

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

Interim financial statements
for the three-month and six-month periods ended
30 June 2014

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 June 2014, the related consolidated and separate statements of comprehensive income for the three-month and six-month periods then ended, changes in equity and cash flows for the six-month periods then ended and condensed notes, respectively. 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".

Other Matters

The 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 31 December 2013, which are included as a comparative information, were audited by another auditor who expressed an unqualified opinion on those financial statements in her report dated 28 February 2014. The consolidated and separate statements of comprehensive income for the three-month and six month periods ended 30 June 2013, and the related statements of changes in equity and cash flows for the six-month periods ended 30 June 2013, which are included as a comparative information, were reviewed by another auditor whose report dated 7 August 2013 stated that nothing has come to her attention that causes her to believe that the accompanying interim financial information was not prepared, in all material respects, in accordance with Thai Accounting Standard 34, Interim Financial Reporting and drew attention in relation to the effect of the Company's adoption of certain new accounting policies

(Manit Warakitjaporn)
Certified Public Accountant
Registration Number 7326

NPS Siam Audit Limited
Bangkok
13 August 2014

Syntec Construction Public Company Limited and its Subsidiaries

Statements of financial position

As at 30 June 2014

Assets	Note	Consolidated		Separate	
		financial statements		financial statements	
		30 June	31 December	30 June	31 December
		2014	2013	2014	2013
		(Unaudited)		(Unaudited)	
		<i>(in thousand Baht)</i>			
Current assets					
Cash and cash equivalents		494,547	909,033	445,944	842,673
Current investments	7	674,876	60,108	674,876	60,108
Trade accounts receivable	8	503,324	643,790	480,324	620,789
Other receivables	6, 9	48,571	55,199	49,369	56,501
Retention receivable under construction					
contracts	10	593,853	545,926	561,923	513,996
Unbilled construction in progress	11	591,055	752,538	591,055	752,538
Inventories		138,018	110,909	137,739	110,716
Advance payments to subcontractors		43,874	40,066	43,874	40,066
Other current assets		391	391	-	-
Total current assets		3,088,509	3,117,960	2,985,104	2,997,387
Non-current assets					
Investment in subsidiary	12	-	-	127,349	100,349
Investment in associate	13	369	384	-	-
Other long-term investments	6, 14	329,495	277,764	329,495	277,764
Long-term loans	6, 15	-	-	-	-
Investment properties	16	101,190	101,560	101,190	101,560
Property, plant and equipment	17	1,204,419	1,113,052	929,066	910,703
Leasehold right	18	380,733	390,742	380,733	390,742
Intangible assets	19	1,118	1,344	1,118	1,344
Withholding tax		256,468	196,641	255,164	196,392
Pledged deposit at bank		162,703	152,701	162,703	152,701
Deferred tax assets	20	17,368	6,008	17,368	6,008
Other non-current assets		98,719	90,660	85,576	77,735
Total non-current assets		2,552,582	2,330,856	2,389,762	2,215,298
Total Assets		5,641,091	5,448,816	5,374,866	5,212,685

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 June 2014

Liabilities and equity	Note	Consolidated financial statements		Separate financial statements	
		30 June 2014 (Unaudited)	31 December 2013	30 June 2014 (Unaudited)	31 December 2013
<i>(in thousand Baht)</i>					
Current liabilities					
Bank overdrafts and short-term loans from financial institutions	21	256,421	398,989	191,421	333,101
Trade accounts payable	22	524,694	429,776	476,572	381,127
Other payables	23	302,490	341,894	217,242	278,479
Current portion of creditors under rehabilitation plan		29,476	29,660	29,476	29,660
Current portion of financial lease liabilities		46,839	39,738	46,839	39,738
Advances received from customers under construction contracts	11	599,263	547,690	599,263	547,690
Retention payables from subcontractors		277,479	248,477	277,082	247,965
Undue value added tax		76,501	97,250	71,147	91,895
Short-term provisions	26	50,714	10,970	50,714	10,970
Other current liabilities		14,511	7,111	14,511	7,111
Total current liabilities		2,178,388	2,151,555	1,974,267	1,967,736
Non-current liabilities					
Long-term loans	24	538,600	525,000	525,000	525,000
Financial lease liabilities		89,064	114,168	89,064	114,168
Deferred tax liabilities	20	-	7,472	-	7,472
Employee benefit obligations	25	94,697	85,994	94,104	85,812
Long-term provisions	26	14,048	-	56,262	42,632
Total non-current liabilities		736,409	732,634	764,430	775,084
Total liabilities		2,914,797	2,884,189	2,738,697	2,742,820

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 June 2014

Liabilities and equity	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		30 June	31 December	30 June	31 December
		2014	2013	2014	2013
		(Unaudited)		(Unaudited)	
		<i>(in thousand Baht)</i>			
Equity					
Share capital	27				
Authorized share capital		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
Additional paid-in capital					
Premium on ordinary shares		24	24	24	24
Retained earnings					
Appropriated					
Legal reserve	28	69,012	61,281	69,012	61,281
Unappropriated	29	934,026	871,662	933,786	866,903
Other components of equity	6, 14	33,347	(58,343)	33,347	(58,343)
Total equity attributable to owners of the Company		2,636,409	2,474,624	2,636,169	2,469,865
Non-controlling interests		89,885	90,003	-	-
Total equity		2,726,294	2,564,627	2,636,169	2,469,865
Total liabilities and equity		5,641,091	5,448,816	5,374,866	5,212,685

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 June 2014 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2014	2013	2014	2013
<i>(in thousand Baht)</i>					
Revenues					
Revenue from construction		1,549,812	1,420,427	1,549,812	1,420,427
Revenue from room service		23,019	-	23,019	-
Interest income		3,375	2,066	3,303	2,017
Reversal of allowance for doubtful accounts	8, 10	-	270	-	270
Reversal of estimated loss under join venture agreements	26	-	-	418	10
Other income	6	1,908	509	6,506	509
Total revenues		1,578,114	1,423,272	1,583,058	1,423,233
Expenses					
Cost of construction	6, 26	1,354,830	1,309,705	1,354,830	1,316,703
Cost of room service		17,848	-	25,548	-
Selling expenses		285	25	65	25
Administrative expenses		79,012	64,737	70,869	64,927
Other expenses	9, 11, 26	22,708	98	23,496	866
Finance cost		11,472	11,723	12,333	11,723
Total expenses		1,486,155	1,386,288	1,487,141	1,394,244
Share of loss of investments in associate	13	(7)	(7)	-	-
Profit before income tax expense		91,952	36,977	95,917	28,989
Income tax expense	20	18,167	8,156	18,167	8,156
Profit for the period		73,785	28,821	77,750	20,833
Other comprehensive income (loss)					
Profit (loss) in fair value of available-for-sale	14	118,394	(36,783)	118,394	(36,783)
Other comprehensive income for the period		118,394	(36,783)	118,394	(36,783)
Total comprehensive income (loss) for the period		192,179	(7,962)	196,144	(15,950)

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 June 2014 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2014	2013	2014	2013
		<i>(in thousand Baht)</i>			
Profit (loss) attributable to :-					
Owners of the Company		73,630	28,909	77,750	20,833
Non - controlling interests		155	(88)	-	-
		<u>73,785</u>	<u>28,821</u>	<u>77,750</u>	<u>20,833</u>
Total comprehensive income (loss) attributable to :-					
Owners of the Company		192,024	(7,874)	196,144	(15,950)
Non - controlling interests		155	(88)	-	-
		<u>192,179</u>	<u>(7,962)</u>	<u>196,144</u>	<u>(15,950)</u>
Earning per share					
Basic (in Baht)	<i>31</i>	<u>0.05</u>	<u>0.02</u>	<u>0.05</u>	<u>0.01</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 six-month period ended 30 June 2014 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2014	2013	2014	2013
<i>(in thousand Baht)</i>					
Revenues					
Revenue from construction		3,193,136	2,727,529	3,193,136	2,727,529
Revenue from room service		42,913	-	42,913	-
Interest income		8,544	3,146	8,472	3,097
Reversal of allowance for doubtful accounts	8, 10	1,618	420	1,618	420
Reversal of estimated loss under join venture agreements	26	-	-	418	10
Other income	6	3,394	997	12,724	997
Total revenues		3,249,605	2,732,092	3,259,281	2,732,053
Expenses					
Cost of construction	6, 26	2,822,505	2,541,739	2,827,706	2,549,453
Cost of room service		40,230	-	48,795	-
Selling expenses		714	272	311	272
Administrative expenses		161,834	134,741	151,165	131,010
Other expenses	9, 11, 26	23,398	13,045	25,758	16,419
Finance cost		25,219	21,770	25,219	21,770
Total expenses		3,073,900	2,711,567	3,078,954	2,718,924
Share of loss of investments in associate	13	(15)	(15)	-	-
Profit before income tax expense		175,690	20,510	180,327	13,129
Income tax expense	20	25,713	1,430	25,713	1,430
Profit for the period		149,977	19,080	154,614	11,699
Other comprehensive income (loss)					
Profit in fair value of available-for-sale	14	91,690	143,454	91,690	143,454
Other comprehensive income for the period		91,690	143,454	91,690	143,454
Total comprehensive income (loss) for the period		241,667	162,534	246,304	155,153

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 six-month period ended 30 June 2014 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2014	2013	2014	2013
		<i>(in thousand Baht)</i>			
Profit (loss) attributable to :-					
Owners of the Company		150,095	19,185	154,614	11,699
Non - controlling interests		(118)	(105)	-	-
		<u>149,977</u>	<u>19,080</u>	<u>154,614</u>	<u>11,699</u>
Total comprehensive income (loss) attributable to :-					
Owners of the Company		241,785	162,639	246,304	155,153
Non - controlling interests		(118)	(105)	-	-
		<u>241,667</u>	<u>162,534</u>	<u>246,304</u>	<u>155,153</u>
Earning per share					
Basic (in Baht)	<i>31</i>	<u>0.09</u>	<u>0.01</u>	<u>0.10</u>	<u>0.01</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 six-month period ended 30 June 2014 (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 2013		1,600,000	24	57,553	794,790	(303,143)	2,149,224	47,857	2,197,081
Transfer to legal reserve	28	-	-	585	(585)	-	-	-	-
Comprehensive income (loss) for the period		-	-	-	19,185	143,454	162,639	(105)	162,534
Balance at 30 June 2013		1,600,000	24	58,138	813,390	(159,689)	2,311,863	47,752	2,359,615
Balance at 1 January 2014		1,600,000	24	61,281	871,662	(58,343)	2,474,624	90,003	2,564,627
Transfer to legal reserve	28	-	-	7,731	(7,731)	-	-	-	-
Dividends	29	-	-	-	(80,000)	-	(80,000)	-	(80,000)
Comprehensive income (loss) for the period		-	-	-	150,095	91,690	241,785	(118)	241,667
Balance at 30 June 2014		1,600,000	24	69,012	934,026	33,347	2,636,409	89,885	2,726,294

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 six-month period ended 30 June 2014 (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 2013		1,600,000	24	57,553	796,065	(303,143)	2,150,499
Transfer to legal reserve	28	-	-	585	(585)	-	-
Comprehensive income (loss) for the period		-	-	-	11,699	143,454	155,153
Balance at 30 June 2013		1,600,000	24	58,138	807,179	(159,689)	2,305,652
Balance at 1 January 2014		1,600,000	24	61,281	866,903	(58,343)	2,469,865
Transfer to legal reserve	28	-	-	7,731	(7,731)	-	-
Dividends	29	-	-	-	(80,000)	-	(80,000)
Comprehensive income (loss) for the period		-	-	-	154,614	91,690	246,304
Balance at 30 June 2014		1,600,000	24	69,012	933,786	33,347	2,636,169

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 six-month period ended 30 June 2014 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2014	2013	2014	2013
		<i>(in thousand Baht)</i>			
<i>Cash flows from operating activities</i>					
Profit for the period		149,977	19,080	154,614	11,699
<i>Adjustments for</i>					
Reversal of allowance for doubtful accounts		(1,618)	(420)	(1,618)	(420)
Doubtful debt		2,216	11,529	4,816	14,903
Depreciation and amortization		87,190	45,641	87,095	53,355
Interest income		(8,472)	(3,146)	(8,472)	(3,097)
Interest expense		25,219	21,770	25,219	21,770
Loss on sale of equipment		9,854	1,516	9,854	1,516
Unrealized (gain) loss on exchange rate		(184)	257	(184)	257
Loss on sale of available - for-sale securities		240	-	240	-
Share of loss from investments in associate		15	15	-	-
Allowance for impairment of asset		-	99	-	-
Provision for losses on litigations		14,048	-	14,048	-
Provision for losses on constructions project		39,744	-	39,744	-
Reversal of estimated loss under joint venture agreements		-	-	(418)	(10)
Expense of employee benefits		8,703	7,573	8,292	7,573
Income tax expense		25,713	1,430	25,713	1,430
		<u>352,645</u>	<u>105,344</u>	<u>358,943</u>	<u>108,976</u>
<i>Changes in operating assets and liabilities</i>					
Trade accounts receivable		140,465	32,281	140,465	32,281
Other receivables		(4,191)	(7,924)	3,316	(10,944)
Retention receivable under construction contract		(47,927)	6,390	(47,927)	6,390
Unbilled construction in progress		160,667	5,837	160,667	5,837
Inventories		(27,109)	29,124	(27,023)	29,124
Advance payments to subcontractors		(3,808)	2,079	(3,808)	2,079
Other non-current assets		(8,057)	11,109	(7,841)	11,109
Trade accounts payable		94,918	74,312	95,445	74,035
Advance received under construction contracts		51,574	(84,678)	51,574	(84,678)
Retention payable from subcontractors		29,002	20,779	29,117	20,737
Other payables		(53,809)	6,292	(61,243)	6,177
Undue value added tax		(20,749)	(4,003)	(20,749)	(4,003)
Other current liabilities		7,259	644	7,259	644
Payment of short-term provisions		-	(5,144)	-	(5,144)
Payment of employee benefit liabilities		-	(600)	-	(600)
Cash generated from operating activities		<u>670,880</u>	<u>191,842</u>	<u>678,195</u>	<u>192,020</u>
Withholding tax paid		<u>(104,372)</u>	<u>(79,089)</u>	<u>(103,317)</u>	<u>(79,053)</u>
Net cash provided by operating activities		<u>566,508</u>	<u>112,753</u>	<u>574,878</u>	<u>112,967</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 six-month period ended 30 June 2014 (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		2014	2013	2014	2013
<i>(in thousand Baht)</i>					
<i>Cash flows from investing activities</i>					
Interest received		8,263	3,134	8,262	3,084
Purchase of current investments		(579,768)	(350,000)	(579,768)	(350,000)
Proceeds from current investments		-	209,793	-	209,793
Purchase of investment in subsidiary		-	-	(1,000)	-
Advance payments for investment in subsidiary		-	-	(26,000)	-
Proceeds from available-for-sale securities		4,720	-	4,720	-
Pledged deposit at bank		(10,002)	18,696	(10,002)	18,696
Purchase of property, plant and equipment		(185,378)	(151,879)	(112,278)	(138,115)
Purchase of intangible assets		(578)	(232)	(578)	(232)
Sales of equipment		8,004	1,918	8,004	1,918
Net cash used in investing activities		(754,739)	(268,570)	(708,640)	(254,856)
<i>Cash flows from financing activities</i>					
Interest paid		(23,576)	(16,533)	(23,576)	(16,533)
Dividends paid		(79,707)	-	(79,707)	-
Bank overdrafts		17,432	(8,266)	18,320	(9,366)
Proceeds from short-term loan from financial institutions		270,000	270,000	270,000	270,000
Payment of short-term loans from financial institutions		(430,000)	(370,000)	(430,000)	(370,000)
Proceed from long-term loan		13,600	-	-	-
Proceeds from issuing of debentures		-	350,000	-	350,000
Finance lease payment		(18,004)	(29,629)	(18,004)	(29,629)
Proceeds from advance received from non-controlling interests		24,000	-	-	-
Net cash provided by (used in) financing activities		(226,255)	195,572	(262,967)	194,472
Net increase (decrease) in cash and cash equivalents		(414,486)	39,755	(396,729)	52,583
Cash and cash equivalents at 1 January		909,033	246,854	842,673	217,973
Cash and cash equivalents at 30 June		494,547	286,609	445,944	270,556
Non - cash transactions					
Interest expense capitalized in cost of construction in progress	17	1,732	-	-	-

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

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

Note	Contents
1	General information
2	Basis of preparation of interim financial statements
3	Significant accounting policies
4	Syntec – Mivan Joint venture
5	Seasonal operations
6	Related party transactions and balances
7	Current investments
8	Trade accounts receivable
9	Other receivables
10	Retention receivable under construction contracts
11	Unbilled construction in progress
12	Investments in subsidiary
13	Investments in associate
14	Other long-term investments
15	Long-term loans
16	Investment properties
17	Property, plant and equipment
18	Leasehold right
19	Intangible assets
20	Deferred tax
21	Bank overdrafts and short-term loans from financial institution
22	Trade accounts payable
23	Other payables
24	Long-term loans
25	Employee benefit obligations
26	Provisions
27	Share capital
28	Legal reserve
29	Dividends
30	Segment information
31	Earning per share
32	Commitments with non-related parties
33	Contingent liabilities and assets
34	Events after the reporting period
35	Thai Financial Reporting Standards (TFRS) not yet adopted

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

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 13 August 2014.

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 June 2014.

	<i>(%) of total paid-up share capital</i>
Phahusuth Group and Taneehiranrat Group	18.44
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 June 2014	31 December 2013
<i>Direct subsidiary</i>				
1) SCR Asset Management Co., Ltd.	Real estate development for rental (not commercial operations yet)	Thailand	52.00	52.00
2) Syntec Assets Management Co., Ltd.	Management business for hotel, service apartment and other properties (not commercial operations yet)	Thailand	54.97	54.97
3) Natural Ville Service Apartment and Management Co., Ltd.	Management personnel for hotel, service apartment and other properties	Thailand	99.97	99.97
<i>Joint ventures</i>				
1) SVK Joint venture	Construction (ceased operations)	Thailand	51.00	51.00
2) Syntec - Mivan Joint venture	Construction (end of construction contract)	Thailand	65.00	65.00

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

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.

The interim financial statements are prepared on a condensed basis in accordance with Thai Accounting Standard (TAS) No. 34 (revised 2012) 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 2013. 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 2013.

The FAP issued the new and revised Thai Financial Reporting Standards (“TFRS”) relevant to the Group/Company’s operations and effective for accounting periods beginning on or after 1 January 2014 were as follows:

TFRS	Topic
TAS 1 (revised 2012)	Presentation of Financial Statements
TAS 7 (revised 2012)	Statement of Cash Flows
TAS 12 (revised 2012)	Income Taxes
TAS 17 (revised 2012)	Leases
TAS 18 (revised 2012)	Revenue
TAS 19 (revised 2012)	Employee Benefits
TAS 21 (revised 2012)	The Effects of Changes in Foreign Exchange Rate
TAS 24 (revised 2012)	Related Party Disclosures
TAS 28 (revised 2012)	Investments in Associates
TAS 31 (revised 2012)	Interests in Joint Ventures
TAS 34 (revised 2012)	Interim Financial Reporting
TAS 36 (revised 2012)	Impairment of Assets
TAS 38 (revised 2012)	Intangible Assets
TFRS 2 (revised 2012)	Share-based Payment
TFRS 3 (revised 2012)	Business Combinations
TFRS 5 (revised 2012)	Non-current Assets Held for Sale and Discontinued Operations
TFRS 8 (revised 2012)	Operating Segments
TFRIC 1	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4	Determining whether an Arrangement contains a Lease

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

TFRS	Topic
TFRIC 5	Right to Interests Arising from Decommissioning, Restoration and Environmental Funds
TFRIC 7	Applying the restatement Approach under IAS 29 Financial reporting in Hyperinflationary Economies
TFRIC 10	Interim Financial Reporting and Impairment
TFRIC 12	Service Concession Arrangements
TFRIC 13	Customer Loyalty Programmes
TFRIC 17	Distributions of Non-cash Assets to Owners
TFRIC 18	Transfers of Assets from Customers
SIC 15	Operating Leases - Incentives
SIC 27	Evaluating the Substance of Transactions in the Legal Form of a Lease
SIC 29	Service Concession Arrangements: Disclosures
SIC 32	Intangible Assets - Web Site Costs

The adoption of these new and revised TFRS did not have any material effect on the accounting policies, methods of computation and financial performance or position of the Group/Company.

In addition to the above new and revised TFRS as at 30 June 2014, the FAP had issued a number of new TFRS which are effective for financial statements beginning on or after 1 January 2015 and have not been adopted in the preparation of these interim financial statements as disclosed in notes 35.

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.

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 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:

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

<i>Notes 12, 13 and 14</i>	<i>Allowance for impairment of investments</i>
<i>Notes 20</i>	<i>Income tax for the current period and deferred tax</i>
<i>Note 25</i>	<i>Discount rate, future salary increase rate, staff turnover rate, mortality rate and disability rate.</i>
<i>Notes 26</i>	<i>Estimated construction project costs, provision for losses on construction projects and estimated loss under joint venture agreement</i>
<i>Note 33</i>	<i>Contingent liabilities and litigation</i>

- 2.4** The consolidated and separate financial statements for the three-month and six-month periods ended 30 June 2014 and 2013 included the investments and share of loss of investments in an associate, which had been accounted for by equity method amounted to Baht (0.01) million and Baht (0.01) million and Baht (0.02) million and Baht (0.02) million, respectively, in the consolidated financial statements, based on 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 June 2014 and 31 December 2013 in the amount of Baht 10 million and Baht 10 million, respectively, in the separate financial statements. Please also see note 13 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 for the three-month and six-month period ended 30 June 2014, are consistent with those applied in the financial statements for the year ended 31 December 2013, except the Group/Company has adopted all new and revised TFRS which become effective for accounting periods beginning on or after 1 January 2014.

4 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 13 August 2014, the Company has been in the process of requesting the amount of retention from National Housing Authority and please see note 33 to the financial statements.

As of 13 August 2014, the above mentioned related company was insolvent and was sued by other creditors to be bankrupt.

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 June 2014 and 31 December 2013 were as follows:

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

	30 June 2014	31 December 2013
	<i>(in million Baht)</i>	
Information of statement of financial position		
Current assets	88	88
Non-current assets	20	20
Total assets	108	108
Current liabilities	791	787
Deficit in venturers' equity	(683)	(679)
Total liabilities net deficit in venturers' equity	108	108

Summary of statements of comprehensive income information of Syntec – Mivan Joint Venture for the three-month and six-month periods ended 30 June 2014 and 2013 were as follows:

	2014		2013	
	For the period		For the period	
	3 month	6 month	3 month	6 month
	<i>(in million Baht)</i>			
Information of statement of comprehensive income				
Total revenues	-	-	-	-
Total expenses	(2)	(4)	(3)	(5)
Profit (loss) for the period	(2)	(4)	(3)	(5)

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 operation. These circumstances raise substantial doubt about the joint venture's on 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 on liable debts. As at 30 June 2014 and 31 December 2013, the Company recognized the estimated loss under joint venture agreement amounted to Baht 42 million and Baht 43 million, respectively in the separate financial statements as described in note 26 to the financial statements.

5 Seasonal operations

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

6 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.

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

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.	Syntec Asset Management Co., Ltd.	Thailand	Subsidiary, 54.97% shareholding and some common directors
7.	Natural Ville Service Apartment and Management Co., Ltd.	Thailand	Subsidiary, 99.97% shareholding and some common directors
8.	Bangkok Metro Plc.	Thailand	Related company, 1.16 % shareholding
9.	Mivan (Thailand) Co., Ltd.	Thailand	Related company as a venturer in Syntec-Mivan joint venture
10.	Siam Syntec Planner Co., Ltd.	Thailand	Related company, some common directors
11.	Tate Enterprise Co., Ltd.	Thailand	Related company
12.	N&J Assets Management Co., Ltd.	Thailand	Related company
13.	Narai Phand Co., Ltd.	Thailand	Related company
14.	C.N.C. Building Co., Ltd.	Thailand	Related company
15.	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

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

Name of entities	Country of incorporation/ nationality	Nature of relationships
16. 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).

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

	Pricing policies
Sale of steel and others	Invoice price (at cost)
Service apartment management expense	Contract price
Administrative expenses	Market price
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

Significant transactions for the three-month and six-month periods ended 30 June 2014 and 2013 with related parties were summarized as follows:

	Consolidated financial statements		Separate Financial statements	
	For the three-month 2014	2013	For the three-month 2014	2013
	<i>(in thousand Baht)</i>			
Revenue				
Subsidiary				
Sale of steel	-	-	-	-
Revenue for other service	-	-	4,776	-
Expenses				
Subsidiaries				
Service apartment management expense	-	-	12,257	-
Related company				
Other service expense	1,412	-	1,412	-
Key management personnel				
Management personnel compensation				
Short-term employee benefits	5,302	5,121	5,302	5,121
Post-employment benefits	544	299	544	299
Total key management personnel compensation	<u>5,846</u>	<u>5,420</u>	<u>5,846</u>	<u>5,420</u>

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

	Consolidated financial statements		Separate Financial statements	
	For the six-month 2014	2013	For the six-month 2014	2013
<i>(in thousand Baht)</i>				
Revenue				
Subsidiary				
Sale of steel	-	-	5,201	-
Revenue for other service	-	-	4,776	-
Expenses				
Subsidiaries				
Service apartment management expense	-	-	24,354	-
Related company				
Other service expense	1,412	-	1,412	-
Key management personnel				
Management personnel compensation				
Short-term employee benefits	9,882	9,450	9,882	9,450
Post-employment benefits	1,088	599	1,088	599
Total key management personnel compensation	<u>10,970</u>	<u>10,049</u>	<u>10,970</u>	<u>10,049</u>

Balance as at 30 June 2014 and 31 December 2013 with related parties were as follows:

Other receivables - related parties

	Consolidated financial statements		Separate financial statements	
	30 June 2014	31 December 2013	30 June 2014	31 December 2013
<i>(in thousand Baht)</i>				
Other receivables and advances				
Joint ventures				
SVK Joint Venture	5,459	5,456	11,140	11,134
Syntec – Mivan Joint Venture	216,248	214,848	617,852	613,853
Subsidiary				
SCR Asset Management Co.,Ltd.	-	-	-	975
Syntec Assets Management Co., Ltd.	-	-	8	8
Natural Will Service Apartment and Management Co., Ltd.	-	-	10,418	6,037
Other related company				
UOB Apartment Property Fund I (Leasehold)	-	6,671	-	6,297
Person related				
Key management personnel	-	20	-	-
Total	<u>221,707</u>	<u>226,995</u>	<u>639,418</u>	<u>638,304</u>
Less Allowance for doubtful accounts	<u>(220,143)</u>	<u>(218,743)</u>	<u>(625,801)</u>	<u>(621,801)</u>
Net	<u>1,564</u>	<u>8,252</u>	<u>13,617</u>	<u>16,503</u>
Key management personnel				
Advance to project managers	<u>3,506</u>	<u>3,185</u>	<u>3,506</u>	<u>3,185</u>

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

As at 30 June 2014 and 31 December 2013, advance to project managers in the amount of Baht 3.51 million and Baht 3.18 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 subsidiary and investments in associates were described in notes 12 and 13 to financial statements.

Other long-term investments

	Consolidated and separate financial statements	
	30 June 2014	31 December 2013
	<i>(in thousand Baht)</i>	
Available – for sale securities		
Other related company		
Bangkok Metro Plc.	296,148	301,107
Less valuation adjustment	33,347	(58,343)
Net	<u>329,495</u>	<u>242,764</u>

Long-term loans to related parties

	Consolidated financial statements		Separate financial statements	
	30 June 2014	31 December 2013	30 June 2014	31 December 2013
	<i>(in thousand Baht)</i>			
Other related company				
Gentech Engineering Co., Ltd.	4,956	4,956	4,956	4,956
Total	4,956	4,956	4,956	4,956
Less allowance for doubtful accounts	(4,956)	(4,956)	(4,956)	(4,956)
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 six-month periods ended 30 June 2014 and 2013 were as follows:

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
At 1 January	4,956	17,137	4,956	17,137
No movement during the period	-	-	-	-
At 30 June	<u>4,956</u>	<u>17,137</u>	<u>4,956</u>	<u>17,137</u>

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

Trade accounts payable - related parties

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Other related parties				
Tate Enterprise Co., Ltd.	16	498	16	498
Joint venturer				
Mivan (Thailand) Co., Ltd.	41,855	41,885	-	-
Total	41,871	42,383	16	498

Other accounts payable – related parties

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Subsidiaries				
Natural Ville Service Apartment and Management Co., Ltd	-	-	10,644	6,583
Related persons				
Key management personnel	-	20	-	-
Total	-	20	10,644	6,583

Details of provisions were described in note 26 to the financial statements.

The commitments with related parties

The Ordinary General Meeting of Shareholders held on 29 April 2014 resolved the approval of directors' remunerations for the year 2014 in the amount not exceeding Baht 2.10 million, which represented the meeting allowance of Baht 10,500 per time per head, and the annual audit committee directors' remuneration of Baht 210,000 per head.

The Ordinary General Meeting of Shareholders held on 29 April 2013 resolved the approval of directors' remunerations for the year 2013 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 4 to the financial statements.

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

On 18 October 2013, the Company had entered into a service agreement with Natural Ville Service Apartment and Management Co., Ltd (“the subsidiary”) to provide the properties management including to manage building and land with furnishings, systems and facilities of the Natural Ville Project such as to service to tenants or customer and personnel management. The agreement is effective from 25 October 2013 onward, requiring a monthly management fee of Baht 2,000,000 (including salaries and other administration expenses) and a disbursement to be approved by the Company.

7 Current Investments

	Consolidated and separate financial statements	
	30 June 2014	31 December 2013
	<i>(in thousand Baht)</i>	
Bills of exchange	639,876	60,108
Debt securities due within one year	35,000	-
Total	<u>674,876</u>	<u>60,108</u>

Movements during the six-month periods ended 30 June 2014 and 2013 were as follows:

	Consolidated and separate financial statements	
	2014	2013
	<i>(in thousand Baht)</i>	
Bills of exchange		
At 1 January	60,108	60,173
Purchases during the period	579,768	350,000
Sales during the period	-	(209,793)
At 30 June	<u>639,876</u>	<u>200,380</u>
Debt securities due within one year		
At 1 January	-	-
Transfer during the period	35,000	-
At 30 June	<u>35,000</u>	<u>-</u>

8 Trade accounts receivable

	Consolidated financial statements		Separate financial statements	
	30 June 2014	31 December 2013	30 June 2014	31 December 2013
	<i>(in thousand Baht)</i>			
<i>Comprising:</i>				
Trade accounts receivable - other parties	596,203	736,669	573,203	713,668
Less allowance for doubtful accounts	<u>(92,879)</u>	<u>(92,879)</u>	<u>(92,879)</u>	<u>(92,879)</u>
Net	<u>503,324</u>	<u>643,790</u>	<u>480,324</u>	<u>620,789</u>

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

	Consolidated		Separate	
	financial statements		financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Reversal of allowance doubtful accounts				
For the three-month period ended 30 June	-	(90)	-	(90)
For the six-month period ended 30 June	-	(150)	-	(150)

Aging analyses for trade accounts receivable were as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Within credit terms	288,737	433,725	288,737	433,725
Still installment	29,628	29,628	29,628	29,628
Overdue:				
- Less than 3 months	91,587	90,193	91,587	90,193
- Over 3 months to 6 months	3,512	608	3,512	608
- Over 6 months to 12 months	645	17,443	645	17,443
- Over 12 months	182,094	165,072	159,094	142,071
	<u>277,838</u>	<u>273,316</u>	<u>254,838</u>	<u>250,315</u>
Total	<u>596,203</u>	<u>736,669</u>	<u>573,203</u>	<u>713,668</u>

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

9 Other receivables

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Other receivables	12,931	23,773	22,116	28,262
Accrued income	2,185	3,636	2,185	3,636
Prepaid expenses	22,684	23,191	22,006	21,949
Advance	227,410	225,626	633,848	630,246
Prepaid value added tax	9,445	3,657	956	150
Total	<u>274,655</u>	<u>279,883</u>	<u>681,111</u>	<u>684,243</u>
Less allowance for doubtful accounts	<u>(226,084)</u>	<u>(224,684)</u>	<u>(631,742)</u>	<u>(627,742)</u>
Net	<u>48,571</u>	<u>55,199</u>	<u>49,369</u>	<u>56,501</u>

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Related parties	221,707	226,995	639,418	638,304
Key management personnel	3,506	3,185	3,506	3,185
Other parties	49,442	49,703	38,187	42,754
	<u>274,655</u>	<u>279,883</u>	<u>681,111</u>	<u>684,243</u>
<i>Less</i> allowance for doubtful accounts	<u>(226,084)</u>	<u>(224,684)</u>	<u>(631,742)</u>	<u>(627,742)</u>
Net	<u>48,571</u>	<u>55,199</u>	<u>49,369</u>	<u>56,501</u>
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Doubtful debts expense				
For the three-month period ended 30 June	732	1,026	2,094	2,933
For the six-month period ended 30 June	1,400	1,816	4,000	5,190

10 Retentions receivable under construction contracts

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Other parties	626,783	580,474	594,853	548,544
<i>Less</i> allowance for doubtful accounts	<u>(32,930)</u>	<u>(34,548)</u>	<u>(32,930)</u>	<u>(34,548)</u>
Net	<u>593,853</u>	<u>545,926</u>	<u>561,923</u>	<u>513,996</u>
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Reversal of allowance for doubtful accounts				
For the three-month period ended 30 June	-	(180)	-	(180)
For the six-month period ended 30 June	(1,618)	(270)	(1,618)	(270)

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

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Within credit terms	493,708	384,875	493,708	384,875
Still installment	14,226	14,976	14,226	14,976

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Overdue:				
- Over 1 year to 2 year	7,509	77,779	7,509	55,481
- Over 2 year to 3 year	97,171	62,862	65,241	62,862
- Over 3 year	14,169	39,982	14,169	30,350
	<u>118,849</u>	<u>180,623</u>	<u>86,919</u>	<u>148,693</u>
Total	<u>626,783</u>	<u>580,474</u>	<u>594,853</u>	<u>548,544</u>

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 June 2014 amounted to Baht 32 million has been in the process of following up for collectible. Please also see note 4 to the financial statements.

11 Unbilled construction in progress

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Other parties	630,584	791,251	630,584	791,251
Less allowance for doubtful accounts	(39,529)	(38,713)	(39,529)	(38,713)
Net	<u>591,055</u>	<u>752,538</u>	<u>591,055</u>	<u>752,538</u>
	<i>(in million Baht)</i>			
Construction project contracts amount	<u>24,866</u>	<u>24,126</u>	<u>24,866</u>	<u>24,126</u>
Contract revenue recognized as revenue since commencing date to present	18,822	19,154	18,822	19,154
Less progress billings (as invoices)	(18,221)	(18,392)	(18,221)	(18,392)
Unbilled construction in progress	601	762	601	762
Unbilled construction in progress (before 2000)	29	29	29	29
Unbilled construction in progress at the end of period	630	791	630	791
Less allowance for doubtful accounts	(39)	(39)	(39)	(39)
Net	<u>591</u>	<u>752</u>	<u>591</u>	<u>752</u>
Excess of progress billing over work in progress	(599)	(548)	(599)	(548)
Net	<u>(8)</u>	<u>204</u>	<u>(8)</u>	<u>204</u>

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Doubtful debts expense				
For the three-month period ended 30 June	816	-	816	-
For the six-month period ended 30 June	816	9,713	816	9,713

12 Investments in subsidiary

Movements during the six-month period ended 30 June 2014 and 2013 was as follows:

	Separate financial statements	
	2014	2013
	<i>(in thousand Baht)</i>	
At 1 January	100,349	52,000
Purchase investment	1,000	-
Advance payments of investments	26,000	-
At 30 June	<u>127,349</u>	<u>52,000</u>

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

Investments in subsidiary as at 30 June 2014 and 31 December 2013 were as follows:

	Ownership interest		Paid-up capital		Cost method		Impairment		At cost - net		Dividend received	
	30 June	31 December	30 June	31 December	30 June	31 December	30 June	31 December	30 June	31 December	30 June	31 December
	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013
	(%)		(in million Baht)				(in thousand Baht)					
Direct subsidiary												
<i>Investment :</i>												
SCR Asset Management Co., Ltd.	52.00	52.00	190	190	98,800	98,800	-	-	98,800	98,800	-	-
Syntec Asset Management Co., Ltd.	54.97	54.97	1	1	549	549	-	-	549	549	-	-
Natural Ville Service apartment and Management Co., Ltd	99.97	99.97	2	1	2,000	1,000	-	-	2,000	1,000	-	-
Total					101,349	100,349	-	-	101,349	100,349	-	-
<i>Advance payments of Investments :</i>												
SCR Asset Management Co., Ltd.					26,000	-	-	-	26,000	-	-	-
Total					127,349	100,349	-	-	127,349	100,349	-	-

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

The Ordinary General Meeting of Shareholders of a subsidiary (SCR. Asset Management Co., Ltd.) held on 29 April 2014 resolved to increase the register share capital in the amount of Baht 50 million to Baht 240 million for working capital for development of the subsidiary's projects.

The Board of Directors Meeting held on 20 June 2014, acknowledged the payment for increased share capital in a subsidiary (SCR. Asset Management Co., Ltd) to the shareholding in the amount to Baht 26 million. As at 30 June 2014 it was presented to an advance payment of investment amount of Baht 26 million.

Please also see note 34 to the financial statements.

13 Investments in associates

Movements during the six-month periods ended 30 June 2014 and 2013 were as follows:

	Consolidated		Separate	
	financial statements	financial statements	financial statements	financial statements
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
At 1 January	29,686	29,711	38,677	38,677
Share of loss of investments from equity method	(15)	(15)	-	-
	<u>29,671</u>	<u>29,696</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 June	<u>369</u>	<u>394</u>	<u>-</u>	<u>-</u>

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

Investments in associates were as follows:

	Consolidated financial statements											
	Ownership interest		Paid-up capital		Cost method		Equity method		Impairment		At equity - net	
	30 June 2014	31 December 2013	30 June 2014	31 December 2013	30 June 2014	31 December 2013	30 June 2014	31 December 2013	30 June 2014	31 December 2013	30 June 2014	31 December 2013
	(%)						(in million Baht)					
Associates												
Natural Hotel Sukhumvit Co., Ltd.	25	25	41	41	10	10	0.37	0.38	-	-	0.37	0.38
Beauconcept Development Co.,Ltd.	25	25	RM12	RM12	29	29	-	-	(29)	(29)	-	-
Total					39	39	0.37	0.38	(29)	(29)	0.37	0.38
	Separate financial statements											
	Ownership interest		Paid-up capital		Cost method		Impairment		At cost - net		Dividend received	
	30 June 2014	31 December 2013	30 June 2014	31 December 2013	30 June 2014	31 December 2013	30 June 2014	31 December 2013	30 June 2014	31 December 2013	30 June 2014	31 December 2013
	(%)						(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 six-month periods ended 30 June 2014 (Unaudited)

14 Other long-term investments

	Consolidated and separate financial statements			
	Cost		Fair Value	
	30 June 2014	31 December 2013	30 June 2014	31 December 2013
	<i>(in thousand Baht)</i>			
General investments	55,789	55,789	-	-
Equity securities available for sale	296,148	301,107	329,495	242,764
Debt securities held to maturity	-	35,000	-	35,000
Total	351,937	391,896	329,495	277,764

Movements of other long-term investments during the six-month periods ended 30 June 2014 and 2013 were as follows:

	Consolidated and separate financial statements	
	2014	2013
	<i>(in thousand Baht)</i>	
General investments		
At 1 January	55,789	55,789
Valuation adjustment	(55,789)	(55,789)
At 30 June	-	-
Available-for-sale securities		
At 1 January	242,764	257,482
Sales during the period	(4,959)	-
Valuation adjustment	91,690	143,454
At 30 June	329,495	400,936
Unrealized gain on valuation adjustment for the period recognized directly in equity	91,690	143,454
Debt securities held to maturity		
At 1 January	35,000	35,000
Transfer during the period	(35,000)	-
At 30 June	-	35,000

15 Long-term loans

	Consolidated financial statements		Separate financial statements	
	30 June 2014	31 December 2013	30 June 2014	31 December 2013
	<i>(in thousand Baht)</i>			
Related parties	4,956	4,956	4,956	4,956
Other parties	3,000	3,000	3,000	3,000
	7,956	7,956	7,956	7,956
Less allowance for doubtful accounts	(7,956)	(7,956)	(7,956)	(7,956)
Net	-	-	-	-

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

For the six-month periods ended 30 June 2014 and 2013, long-term loans no movement during in the period.

16 Investment properties

Acquisitions, disposals and transfers of investment properties during the six-month periods ended 30 June 2014 and 2013 were as follows:

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Net book value at 1 January	101,560	102,300	101,560	102,300
Depreciation for the period	(370)	(370)	(370)	(370)
Net book value at 30 June	<u>101,190</u>	<u>101,930</u>	<u>101,190</u>	<u>101,930</u>

On 30 June 2014, the investment properties which are land 6 title deeds, cost value of Baht 99.60 million were mortgaged with a domestic commercial bank in the amount of Baht 700 million.

17 Property, plant and equipment

Acquisitions, disposals and transfers of property, plant and equipment during the six-month periods ended 30 June 2014 and 2013 were as follows:

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Net book value at 1 January	1,113,052	798,794	910,703	729,742
Acquisition and transfer in - at cost	185,378	151,879	112,278	138,115
Disposal and transfer out				
- net book value	(18,003)	(3,579)	(18,003)	(3,579)
Depreciation for the period	(76,008)	(43,159)	(75,912)	(50,873)
Net book value at 30 June	<u>1,204,419</u>	<u>903,935</u>	<u>929,066</u>	<u>813,405</u>

Borrowing cost capitalized in a part of cost of construction in progress:

Interest capitalized for the period	1,732	-	-	-
Accumulated interest capitalized	3,420	-	-	-
Capitalization rate (% per annum)	MLR – 1.5	-	-	-

As at 30 June 2014, land, buildings and building improvement in the amount of Baht 41 million including indemnity from fire insurance of those assets were mortgaged as collateral for contingent liabilities due to the letter of guarantee issued by the domestic commercial banks.

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

18 Leasehold right

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Net book value at 1 January	390,742	-	390,742	-
Amortization for the period	(10,009)	-	(10,009)	-
Net book value at 30 June	380,733	-	380,733	-

19 Intangible assets

Acquisitions, disposals and transfers of intangible assets during the six-month periods ended 30 June 2014 and 2013 were as follows:

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Net book value at 1 January	1,344	5,171	1,344	5,171
Acquisition and transfer in - at cost	578	232	578	232
Amortisation charge for the period	(804)	(2,112)	(804)	(2,112)
Net book value at 30 June	1,118	3,291	1,118	3,291

20 Deferred income tax

Movements of deferred tax assets and liabilities during the six-month periods ended 30 June 2014 and 2013 were as follows:

For the six-month period ended 30 June 2013

	Consolidated and separate financial statements		
	At 1 January 2014	(Charged)/credited to Profit or loss <i>(in million Baht)</i>	At 30 June 2014
<i>Deferred tax assets</i>			
Trade accounts receivable	2	15	17
Loss carry forward	4	-	4
Total	6	15	21
<i>Deferred tax liabilities</i>			
property, plant and equipment	6	3	3
Financial lease liabilities	1	-	1
Total	7	3	4
Net	(1)	18	17

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

For the six-month period ended 30 June 2013

	Consolidated and separate financial statements		
	At 1 January 2013	(Charged)/credited to Profit or loss (in million Baht)	At 30 June 2013
<i>Deferred tax assets</i>			
Trade accounts receivable	10	(10)	-
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	30	(10)	20
<i>Deferred tax liabilities</i>			
Financial lease liabilities	39	(8)	31
Total	39	(8)	31
Net	(9)	(2)	(11)

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 June 2014	31 December 2013	30 June 2014	31 December 2013
	<i>(in million Baht)</i>			
Deductible temporary differences	153	165	153	165
Tax losses	81	79	-	-
Total	234	244	153	165

The tax losses expire in 2014 to 2018. 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 six-month periods ended 30 June 2014 and 2013 were summary as follows:

Syntec Construction Public Company Limited and its Subsidiaries

Notes to the interim financial statements

For the three-month and six-month periods ended 30 June 2014 (Unaudited)

	Consolidated financial statements		Separate financial statements	
	For three-month 2014	2013	For three-month 2014	2013
	<i>(in million Baht)</i>			
Current income tax expense for the period				
The interim income tax expenses	22	-	22	-
Deferred tax expense (income)				
Deferred tax expense (income) concern deductible temporary difference with initial recognized and reversed	(4)	-	(4)	-
Deferred tax of decreasing income tax rate	-	8	-	8
Income tax expense (income) represented in statements of comprehensive income	18	8	18	8

	Consolidated financial statements		Separate financial statements	
	For six-month 2014	2013	For six-month 2014	2013
	<i>(in million Baht)</i>			
Current income tax expense for the period				
The interim income tax expenses	45	-	45	-
Deferred tax expense (income)				
Deferred tax expense (income) concern deductible temporary difference with initial recognized and reversed	(19)	3	(19)	3
Deferred tax of decreasing income tax rate	-	(1)	-	(1)
Income tax expense (income) represented in statements of comprehensive income	26	2	26	2

21 Bank overdrafts and short-term loans from financial institutions

	Consolidated financial statements		Separate financial statements	
	30 June 2014	31 December 2013	30 June 2014	31 December 2013
	<i>(in thousand Baht)</i>			
Bank overdrafts	21,421	3,989	21,421	3,101
Short-term loans from financial institutions	235,000	395,000	170,000	330,000
Total	256,421	398,989	191,421	333,101

Syntec Construction Public Company Limited and its Subsidiaries

Notes to the interim financial statements

For the three-month and six-month periods ended 30 June 2014 (Unaudited)

Movements of short-term loans from financial institutions during the six-month periods ended 30 June 2014 and 2013 were as follows:

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
At 1 January	395,000	540,000	330,000	540,000
Addition	270,000	270,000	270,000	270,000
Deduction	(430,000)	(370,000)	(430,000)	(370,000)
At 30 June	235,000	440,000	170,000	440,000

As at 30 June 2014, the Company has short-term loans from financial institutions in the amount of Baht 170 million in the consolidated and separate financial statement, represented bills of exchange, due on 3 September 2014 to 15 December 2014 with interest rate charged at 4.30% per annum.

As at 30 June 2014, 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 June 2014	31 December 2013	30 June 2014	31 December 2013
	<i>(in thousand Baht)</i>			
Related parties	41,871	42,383	16	498
Others parties	482,823	387,393	476,556	380,629
Total	524,694	429,776	476,572	381,127

23 Other payables

	Consolidated financial statements		Separate financial statements	
	30 June 2014	31 December 2013	30 June 2014	31 December 2013
	<i>(in thousand Baht)</i>			
Related parties	-	20	10,644	6,583
Others parties	302,490	341,874	206,598	271,896
Total	302,490	341,894	217,242	278,479

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
<i>Other parties</i>				
Advance receipt from increase share capital in subsidiary	24,000	-	-	-
Other payables	63,840	70,923	3,765	3,229
Accrued dividends	7	-	7	-
Accrued value added tax	15,738	28,529	15,481	28,088
Accrued withholding tax	9,063	9,619	8,376	9,409
Other accrued expenses	189,842	232,803	178,969	231,170
Total	302,490	341,874	206,598	271,896

24 Long-term loans

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Long-term loans from financial institution	13,600	-	-	-
Unsubordinated and unsecured debentures No. 1/2013	350,000	350,000	350,000	350,000
Unsubordinated and unsecured debentures No. 1/2013	175,000	175,000	175,000	175,000
Total	538,600	525,000	525,000	525,000

Movement of long-term loans during the six-month periods ended 30 June 2014 and 2013 was as follows:

	Consolidated and separate	
	financial statements	
	2014	2013
	<i>(in thousand Baht)</i>	
At 1 January	525,000	-
Addition	13,600	350,000
Deduction	-	-
At 30 June	538,600	350,000

Long-term loans from financial institution

On 23 September 2013, a subsidiary (SCR Asset Management Co., Ltd.) entered into a loan agreement with a local financial institution in credit line of Baht 224 million, drawdown amounted to Baht 13.60 million and balanced Baht 210.40 million, requiring monthly repayable principal with

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

interest within 8 years and 6 months. The and first repayment is made nineteenth month of Baht 1.3 million to Baht 4 million. These loans were secured by 11 plots of land and buildings as collateral.

Debentures

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 No. 1/2013 in the amount of Baht 350 millions and 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.

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
Units	350,000 units
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.

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

Amount	Baht 175 million
Units	175,000 units
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.

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

25 Employee benefit obligations

Movement in the present value of the defined benefit obligations :

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
<i>For the six-month period ended 30 June</i>				
Defined benefit obligations at				
1 January	85,994	71,266	85,812	71,266
Current service costs and interest	8,703	7,573	8,292	7,573
Payment of employee benefits	-	(600)	-	(600)
Defined benefit obligations at 30 June	<u>94,697</u>	<u>78,239</u>	<u>94,104</u>	<u>78,239</u>

Expense recognised in profit or loss

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
<i>For the three-month period ended 30 June</i>				
Current service costs	3,832	3,133	3,423	3,133
Interest on obligation	725	653	724	653
Total	<u>4,557</u>	<u>3,786</u>	<u>4,147</u>	<u>3,786</u>

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
<i>For the six-month period ended 30 June</i>				
Current service costs	7,255	6,268	6,845	6,268
Interest on obligation	1,448	1,305	1,447	1,305
Total	<u>8,703</u>	<u>7,573</u>	<u>8,292</u>	<u>7,573</u>

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

	Consolidated financial statements		Separate financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
<i>For the three-month period ended 30 June</i>				
Cost of construction	2,673	2,775	2,673	2,775
Administrative expenses	1,884	1,011	1,474	1,011
Total	<u>4,557</u>	<u>3,786</u>	<u>4,147</u>	<u>3,786</u>

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

	Consolidated		Separate	
	financial statements		financial statements	
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
<i>For the six-month period ended 30 June</i>				
Cost of construction	5,346	5,550	5,346	5,550
Administrative expenses	3,357	2,023	2,946	2,023
Total	8,703	7,573	8,292	7,573

Principal actuarial assumptions at the reporting date

	<i>(%)</i>
Discount rate	3.65 - 3.75
Salary increase rate	6.00 – 8.00
Staff turnover rate	0 – 18.00
Mortality rate (Thai Mortality Table 1997)	TMO 1997,2008
Disability rate	5% of mortality rate

26 Provisions

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in thousand Baht)</i>			
Provision losses on litigation	14,048	-	14,048	-
Provision for losses on construction project	50,714	10,970	50,714	10,970
Estimated loss under joint venture agreement	-	-	42,214	42,632
Total	64,762	10,970	106,976	53,602
Current	50,714	10,970	50,714	10,970
Non-current	14,048	-	56,262	42,632
Total	64,762	10,970	106,976	53,602

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

Movements for the six-month periods as at 30 June 2014 and 2013 were as follow:

	Consolidated financial statements							
	Provision losses on litigation		Provision losses on Construction project		Estimated loss under joint venture agreement		Total	
	2014	2013	2014	2013	2014	2013	2014	2013
At 1 January	-	-	10,970	5,144	-	-	10,970	5,144
Provision made	14,048	-	39,744	-	-	-	53,792	-
Used in provision	-	-	-	(5,144)	-	-	-	(5,144)
At 30 June	14,048	-	50,714	-	-	-	64,762	-

	Separate financial statements							
	Provision losses on litigation		Provision losses on Construction project		Estimated loss under joint venture agreement		Total	
	2014	2013	2014	2013	2014	2013	2014	2013
At 1 January	-	-	10,970	5,144	42,632	39,063	53,602	44,207
Provision made	14,048	-	39,744	-	-	-	53,792	-
Used in provision	-	-	-	(5,144)	-	-	-	(5,144)
Reversal provision	-	-	-	-	(418)	(10)	(418)	(10)
At 30 June	14,048	-	50,714	-	42,214	39,053	106,976	39,053

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

Estimated losses under joint venture agreement

As at 30 June 2014 and 31 December 2013, 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 June 2014	31 December 2013
	<i>(in thousand Baht)</i>	
Syntec – Mivan Joint venture	42,214	42,632
Total	42,214	42,632

27 Share capital

	<i>Par value (Baht)</i>	30 June 2014		31 December 2013	
		Number	Value	Number	Value
		<i>(in million shares / in million Baht)</i>			
<i>Authorized share capital</i>					
At the beginning of period					
- Ordinary shares	<i>1</i>	1,600	1,600	1,600	1,600
At the end of period					
- Ordinary shares	<i>1</i>	1,600	1,600	1,600	1,600
<i>Issued and paid up share capital</i>					
At the beginning of period					
- Ordinary shares	<i>1</i>	1,600	1,600	1,600	1,600
At the end of period					
- Ordinary shares	<i>1</i>	1,600	1,600	1,600	1,600

28 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 six-month periods ended 30 June 2014 and 2013, the Company allocated as legal reserve at 5% of profit for the period in the amount of Baht 7.73 million and Baht 0.59 million, respectively.

29 Dividends

The Ordinary General Meeting of Shareholders held on 29 April 2014 resolved approval to dividends from profit for the period from 1 January 2013 to 31 December 2013 and retain earning at the rate of Baht 0.05 per share amounting to Baht 80 million and the Company paid dividends to shareholders on 19 May 2014.

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

30 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
- Segment 3 : Operate the management business for hotel, service apartment and other properties.

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		Segment 3		Total reportable segment	
	2014	2013	2014	2013	2014	2013	2014	2013
	<i>(in million Baht)</i>							
For the three-month period ended 30 June								
External revenue	1,561	1,423	22	-	12	-	1,595	1,423
Inter – segment revenue	(4)	-	-	-	(12)	-	(16)	-
Total segment revenue	1,557	1,423	22	-	-	-	1,579	1,423
Segment profit (loss) before income tax	95	37	(3)	-	-	-	92	37
	<i>(in million Baht)</i>							
	Segment 1		Segment 2		Segment 3		Total reportable segment	
	2014	2013	2014	2013	2014	2013	2014	2013
For the six-month period ended 30 June								
External revenue	3,217	2,732	43	-	24	-	3,284	2,732
Inter – segment revenue	(10)	-	-	-	(24)	-	(34)	-
Total segment revenue	3,207	2,732	43	-	-	-	3,250	2,732
Segment profit (loss) before income tax	183	21	(7)	-	-	-	176	21
Segment assets as at 30 June/ 31 December	4,950	4,744	675	690	16	15	5,641	5,449

Syntec Construction Public Company Limited and its Subsidiaries

Notes to the interim financial statements

For the three-month and six-month periods ended 30 June 2014 (Unaudited)

Reconciliation of reportable segment profit or loss and assets

	For three-month		For six-month	
	2014	2013	2014	2013
	<i>(in million Baht)</i>			
Profit or loss				
Total profit for reportable segment	96	37	178	21
Elimination of inter-segment profits	(4)	-	(2)	-
Profit before income tax	92	37	176	21
	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
	2014	2013	2014	2013
	<i>(in million Baht)</i>			
Assets				
Total assets for reportable segments asset as reported	4,437	4,336	4,319	4,202
Investment in subsidiary	-	-	127	100
Property, plant and equipment	1,204	1,113	929	911
Total assets	5,641	5,449	5,375	5,213

31 Earning per share

The calculation of basic earnings per share for the three-month and six-month periods ended 30 June 2014 and 2013 was based on the profit 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			
	For three-month period		For six-month period	
	2014	2013	2014	2013
Profit for the period attributable to equityholders of the Company (statement of comprehensive income) (basic) (in thousand Baht)	73,630	28,909	150,095	19,185
Number of ordinary shares outstanding (in thousand shares)	1,600,000	1,600,000	1,600,000	1,600,000
Basic earning per share (in Baht)	0.05	0.02	0.09	0.01
	Separate financial statements			
	For three-month period		For six-month period	
	2014	2013	2014	2013
Profit for the period attributable to equityholders of the Company (statement of comprehensive income) (basic) (in thousand Baht)	77,750	20,833	154,614	11,699
Number of ordinary shares outstanding (in thousand shares)	1,600,000	1,600,000	1,600,000	1,600,000
Basic earning per share (in Baht)	0.05	0.01	0.10	0.01

Syntec Construction Public Company Limited and its Subsidiaries
Notes to the interim financial statements
For the three-month and six-month periods ended 30 June 2014 (Unaudited)

32 Commitments with non-related parties

As at 30 June 2014, 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 buildings	2	2
Cost of construction building for lease	114	-
Other commitments		
Subcontractor agreements	1,036	1,036
Letters of guarantee from banks for purchasing inventories, utilities usage, guarantee the work performance and advance received from customers	1,912	1,643
Total	3,068	2,685

As at 30 June 2014, the Group had unutilized credit facilities obtaining from domestic financial institutions totaling Baht 1,892 million.

As at 30 June 2014, the subsidiary had cost of construction building for apartment service which did not contract amounting to Baht 674 million.

33 Contingent liabilities and assets

As at 30 June 2014, 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 51 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. Subsequently, the Court adjourned the case and appointed to hear the consideration on 6 November 2014.

Syntec Construction Public Company Limited and its Subsidiaries

Notes to the interim financial statements

For the three-month and six-month periods ended 30 June 2014 (Unaudited)

- 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 Ferderal Administrative Court. The sued amount was Baht 874 million. As of 13 August 2014, the case has been in the process of the Court's consideration, the result has not been finalized.
- 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 13 August 2014, 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.

34 Events after the reporting period

On 1 August 2014, the subsidiary (SCR Asset Management Co., Ltd.) had registered the shares from Baht 190 million to Baht 240 million with the Ministry of Commerce.

The Board of Directors of the Company held on 13 August 2014, resolved approved an interim dividend from of operating results of the Company for the period from 1 January 2014 to 30 June 2014 at the rate of Baht 0.02 per share totalling Baht 32 million and will be paid to shareholders on 10 September 2014.

35 Thai Financial Reporting Standards (TFRS) net yet adopted

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

	TFRS	Topic	Year effective
IFRS 4		Insurance Contracts	2016

Management expects to adopt and apply this new interpretations in accordance with the FAP's announcement and has made a preliminary assessment of the potential impact on the Group/ Company's financial statements of these new interpretations.