September 2013 and 31 December 2012 in the amount of Baht 10 million and Baht 10 million, respectively in the separate financial statements. Please also see note 14 to the financial statements. However, the values of the investments in the associate were not significant.

3 Significant accounting policies

The Group/the Company have significant accounting policies and methods of computation applied in these interim financial statements are consistent with those applied in the financial statements for the year ended 31 December 2012, except for the changes in accounting policies as described in notes 4 to the financial statements.

4 Changes in accounting policies

Since 1 January 2013, the adoption of these new and revised TFRS and The FAP's Announcement as described in note 2 to the financial statements, the Group/the Company have change in accounting policies in the following areas :

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4.1 Accounting for income tax

The principal change introduced by TAS 12 is the requirement to account for deferred tax assets and liabilities in the financial statements.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Group/the Company expect, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realised.

The Group/Company adopted TAS 12 with effect from 1 January 2013. The effects of the change are recognized retrospectively in the financial statements. The impact of the change on the financial statements is as follows:

	Consolidated and separate financial statements		
	30 September 2013	31 December 2012	1 January 2012
	<i>(in million Baht)</i>		
<i>Statement of financial position</i>			
Increase in deferred tax assets	22	30	30
Increase in deferred tax liabilities	30	39	34
Decrease in retained earnings	(8)	(9)	(4)
Decrease in shareholders' equity	(8)	(9)	(4)
Decrease in total equity	(8)	(9)	(4)

***Statement of comprehensive income
for the three-month period ended 30
September***

	Consolidated and separate financial statements	
	2013	2012
	<i>(in million Baht)</i>	
(Increase) decrease in income tax expense	3	(4)
Increase (decrease) in profit for the period	3	(4)
Increase (decrease) in earnings per share - Basic earnings per share (in Baht)	-	-

Syntec Construction Public Company Limited and its Subsidiaries
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	Consolidated and separate financial statements	
	2013	2012
	<i>(in million Baht)</i>	
<i>for the nine-month period ended 30 September</i>		
(Increase) decrease in income tax expense	<u>1</u>	<u>(1)</u>
Increase (decrease) in profit for the period	<u>1</u>	<u>(1)</u>
Increase (decrease) in earnings per share		
- Basic earnings per share (in Baht)	<u>-</u>	<u>-</u>

4.2 Accounting for the effects of changes in foreign exchange rates

Management has determined that the functional currency of the Company is Thai Baht and that the adoption of TAS 21 from 1 January 2013 has not had a significant impact on the Group/the Company's reported assets, liabilities or retained earnings.

4.3 Presentation of information on operating segments

From 1 January 2013, the Group/Company has adopted TFRS 8 Operating Segments. The new policy for presentation of information on operating segment has been applied retrospectively and segment information included in the 2012 financial statements, which are included in the Group's / Company's 2013 interim financial statements for comparative purpose, has been re-presented accordingly.

The change in basis of presentation and disclosure of segment information has had no significant effect on the segment information reported in Group/the Company's financial statements.

5 Syntec - Mivan Joint Venture

Syntec Construction Public Company Limited and Mivan (Thailand) Co., Ltd. entered into the initial joint venture agreement on 18 November 2005 to prepare the documents for bidding the Eua-Arthorn Housing Project of National Housing Authority. The proportionate ventures were as follows:-

Syntec Construction Public Company Limited	65 %
Mivan (Thailand) Co., Ltd. ("Related company")	35 %

Syntec – Mivan Joint Venture had already finished its own construction and 3 projects amounted to 8,582 units were inspected by National Housing Authority. The retention for dilapidation of those projects was due in March 2012. As of 14 November 2013, the Company has been in the process of requesting the amount of retention from National Housing Authority and please see note 34 to the financial statements.

As of 14 November 2013, the above mentioned related company was insolvent and was sued by other creditors to be bankrupt.

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The financial information of Syntec – Mivan Joint Venture was as follows:

Summary of statements of financial position information of Syntec – Mivan Joint Venture as at 30 September 2013 and 31 December 2012 were as follows:

	30 September 2013	31 December 2012
	<i>(in million Baht)</i>	
Information of statement of financial position		
Current assets	93	93
Non-current assets	20	20
Total assets	113	113
Current liabilities	791	783
Deficit in venturers' equity	(678)	(670)
Total liabilities net deficit in venturers' equity	113	113

Summary of statements of comprehensive income information of Syntec – Mivan Joint Venture for the nine-month periods ended 30 September 2013 and 2012 were as follows:

	2013	2012
	<i>(in million Baht)</i>	
Information of statement of comprehensive income		
Total revenues	-	11
Total expenses	(8)	(7)
Profit (loss) for the period	(8)	4

Syntec – Mivan Joint Venture had suffered recurring and had significant deficit in ventures' equity. In addition, Syntec – Mivan Joint Venture lacked of liquidity and ceased operations. These circumstances raise substantial doubt about the joint venture's the ability to continue as a going concern. However, the Company, Syntec - Mivan Joint Venture and a related company mutually agreed to enter into the memorandum to construct, modify and repair a construction project until complete. In addition, the above related company entered into an acknowledged debt agreement relating to the above project. As at 30 September 2013 and 31 December 2012, the Company recognized the estimated loss under joint venture agreement amounted to Baht 40 million and Baht 39 million, respectively in the separate financial statements as described in note 27 to the financial statements.

6 Seasonal operations

Revenue from construction of the Group/the Company is subject to seasonal and economic environment.

7 Related party transactions and balances

For the purposes of these financial statements, parties are considered to be related to the Group/the Company if the Group/the Company has the ability, directly or indirectly, to control or joint control the party or exercise significant influence over the party in making financial and operating decisions or vice versa, or where the Group/the Company and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

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Relationships with related parties were as follows:

	Name of entities	Country of incorporation/ nationality	Nature of relationships
1.	Natural Hotel Sukhumvit Co., Ltd.	Thailand	Associate, 25% shareholding
2.	Beauconcept Development Sdn.Bhd.	-	Associate which ceased its operations and no financial information
3.	SVK Joint venture	Thailand	Joint venture, 51% portion of joint which ceased its operations
4.	Syntec – Mivan Joint venture	Thailand	Joint venture, 65% portion of joint which ceased its operations
5.	SCR Asset Management Co., Ltd.	Thailand	Subsidiary, 52% shareholding and some common directors
6.	Bangkok Metro Plc.	Thailand	Related company, 3.08 % shareholding
7.	Mivan (Thailand) Co., Ltd.	Thailand	Related company as a venturer in Syntec-Mivan joint venture
8.	Siam Syntec Planner Co., Ltd.	Thailand	Related company, some common directors
9.	Tate Enterprise Co., Ltd.	Thailand	Related company
10.	N&J Assets Management Co., Ltd.	Thailand	Related company
11.	Narai Phand Co., Ltd.	Thailand	Related company
12.	C.N.C. Building Co., Ltd.	Thailand	Related company
13.	UOB Apartment Property Fund I (Leasehold)	Thailand	Related company, some common independent director with Natural Park Pcl. as unitholder of the Fund but not dealing with the Fund
14.	Key management personnel	Thailand	Persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director of the Group/Company (whether executive or otherwise).

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The pricing policies for particular types of transactions are explained further below:

	Pricing policies
Directors benefit expenses represent meeting allowance and director bonus	Approval from the Company's directors and shareholders
Directors and management benefit expenses represent salary and bonus	Approval from the Company's directors and shareholders
Purchase of leasehold land and Natural Ville Residence building with furnishing, equipments and information used in business operations	The price is lump sum based on actual condition of the property which is higher than 1.26% of value determined by the independent appraiser

Significant transactions for the three-month and nine-month periods ended 30 September 2013 and 2012 with related parties were summarized as follows:

	Consolidated financial statements		Separate Financial statements	
	Three-month period		Three-month period	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			

Expenses

Key management personnel

Management benefit expenses				
Short-term benefit	4,481	3,924	4,481	3,924
Post-employment benefit	300	479	300	479
	<u>4,781</u>	<u>4,403</u>	<u>4,781</u>	<u>4,403</u>

	Consolidated financial statements		Separate Financial statements	
	Nine-month period		Nine-month period	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			

Expenses

Key management personnel

Management benefit expenses				
Short-term benefit	13,931	12,943	13,931	12,943
Post-employment benefit	899	1,436	899	1,436
	<u>14,830</u>	<u>14,379</u>	<u>14,830</u>	<u>14,379</u>

Balance as at 30 September 2013 and 31 December 2012 with related parties were as follows:

Other receivables - related parties

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			

Other receivables and advances

Joint ventures

SVK Joint Venture	5,452	5,450	11,127	11,121
Syntec – Mivan Joint Venture	215,791	213,423	616,546	609,781

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	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Subsidiary				
SCR Asset Management Co., Ltd.	-	10	-	-
Total	<u>221,243</u>	<u>218,883</u>	<u>627,673</u>	<u>620,902</u>
<i>Less</i> Allowance for doubtful accounts	<u>(219,685)</u>	<u>(217,318)</u>	<u>(624,494)</u>	<u>(617,729)</u>
Net	<u>1,558</u>	<u>1,565</u>	<u>3,179</u>	<u>3,173</u>

	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Doubtful debt				
For the three month period ended 30 September	551	42,660	1,575	48,665
For the nine month period ended 30 September	2,367	44,975	6,765	48,665

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Key management personnel				
Advance to project managers	<u>3,293</u>	<u>4,014</u>	<u>3,293</u>	<u>4,014</u>

As at 30 September 2013 and 31 December 2012, advance to project managers in the amount of Baht 3.29 million and Baht 4.01 million, respectively, represented the petty cash for construction projects in the amount of Baht 50,000 to Baht 100,000 per a project.

Details of investments in subsidiaries and associates were described in notes 13 and 14 to financial statements.

Other long-term investments

	Consolidated and separate financial statements			
	30 September 2013		31 December 2012	
	At cost	Fair value	At cost	Fair value
	<i>(in thousand Baht)</i>			
Available – for sale securities				
Other related company				
Bangkok Metro Plc.	560,625	371,509	560,625	257,482
<i>Less</i> allowance for devaluation of investments	<u>(189,116)</u>	<u>-</u>	<u>(303,143)</u>	<u>-</u>
Net	<u>371,509</u>	<u>371,509</u>	<u>257,482</u>	<u>257,482</u>

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Long-term loans to related parties

	Consolidated		Separate	
	financial statements		financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Joint ventures				
Siam Syntec – Wattana Engineering Joint Venture	12,181	12,181	12,181	12,181
Other related company				
Gentech Engineering Co., Ltd.	4,956	4,956	4,956	4,956
Total	<u>17,137</u>	<u>17,137</u>	<u>17,137</u>	<u>17,137</u>
Less allowance for doubtful accounts	(17,137)	(17,137)	(17,137)	(17,137)
Net	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Long-term loans to related parties had no contract and interest bearing.

Movements of long-term loans to related parties for the nine-month periods ended 30 September 2013 and 2012 were as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
At 1 January	17,137	17,137	17,137	17,137
No movement during the period	-	-	-	-
At 30 September	<u>17,137</u>	<u>17,137</u>	<u>17,137</u>	<u>17,137</u>

Other non-current assets – related parties

	Consolidated		Separate	
	financial statements		financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Other related company				
UOB Apartment Property Fund I (Leasehold)	<u>50,000</u>	<u>-</u>	<u>50,000</u>	<u>-</u>

As at 30 September 2013, other non-current assets represented a guarantee deposit in compliance with the agreement for purchase of leasehold land and Natural Ville Residence building with furnishing, equipments and information used in business operations. Please also see note 35 to the financial statement.

Trade accounts payable - related parties

	Consolidated		Separate	
	financial statements		financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Joint venturer				
Mivan (Thailand) Co., Ltd.	<u>41,885</u>	<u>41,885</u>	<u>-</u>	<u>-</u>

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Venturer (Mivan (Thailand) Co., Ltd.) transferred debt in the amount of Baht 64 million (according to the proportionate ventures amounted to 65% of Baht 64 million) to the Company to settle all debt.

Details of provisions were described in note 27 to the financial statements.

The commitments with related parties

As at 30 September 2013, the Group/Company's commitments were as follows:

	Consolidated financial statements	Separate financial statements
	<i>(in million Baht)</i>	
<i>Capital commitments</i>		
<i>Not provide for</i>		
Leasehold land and Natural Ville Residence building with furnishing, equipments and information used in business operations	350	350
Total	350	350

The Board of Directors Meeting of the Company held on 16 August 2013, resolved unanimously to acquisition of leasehold land and Natural Ville Residence building with furnishing, equipments and information used in business operations from Leasehold Property Fund with remaining lease period of 20 years. The Company already registered leasehold contract with the Crown Property Bureau.

On 12 September 2013, the Company entered into a purchase and sale of leasehold land and Natural Ville Residence building with furnishing, equipments and information used in business operations agreement from a Leasehold Property Fund ("seller"), located 61 Langsuan road, Lumpini district, Pathumwan, Bangkok, which the seller leased from the Crown Property Bureau to operate the service apartment, lease period remaining of 20 years. The pricing was determined based on actual condition of property in lump sum of Baht 400 million. On the agreement date, the Company paid of Baht 50 million (presented as non-current assets) to the seller as security for performing according to the agreement and agreed to pay the remaining of Baht 350 million to the seller within the registration date of transfer of ownership of leasehold land and buildings to the Company. Please also see notes 35 to the financial statements.

The Ordinary General Meeting of Shareholders held on 29 April 2013 and 27 April 2012 resolved the approval of directors' remunerations for the year 2013 and 2012 in the amount not exceeding Baht 2 million, which represented the meeting allowance of Baht 10,000 per time per head, and the annual audit committee directors' remuneration of Baht 200,000 per head.

Significant agreements with related parties

The information and other significant events pursuant to the memorandum among the Company and related parties as detailed in note 5 to the financial statements.

The Company entered into a land rental agreement with a related company for use as temporary shelter for workers. The rental period covers six months from June 2013 to December 2013 with a monthly rental rate Baht 100,000.

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8 Current investments

	Consolidated and separate financial statements			
	30 September 2013		31 December 2012	
	Cost	Fair value	Cost	Fair value
	<i>(in thousand Baht)</i>			
Current investments				
Bills of exchange	241,304	241,304	60,173	60,173
Total	241,304	241,304	60,173	60,173

Movements during the nine-month periods ended 30 September 2013 and 2012 were as follows:

	Consolidated and separate financial statements	
	2013	2012
	<i>(in thousand Baht)</i>	
Bills of exchange		
At 1 January	60,173	30,000
Purchases during the period	660,000	160,000
Sales during the period	(478,869)	(190,000)
At 30 September	241,304	-
Open Fund		
At 1 January	-	20,000
Valuation adjustment	-	(20,000)
At 30 September	-	-

9 Trade accounts receivable

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
<i>Comprising:</i>				
Trade accounts receivable - other parties	536,474	642,855	513,473	619,855
Less allowance for doubtful accounts	(93,438)	(97,255)	(93,438)	(97,255)
Net	443,036	545,600	420,035	522,600
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Reversal of allowance for doubtful accounts				
For the three-month period ended 30 September	(3,667)	(60)	(3,667)	(60)
For the nine-month period ended 30 September	(3,817)	(180)	(3,817)	(180)

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Aging analyses for trade accounts receivable were as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	30 September	31 December	30 September	31 December
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Within credit terms	285,790	290,518	285,790	290,519
Still installment	29,628	35,161	29,628	35,161
Overdue:				
- Less than 3 months	31,679	135,416	31,679	135,416
- Over 3 months to 6 months	12,836	3,519	12,836	3,519
- Over 6 months to 12 months	5,878	55,012	5,878	55,012
- Over 12 months	170,663	123,229	147,662	100,228
	<u>221,056</u>	<u>317,176</u>	<u>198,055</u>	<u>294,175</u>
Total	<u>536,474</u>	<u>642,855</u>	<u>513,473</u>	<u>619,855</u>

The normal credit term granted by the Group ranges from 30 days to 45 days.

10 Other receivables

	Consolidated		Separate	
	financial statements		financial statements	
	30 September	31 December	30 September	31 December
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Other receivables	14,922	16,225	14,922	16,225
Accrued income	1,705	1,368	1,705	1,368
Prepaid expenses	28,272	31,207	28,099	30,545
Advance	227,740	226,102	634,107	628,121
Prepaid value added tax	5,700	5,182	373	627
Total	<u>278,339</u>	<u>280,084</u>	<u>679,206</u>	<u>676,886</u>
Less allowance for doubtful accounts	<u>(228,214)</u>	<u>(225,847)</u>	<u>(633,023)</u>	<u>(626,258)</u>
Net	<u>50,125</u>	<u>54,237</u>	<u>46,183</u>	<u>50,628</u>
Related parties	221,243	218,883	627,673	620,902
Key management personnel	3,293	4,014	3,293	4,014
Other parties	53,803	57,187	48,240	51,970
	<u>278,339</u>	<u>280,084</u>	<u>679,206</u>	<u>676,886</u>
Less allowance for doubtful accounts	<u>(228,214)</u>	<u>(225,847)</u>	<u>(633,023)</u>	<u>(626,258)</u>
Net	<u>50,125</u>	<u>54,237</u>	<u>46,183</u>	<u>50,628</u>
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Doubtful debts				
For the three-month period ended 30 September	551	42,660	1,575	37,978
For the nine-month period ended 30 September	2,367	44,975	6,765	48,665

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11 Retentions receivable under construction contracts

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Other parties	573,363	607,737	541,434	575,808
Less allowance for doubtful accounts	(34,933)	(43,116)	(34,933)	(43,116)
Net	538,430	564,621	506,501	532,692
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Reversal of allowance for doubtful accounts				
For the three-month period ended 30 September	(7,913)	(90)	(7,913)	(90)
For the nine-month period ended 30 September	(8,183)	(270)	(8,183)	(270)

Aging analyses for retentions receivable under construction contracts were as follows:

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Within credit terms	406,610	417,030	406,610	417,030
Still installment	15,726	25,004	15,726	25,004
Overdue:				
- Less than 1 year	11,146	40,636	11,146	18,338
- Over 1 year to 2 year	88,008	90,865	65,710	81,234
- Over 2 year to 3 year	8,040	-	8,040	-
- Over 3 year	43,833	34,202	34,202	34,202
	151,027	165,703	119,098	133,774
Total	573,363	607,737	541,434	575,808

The normal period of retentions under construction granted by the Company ranges from 1 – 2 years.

The overdue retention receivable under construction contract of a joint venture as at 30 September 2013 amounted to Baht 32 million has been in the process of following up for collectible. Please also see note 5 to the financial statements.

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12 Unbilled construction in progress

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Other parties	1,021,875	1,123,701	1,021,875	1,123,701
Less allowance for doubtful accounts	(38,713)	(29,000)	(38,713)	(29,000)
Net	983,162	1,094,701	983,162	1,094,701

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in million Baht)</i>			
Construction project contracts amount	22,883	22,427	22,883	22,427
Contract revenue recognized as revenue since commencing date to present	17,324	15,060	17,324	15,060
Less progress billings (as invoices)	(16,331)	(13,965)	(16,331)	(13,965)
Unbilled construction in progress	993	1,095	993	1,095
Unbilled construction in progress (before 2000)	29	29	29	29
Unbilled construction in progress at the end of period	1,022	1,124	1,022	1,124
Less allowance for doubtful accounts	(39)	(29)	(39)	(29)
Net	983	1,095	983	1,095
Excess of progress billing over work in progress	(354)	(405)	(354)	(405)
Net	629	690	629	690

	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Doubtful debt				
For the three-month and nine-month periods ended 30 September	9,713	-	9,713	-

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13 Investments in subsidiary

Movements during the nine-month periods ended 30 September 2013 and 2012 was as follows:

	Separate financial statements	
	2013	2012
	<i>(in thousand Baht)</i>	
At 1 January	52,000	-
Acquisition	26,000	52,000
As at 30 September	<u>78,000</u>	<u>52,000</u>

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Investments in subsidiary as at 30 September 2013 and 31 December 2012 were as follows:

	Ownership interest		Paid-up capital		Separate financial statements				At cost - net		Dividend received	
	30 September	31 December	30 September	31 December	30 September	31 December	30 September	31 December	30 September	31 December	30 September	31 December
	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012
	(%)				(in million Baht)							
Direct subsidiary												
SCR Asset Management Co., Ltd	52	52	150	100	78	52	-	-	78	52	-	-
Total					78	52	-	-	78	52	-	-

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As of 14 November 2013, the subsidiary was in process of construction. Please also see note 35 to the financial statements.

The Extraordinary General Meeting of Shareholders of SCR Asset Management Co., Ltd. (“the subsidiary”) held on 6 July 2013 resolved unanimously to increase the Company’s authorized share capital by Baht 300 million to Baht 400 million by the creation of ordinary shares of 3,000,000 ordinary shares of Baht 100 par value to be used as working capital for business development for lease.

The Board of Director of the subsidiary held on 8 July 2013 resolved to call-up the increased shares capital in the amount of Baht 50 million and the subsidiary had registered the paid-up share capital with the Ministry of Commerce.

14 Investments in associates

Movements during the nine-month periods ended 30 September 2013 and 2012 were as follows:

	Consolidated financial statements		Separate financial statements	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
At 1 January	29,711	29,348	38,677	38,677
Share of profit (loss) of investments from equity method	(22)	365	-	-
	<u>29,689</u>	<u>29,713</u>	<u>38,677</u>	<u>38,677</u>
Less allowance for valuation of investments	(29,302)	(29,302)	(38,677)	(38,677)
At 30 September	<u>387</u>	<u>411</u>	<u>-</u>	<u>-</u>

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For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

Investments in associates were as follows:

	Consolidated financial statements											
	Ownership interest		Paid-up capital		Cost method		Equity method		Impairment		At equity - net	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012	30 September 2013	31 December 2012	30 September 2013	31 December 2012	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	(%)				(in million Baht)							
Associates												
Natural Hotel Sukhumvit Co., Ltd.	25	25	41	41	10	10	0.39	0.41	-	-	0.39	0.41
Beauconcept Development Co.,Ltd.	25	25	RM12	RM12	29	29	-	-	(29)	(29)	-	-
Total					39	39	0.39	0.41	(29)	(29)	0.39	0.41
	Separate financial statements											
	Ownership interest		Paid-up capital		Cost method		Impairment		At cost - net		Dividend received	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012	30 September 2013	31 December 2012	30 September 2013	31 December 2012	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	(%)				(in million Baht)							
Associates												
Natural Hotel Sukhumvit Co., Ltd.	25	25	41	41	10	10	(10)	(10)	-	-	-	-
Beauconcept Development Co.,Ltd.	25	25	RM12	RM12	29	29	(29)	(29)	-	-	-	-
Total					39	39	(39)	(39)	-	-	-	-

Syntec Construction Public Company Limited and its Subsidiaries

Notes to the interim financial statements

For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

15 Other long-term investments

	Consolidated and separate financial statements			
	Cost		Fair Value	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
General investments	55,788	55,788	-	-
Equity securities available for sale	560,625	560,625	371,509	257,482
Debt securities held to maturity	35,000	35,000	35,000	35,000
Total	651,413	651,413	406,509	292,482

Movements of other long-term investments during the nine-month periods ended 30 September 2013 and 2012 were as follows:

	Consolidated and separate financial statements	
	2013	2012
	<i>(in thousand Baht)</i>	
<i>General investments</i>		
At 1 January	55,788	55,788
Valuation adjustment	(55,788)	(55,788)
At 30 September	-	-
<i>Available-for-sale securities</i>		
At 1 January	257,482	220,698
Valuation adjustment	114,027	7,357
At 30 September	371,509	228,055
<i>Debt securities held to maturity</i>		
At 1 January	35,000	-
Purchases during the period	-	35,000
At 30 September	35,000	35,000
Unrealized gain on valuation adjustment for the period recognized directly in equity	114,027	7,357

16 Long-term loans

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Related parties	17,137	17,137	17,137	17,137
Other parties	3,000	3,000	3,000	3,000
	20,137	20,137	20,137	20,137
Less allowance for doubtful accounts	(20,137)	(20,137)	(20,137)	(20,137)
Net	-	-	-	-

Syntec Construction Public Company Limited and its Subsidiaries

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For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

17 Investment properties

Acquisitions, disposals and transfers of investment properties during the nine-month periods ended 30 September 2013 and 2012 were as follows:

	Consolidated financial statements		Separate financial statements	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Net book value at 1 January	102,300	103,040	102,300	103,040
Depreciation for the period	(555)	(555)	(555)	(555)
Net book value at 30 September	101,745	102,485	101,745	102,485

Please also see note 35 to the financial statements.

18 Property, plant and equipment

Acquisitions, disposals and transfers of property, plant and equipment during the nine-month periods ended 30 September 2013 and 2012 were as follows:

	Consolidated financial statements		Separate financial statements	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Net book value at 1 January	798,794	611,347	729,742	616,895
Acquisition and transfer in - at cost	329,234	182,191	223,484	111,251
Purchase of machinery and vehicle under finance lease agreements	-	42,578	-	42,578
Disposal and transfer out - net book value	(3,616)	(29,771)	(3,616)	(29,771)
Depreciation for the period	(75,542)	(65,872)	(83,256)	(68,050)
Net book value at 30 September	1,048,870	740,473	866,354	672,903

On 23 January 2013, SCR Asset Management Co., Ltd (“the subsidiary”) had entered into an agreement to buy and to sell land of 2 plots with 2 other persons, located at Sriracha district, Chonburi province, totaled area 1 Rai 2 Ngan 47.3 square wah, amounted to Baht 92.9 million. Advance payment was already paid on the date of agreement amounted to Baht 10 million, balance amounted to Baht 82.9 million.

The Extraordinary General Meeting of Shareholders of SCR Asset Management Co., Ltd. (“the subsidiary”) held on 6 July 2013 resolved unanimously the following matters:

- To purchase of land (without construction) of 2 plots from 2 other persons, located at Sriracha district, Chonburi province, totaled area 1 Rai 2 Ngan 47.3 square wah, amounted to Baht 92.9 million.
- To mortgage the above 2 plots of lands with a local bank to obtain the credit facility for purchasing land for construction of service apartments in the amount of Baht 65 million.

On 12 July 2013, the subsidiary had paid the remaining cost of land of Baht 82.9 million together with registering the transfer of ownership of land. Please also see note 21 to the financial statements.

Syntec Construction Public Company Limited and its Subsidiaries

Notes to the interim financial statements

For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

19 Intangible assets

Acquisitions, disposals and transfers of intangible assets during the nine-month periods ended 30 September 2013 and 2012 were as follows:

	Consolidated financial statements		Separate financial statements	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Net book value at 1 January	5,171	8,141	5,171	8,141
Acquisition and transfer in - at cost	231	1,253	231	1,253
Amortisation charge for the period	(3,166)	(3,147)	(3,166)	(3,147)
Net book value at 30 September	<u>2,236</u>	<u>6,247</u>	<u>2,236</u>	<u>6,247</u>

20 Deferred income tax

Movements of deferred tax assets and liabilities during the nine-month periods ended 30 September 2013 and 2012 were as follows:

For the nine-month period ended 30 September 2013

	Consolidated and separate financial statements		
	(Charged) / credited to		
	At 1 January 2013	Profit or loss	At 30 September 2013
	<i>(in million Baht)</i>		
<i>Deferred tax assets</i>			
Trade accounts receivable	10	(8)	2
Other receivables	2	(2)	-
Retention receivable under construction contracts	1	(1)	-
Unbilled construction in progress	7	(7)	-
Long-term loans	1	(1)	-
Long-term provisions	9	(9)	-
Loss carry forward	-	20	20
Total	<u>30</u>	<u>(8)</u>	<u>22</u>
<i>Deferred tax liabilities</i>			
Financial lease liabilities	39	9	30
Total	<u>39</u>	<u>9</u>	<u>30</u>
Net	<u>(9)</u>	<u>1</u>	<u>(8)</u>

Syntec Construction Public Company Limited and its Subsidiaries

Notes to the interim financial statements

For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

For the nine-month period ended 30 September 2012

	Consolidated and separate financial statements		
	(Charged) / credited to		
	At 1 January 2012	Profit or loss	At 30 September 2012
	<i>(in million Baht)</i>		
<i>Deferred tax assets</i>			
Trade accounts receivable	11	(1)	10
Other receivables	-	2	2
Retention receivable under construction contracts	2	(1)	1
Unbilled construction in progress	7	-	7
Long-term loans	-	1	1
Long-term provisions	10	(1)	9
Total	30	-	30
<i>Deferred tax liabilities</i>			
Financial lease liabilities	34	1	35
Total	34	1	35
Net	(4)	(1)	(5)

Deferred tax assets (liabilities) arising from temporary differences and unused tax losses that have not been recognized in the financial statements were as follows:

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in million Baht)</i>			
Deductible temporary differences	271	287	271	287
Tax losses	79	96	-	-
Total	350	383	271	287

The tax losses expire in 2013 to 2028. The deductible temporary differences do not expire under current tax legislation. Deferred tax assets have not been recognized in respect of these items because it is not probable that future taxable profit against which the Group and the Company can utilize the benefits there from.

The interim income tax is calculated on profit before tax for the period multiply by the estimated average tax rate.

Income tax expenses for the three-month and nine-month periods ended 30 September 2013 and 2012 were summary as follows:

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For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

	Consolidated financial statements		Separate financial statements	
	Three-month period 2013	2012 (restated)	Three-month period 2013	2012 (restated)
	<i>(in million Baht)</i>			
Income tax expenses for the period				
The interim income tax expense	3	-	3	-
Deferred tax expense (revenue)				
Deferred tax expense (revenue) concern deductible temporary difference with initial recognized and reversed	(3)	4	(3)	4
Deferred tax of decreasing income tax rate	-	-	-	-
Income tax expense (revenue) represented in statements of comprehensive income	<u>-</u>	<u>4</u>	<u>-</u>	<u>4</u>

	Consolidated financial statements		Separate financial statements	
	Nine-month period 2013	2012 (restated)	Nine-month period 2013	2012 (restated)
	<i>(in million Baht)</i>			
Income tax expenses for the period				
The interim income tax expense	3	-	3	-
Deferred tax expense				
Deferred tax expense concern deductible temporary difference with initial recognized and reversed	-	1	-	1
Deferred tax of decreasing income tax rate	(2)	-	(2)	-
Income tax expense (revenue) represented in statements of comprehensive income	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

21 Bank overdrafts and short-term loans from financial institutions

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Bank overdrafts	24,016	14,575	24,016	14,575
Short-term loans from financial Institutions	445,000	540,000	380,000	540,000
Total	<u>469,016</u>	<u>554,575</u>	<u>404,016</u>	<u>554,575</u>

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Notes to the interim financial statements

For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

Movements of short-term loans from financial institutions during the nine-month periods ended 30 September 2013 and 2012 were as follows:

	Consolidated financial statements		Separate financial statements	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
At 1 January	540,000	25,000	540,000	25,000
Addition	455,000	555,000	390,000	555,000
Deduction	(550,000)	(40,000)	(550,000)	(40,000)
At 30 September	445,000	540,000	380,000	540,000

As at 30 September 2013, short-term loans from financial institutions in the amount of Baht 445 million and Baht 380 million in the consolidated and separate financial statement, represented bills of exchange of Baht 380 million, due on 22 November 2013 to 6 June 2014 with interest rate charged at 4.5% per annum to at 5.4% per annum. As at 30 September 2013, the subsidiary has short-term loan from financial institution in the amount of Baht 65 million to purchase of land, requiring repayable within 12 months from the first withdrawal, interest rate charged at MLR – 1.5% per annum on monthly basis. The 2 plots of lands of the subsidiary were mortgaged as collateral. According to a loan agreement defines the subsidiary to increase the subsidiary's authorized share capital to Baht 165 million within June 2014.

22 Trade accounts payable

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Related parties	41,885	41,885	-	-
Others parties	461,158	381,308	455,504	376,569
Total	503,043	423,193	455,504	376,569

23 Other payables

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
<i>Other parties</i>				
Other payables	146,052	59,793	1,810	1,618
Accrued value added tax	18,288	4,486	18,288	4,486
Accrued withholding tax	8,643	7,217	8,550	7,194
Other accrued expenses	61,969	68,213	145,773	68,111
Total	234,952	139,709	174,421	81,409

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For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

24 Short-term loans

Movements of short-term loans for the nine-month period ended 30 September 2012 was as follows:

	Consolidated and separate financial statements <i>(in thousand Baht)</i>
At 1 January 2012	462,000
Paid	<u>(462,000)</u>
At 30 September 2012	<u>-</u>

25 Debentures

	Consolidated and separate financial statements 30 September 2013	
	Number <i>(in unit)</i>	Amount <i>(in thousand Baht)</i>
Unsubordinated and unsecured debentures No. 1/2013	<u>350,000</u>	<u>350,000</u>
Total	<u>350,000</u>	<u>350,000</u>

The Ordinary General Meeting of Shareholders held on 29 April 2013 resolved the issuance and offer of the Company's bond in the amount not exceeding Baht 2,000 millions. The Boards of Directors Meeting held on 14 May 2013 resolved to hire a securities company to be an underwriter for the first issuance of the Company's debentures in the amount of Baht 350 millions.

Details of debentures are as follows:

1. The unsubordinated and unsecured debentures of Syntec Construction Public Company Limited. No. 1/2013:

Amount	Baht 350 million
Maturity	3 years, starting from date of issuance
Issued date	28 May 2013
Interest rate	5.75 % per annum
Interest payment schedule	Quarterly basis, on 28 February, 28 May, 28 August and 28 November of each year over the term of debenture
Principal repayment	On the redemption date : 30 May 2016
Condition and covenants	Maintenance of debt to equity ratio, dividend payment and cause of default
Underwriting cost	Baht 1.21 million, which was not significant amount, therefore, it is recognized as an expense in full.

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Notes to the interim financial statements

For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

Movements for the nine-month period ended 30 September 2013 was as follows:

	Consolidated and separate financial statements <i>(in thousand Baht)</i>
At 1 January 2013	-
Additions	350,000
At 30 September 2013	350,000

The Boards of Directors Meeting held on 20 September 2013 resolved the issuance and offer of the Company's debentures No. 2/2013 in the amount not exceeding Baht 175 millions. Please also see note 35 to the financial statements.

26 Employee benefit obligations

Movement in the present value of the defined benefit obligations:

	Consolidated and separate financial statements	
	2013	2012
	<i>(in thousand Baht)</i>	
<i>For the nine-month period ended 30 September</i>		
Defined benefit obligations at 1 January	71,266	57,453
Current service costs and interest	11,359	10,939
Payment of employee benefits	(600)	(773)
Defined benefit obligations at 30 September	82,025	67,619

Expense was recognised in profit or loss

For the three-month and nine-month periods ended 30 September 2013 and 2012

	Consolidated and separate financial statements			
	Three-month period		Nine-month period	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Current service costs	3,135	3,124	9,403	9,374
Interest on obligation	651	522	1,956	1,565
Total	3,786	3,646	11,359	10,939

The above expense was recognised in profit or loss included in the following line items:

For the three-month and nine-month periods ended 30 September 2013 and 2012

	Consolidated and separate financial statements			
	Three-month period		Nine-month period	
	2013	2012	2013	2012
	<i>(in thousand Baht)</i>			
Cost of construction	2,775	2,469	8,325	7,408
Administrative expense	1,011	1,177	3,034	3,531
Total	3,786	3,646	11,359	10,939

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Notes to the interim financial statements

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Principal actuarial assumptions at the reporting date

	(%)
Discount rate	3.75
Salary increase rate	6.00 – 8.00
Staff turnover rate	0 – 18.00
Mortality rate (Thai Mortality Table 1997)	TMO 1997
Disability rate	5% of mortality rate

27 Provisions

	Consolidated financial statements		Separate financial statements	
	30 September 2013	31 December 2012	30 September 2013	31 December 2012
	<i>(in thousand Baht)</i>			
Provision for losses on construction project	-	5,144	-	5,144
Estimated loss under joint venture agreement	-	-	39,862	39,063
Total	-	5,144	39,862	44,207
Current	-	5,144	-	5,144
Non-current	-	-	39,862	39,063
Total	-	5,144	39,862	44,207

Movements for the nine-month periods as at 30 September 2013 and 2012 were as follow:

	Consolidated financial statements					
	Provision losses on Construction project		Estimated loss under joint venture agreement		Total	
	2013	2012	2013	2012	2013	2012
	<i>(in thousand Baht)</i>					
At 1 January	5,144	-	-	-	5,144	-
Used in provision	(5,144)	-	-	-	(5,144)	-
At 30 September	-	-	-	-	-	-
	Separate financial statements					
	Provision losses on Construction project		Estimated loss under joint venture agreement		Total	
	2013	2012	2013	2012	2013	2012
	<i>(in thousand Baht)</i>					
At 1 January	5,144	-	39,063	436,901	39,063	436,901
Transfer to allowance for doubtful accounts	-	-	-	(397,090)	-	(397,090)
Used in provision	(5,144)	-	-	-	-	-
Provided in provision	-	-	799	-	799	-
At 30 September	-	-	39,862	39,811	39,862	39,811

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Estimated losses under joint venture agreement

As at 30 September 2013 and 31 December 2012, the Company recognized the estimated losses under joint venture agreement to outsider, which was based on the proportionate share of the entities, were summarized as follows:

	Separate financial statements	
	30 September 2013	31 December 2012
Syntec – Mivan Joint venture	39,862	39,063
Total	39,862	39,063

28 Share capital

	Par value (Baht)	30 September 2013		31 December 2012	
		Number	Value	Number	Value
<i>Authorized share capital</i>					
At the beginning of period					
- Ordinary shares	1	1,600	1,600	1,600	1,600
At the end of period					
- Ordinary shares	1	1,600	1,600	1,600	1,600
<i>Issued and paid up share capital</i>					
At the beginning of period					
- Ordinary shares	1	1,600	1,600	1,600	1,600
At the end of period					
- Ordinary shares	1	1,600	1,600	1,600	1,600

29 Legal reserve

Section 116 of the Public Companies Act B.E. 2535 requires that a company shall allocate not less than 5% of its annual net profit, less any accumulated losses brought forward, to a reserve account (“legal reserve”), until this account reaches an amount not less than 10% of the registered authorized capital. The legal reserve is not available for dividend distribution.

For the nine-month period ended 30 September 2013, the Company allocated as legal reserve at 5% of profit for the period in the amount of Baht 5 million.

30 Dividends

At the Annual General Meeting of the Shareholders of the Company held on 27 April 2012, the shareholders approved the appropriation of dividend of Baht 0.02 per share, amounting to Baht 32 million which would be paid to the shareholders on 25 May 2012.

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31 Segment information

Geographical segments

Management considers that the Group/Company operates in a single geographical area, namely in Thailand, and has, therefore, only one major geographical segment.

Business segments

The Group presented the important business segments were as follows:

- Segment 1 : Construction business
- Segment 2 : Real estate development for apartment service (not commercial operates yet)

Therefore, revenues, profit and total assets represented in the financial statement is relevant business segments and geographical segments as mentioned.

Information about reportable segments:

	Segment 1		Segment 2		Total reportable segment	
	2013	2012	2013	2012	2013	2012
	<i>(in million Baht)</i>					
For the three-month period ended 30 September						
External revenue	1,754	1,258	-	-	1,754	1,258
Inter - segment revenue	-	-	-	-	-	-
Total segment revenue	1,754	1,258	-	-	1,754	1,258
Segment (profit) loss before income tax	85	(35)	-	-	85	(35)
For the nine-month period ended 30 September						
External revenue	4,486	3,504	-	-	4,486	3,504
Inter-segment revenue	-	-	-	-	-	-
Total segment revenue	4,486	3,504	-	-	4,486	3,504
Segment (profit) loss before income tax	105	(156)	-	-	105	(156)
Segment assets as at 30 September/ 31 December	4,837	4,275	150	100	4,987	4,375

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For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

Reconciliation of reportable segment profit or loss and assets

	Three-month period		Nine-month period	
	2013	2012	2013	2012
	<i>(in million Baht)</i>			
Profit or loss				
Total profit (loss) for reportable segment	85	(35)	105	(156)
Profit (loss) before income tax	85	(35)	105	(156)
	Consolidated		Separate	
	financial statements		financial statements	
	30 September	31 December	30 September	31 December
	2013	2012	2013	2012
	<i>(in million Baht)</i>			
Assets				
Total assets for reportable segments asset as reported	3,938	3,576	3,827	3,475
Investment in subsidiary	-	-	78	52
Property, plant and equipment	1,049	799	866	730
Total assets	4,987	4,375	4,771	4,257

32 Earnings (loss) per share

The calculation of basic earnings (loss) per share for the three-month and nine-month periods ended 30 September 2013 and 2012 was based on the profit (loss) for the period attributable to ordinary shareholders of the Company and the number of ordinary shares outstanding during the period as follows:

	Consolidated financial statements			
	Three-month period		Nine-month period	
	2013	2012	2013	2012
Profit (loss) for the period attributable to equityholders of the Company (statement of comprehensive income) (basic) (in thousand Baht)	85,552	(39,641)	104,737	(156,493)
Number of ordinary shares outstanding (in thousand shares)	1,600,000	1,600,000	1,600,000	1,600,000
Basic earnings (loss) per share (in Baht)	0.05	(0.02)	0.07	(0.10)
	Separate financial statements			
	Three-month period		Nine-month period	
	2013	2012	2013	2012
Profit (loss) for the period attributable to equityholders of the Company (statement of comprehensive income) (basic) (in thousand Baht)	86,419	(38,182)	98,118	(164,916)
Number of ordinary shares outstanding (in thousand shares)	1,600,000	1,600,000	1,600,000	1,600,000
Basic earnings (loss) per share (in Baht)	0.05	(0.02)	0.06	(0.10)

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Notes to the interim financial statements

For the three-month and nine-month periods ended 30 September 2013 (Unaudited)

33 Commitments with non-related parties

As at 30 September 2013, the Group/Company's commitments were as follows:

	Consolidated financial statements	Separate financial statements
	<i>(in million Baht)</i>	
Capital commitments		
<i>Not provide for</i>		
Condominium	4	4
Camp and other structures	2	2
Cost of construction building for lease	251	-
Other commitments		
Subcontractor agreements	971	971
Letters of guarantee from banks for purchasing inventories, utilities usage, guarantee the work performance and advance received from customers	1,958	1,689
Total	3,186	2,666

As at 30 September 2013, the Group had unutilized credit facilities obtaining from domestic financial institutions totaling Baht 1,584 million.

34 Contingent liabilities and assets

As at 30 September 2013, contingent liabilities were as follows:

- The Company had contingent liabilities due to be sued by other person regarding the tort and claiming a compensation of construction with the sued amount of Baht 82 million. Such case has been in the process of consideration by the Court, which has not been finalized.

Litigations

- On 11 February 2011, the black case no. 270/2554, the Company, as the plaintiff, sued Kempin Siam Company Limited ("the Employer") regarding false of construction agreement in the amount of Baht 301 million. Subsequently, on 30 September 2011, the Employer sued the Company as the black case no. 1146/2554 regarding false of construction agreement and claim compensation in the amount of Baht 2,864 million. The Court appointed to conciliate but did not agree, then the Court had an appointment to consideration on 14 June 2013 but did not still agree. Subsequently, on 26 July 2013, the Court made an appointment for settlement of issue and taking of evidence from the plaintiff from 4 to 13 January 2014 and from the defendant on 25 to 28 March 2014.
- On 28 June 2011, the black case no. 2398/2554, the Company and Mivan (Thailand) Co., Ltd., as the plaintiff, sued National Housing Authority regarding false of construction agreement and claimed a compensation in the amount of Baht 850 million. The Court made an appointment for agreement on 20 August 2012. Subsequently, the Court ordered dispose this case and on 7 September 2012, as black case no. 2206/2555, the Company sued National Housing Authority to the Federal Administrative Court. The sued amount was Baht 874 million. As of 14 November 2013, the case has been in the process of the Court's consideration, the result has not been finalized.

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- SVK joint venture (“Joint venture”), sued to claim loss from other public company regarding false of agreement in the amount of Baht 12.13 million while Joint venture was sued by that public company to claim a compensation in the amount of Baht 31.80 million. Subsequently, on 13 February 2013, the Court of First Instance adjudged the Joint venture to settle to this public company. Subsequently, on 11 April 2013, the Company appealed to the Court and as of 14 November 2013, the result has not been finalized. However, the legal adviser of the Company believes that the Appeal Court will adjudge this public company pay debt to the Joint venture and the case will be dismissed. If the Company will pay such claim, the Company can recover from the sub-contractor in full amount.

35 Events after the reporting period

- The Boards of Directors Meeting of the Company held on 11 October 2013 resolved unanimously to establish two subsidiaries as follows.
 - SAM HR Co., Ltd. to operate the management personnel for hotel, service apartment and other properties. The registered share capital was Baht 1 million divided into 10,000 ordinary shares, Baht 100 par value. The Company held 99.97% of the paid-up capital.
 - Syntec Asset Management Co., Ltd. to operate the management business for hotel, service apartment and other properties. The registered share capital was Baht 1 million divided into 10,000 ordinary shares, Baht 100 par value. The Company held 74.97% and SCR Asset Management Co., Ltd. (“the subsidiary”) held 15% of the paid-up capital, respectively.
 - On 16 October 2013, the Company had already registered to incorporate the subsidiaries with Ministry of Commerce.
- On 15 October 2013, the Company (“lessee”) entered into a lease agreement with the Crown Property Bureau (“lessor”) where as:
 - Lessor is the ownership of land and a residential building of 28 floors and a basement, located at Pathumwan District, Langsuan Road, Lumpini, Pathumwan, Bangkok, as part of the land, title deed no. 710.
 - Lessee was transferred the right of leasehold land from UOB Apartment Property Fund I (Leasehold) (“former lessee”). The former lessee made a letter to transfer right of such lease to lessee on 15 October 2013 to comply with the regulation of the lesser.
 - Lessor consents the lessee to have the right in instead of former lessee
 - The lease period covers 19 years, 7 months and 17 days from 15 October 2013 to 31 May 2033.
 - The objective of lease is use in the rental business as the residences and sub-lease in a single time within the lease period.
 - Lessee agrees to pay fee of transferring the right of leasehold in the amount of Baht 10,648,000.
 - Lessee agrees to pay monthly rental a rate of Baht 1.06 million – Baht 1.89 million.
 - Lease agreement has certain conditions regarding lessee such as not disposal/transfer of the right under the agreement to another person or use the leasehold as a security for repayment etc.

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- On 15 October 2013, the Crown Property Bureau (“the Property Office”), the Leasehold Property Fund (“the Fund”) and the Company had entered into an agreement to transfer right of leasehold land that was the Fund transferred the leasehold right to the Company and the Property Office agreed and consented such transfer. The Company has right and responsibility in instead of the Fund since 15 October 2013 onwards. The Fund agreed to pay fee to the Property Office in the amount of Bath 10,648,000 within 15 October 2013.
- On 16 October 2013, the Company paid the remaining of cost of the right after deducting the deposit (in the amount of Baht 50 million) to the Leasehold Property Fund in the amount of Baht 350 million.
- On 17 October 2013, the Company and the Crown Property Bureau registered the dividing land agreement with Department of Land.
- On 31 October 2013, the Company received the money from the issuance and offer of the Company’s unsubordinated and unsecured debentures No.2/2013, in the amount of Baht 175 million. Details of debentures were as follows:

The unsubordinated and unsecured debentures of Syntec Construction Public Company Limited. No. 2/2013:

Amount	Baht 175 million
Maturity	2 years, starting from date of issuance
Issued date	31 October 2013
Interest rate	5.50 % per annum
Interest payment schedule	Quarterly basis, on 31 January, 30 April, 31 July and 31 October of each year over the term of debentures
Principal repayment	On the redemption date : 31 October 2015
Conditions and covenants	Maintenance of debt to equity ratio, dividend payment and cause of default
Underwriting cost	Baht 0.62 million, which is not significant amount, therefore, it is recognized as an expense in full.

- The Boards of Directors Meeting of the Company held on 28 October 2013 approved to mortgage land totaled area of 55 Rai, 1 Ngan, 43 square wah (located at Min Buri and Khlong Sam Wa district, Bangkok) with structures thereon as collateral for a bank guarantee facility with a domestic commercial bank in the amount of Baht 700 million.
- On 8 November 2013, the Company registered to mortgage 6 title deed of land presented in the investment properties, cost value of Baht 99.60 million, with a domestic commercial bank in the amount of Baht 700 million.

36 Thai Financial Reporting Standards (TFRS) net yet adopted

The Group/Company has not adopted the following new and revised TFRS that has been issued as of the reporting date but are not yet effective. Those new and revised TFRS that are applicable to the Group/Company, which to become effective for annual financial periods beginning on or after 1 January in the year indicated in the following table, are as follows:.

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TFRS	Topic	Year effective
TFRS		
TAS 12 (revised 2012)	Income Taxes	2014
TFRS 4	Insurance Contracts	2016
TFRIC		
TFRIC 1	Changes in Existing Decommissioning, Restoration and Similar Liabilities	2014
TFRIC 4	Determining whether an Arrangement contains a Lease	2014
TFRIC 5	Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds	2014
TFRIC 7	Applying the Restatement Approach under IAS 29	2014
TFRIC 10	Interim Financial Reporting and Impairment	2014
TFRIC 12	Service Concession Arrangements	2014
TFRIC 13	Customer Loyalty Programmes	2014
TFRIC 17	Distributions of Non-cash Assets to Owners	2014
TFRIC 18	Transfers of Assets from Customers	2014
TSIC		
TSIC 15	Operating Leases-Incentives	2014
TSIC 27	Evaluating the Substance of Transactions Involving the Legal Form of a Lease	2014
TSIC 29	Service Concession Arrangements – Disclosure	2014
TSIC 32	Intangible Assets-Web Site Costs	2014

Management expects to adopt and apply these new and revised TFRS in accordance with the FAP's announcement and has made a preliminary assessment of the potential initial impact on the financial statements of these new and revised TFRS and expects that there will be no material impact on the financial statements in the period of initial application.