

**Boutique Corporation Public Company Limited
and its Subsidiaries**

Interim financial statements
for the three-month and six-month periods ended
30 June 2018

and

Independent auditor's report on review of
interim financial information



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Independent Auditor's Report on Review of Interim Financial Information

To the Board of Directors of Boutique Corporation Public Company Limited

I have reviewed the accompanying consolidated and separate statements of financial position of Boutique Corporation Public Company Limited and its subsidiaries, and of Boutique Corporation Public Company Limited, respectively, as at 30 June 2018; the consolidated and separate statements of comprehensive income for the three-month and six-month periods ended 30 June 2018, and the consolidated and separate statements of changes in (deficit in) equity and cash flows for the six-month period ended 30 June 2018; and condensed notes ("interim financial information"). Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of Review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard 34, "Interim Financial Reporting".

(Veerachai Ratanajaratkul)
Certified Public Accountant
Registration No. 4323

KPMG Phoomchai Audit Ltd.
Bangkok
14 August 2018

Boutique Corporation Public Company Limited and its Subsidiaries

Statement of financial position

	Note	Consolidated financial statements		Separate financial statements	
		30 June 2018 (Unaudited)	31 December 2017	30 June 2018 (Unaudited)	31 December 2017
<i>(in thousand Baht)</i>					
Assets					
Current assets					
Cash and cash equivalents		318,623	282,996	56,594	64,482
Trade accounts receivable	4, 5	22,339	48,336	30,950	45,881
Other receivables	4	30,281	48,799	1,719	31,113
Inventories		1,253	1,109	-	-
Non-current assets classified as held for sale	3	-	652,351	-	-
Other current assets		10,461	12,139	4,264	4,182
Total current assets		382,957	1,045,730	93,527	145,658
Non-current assets					
Deposit pledged as collateral	9	3,103	3,152	3,000	3,042
Investments in joint ventures	6	126,586	124,820	-	-
Investments in subsidiaries	7	-	-	256,984	188,371
Long-term loans to related parties	4	53,703	53,703	310,696	336,668
Interest receivable from related parties	4	11,369	10,160	75,003	73,204
Property, plant and equipment	8, 9	1,756,226	1,627,202	5,671	6,989
Intangible assets		3,301	3,318	1,550	1,657
Prepaid rental expenses	9, 16	294,713	239,424	-	-
Deferred tax assets		9,915	12,135	2,248	3,226
Deposit for land	16	35,000	9,200	35,000	9,200
Other non-current assets		28,939	3,203	571	637
Total non-current assets		2,322,855	2,086,317	690,723	622,994
Total assets		2,705,812	3,132,047	784,250	768,652

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

Boutique Corporation Public Company Limited and its Subsidiaries

Statement of financial position

	Note	Consolidated financial statements		Separate financial statements	
		30 June 2018 (Unaudited)	31 December 2017	30 June 2018 (Unaudited)	31 December 2017
<i>(in thousand Baht)</i>					
Liabilities and equity					
<i>Current liabilities</i>					
Bank overdrafts and short-term					
loans from banks	9	8,992	9,408	-	-
Trade accounts payable		4,937	3,508	-	-
Construction payables		86,532	77,380	-	-
Other payables	4	44,875	45,218	52,585	21,936
Current portion of long-term					
loans from banks	9	41,152	28,131	-	-
Current portion of loans from other parties	9	-	169,724	-	-
Current portion of interest payable to other parties		-	26,044	-	-
Current portion of finance lease liabilities	9	838	808	461	447
Debentures	9	103,946	102,720	103,946	102,720
Interest payable on debentures		585	593	585	593
Current tax payable		6,033	6,381	6,033	-
Liabilities included in non-current assets					
classified as held for sale	3	-	499,237	-	-
Other current liabilities		22,311	12,894	4,823	4,626
Total current liabilities		320,201	982,046	168,433	130,322
<i>Non-current liabilities</i>					
Long-term loans from banks	9	1,114,247	1,030,835	-	-
Long-term loans from related parties	4, 9	-	-	216,165	216,165
Long-term loans from other parties	9	466,176	425,996	-	-
Interest payable to related parties	4	-	-	18,773	14,386
Interest payable to other parties		87,283	76,338	-	-
Finance lease liabilities	9	1,923	2,350	1,227	1,461
Defined benefit obligations		13,113	17,588	9,629	14,521
Deferred tax liabilities		96,022	93,749	-	-
Obligation in respect to losses					
of joint ventures	6	11,525	8,204	-	-
Other non-current liabilities		33,337	32,269	-	4,195
Total non-current liabilities		1,823,626	1,687,329	245,794	250,728
Total liabilities		2,143,827	2,669,375	414,227	381,050

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

Boutique Corporation Public Company Limited and its Subsidiaries

Statement of financial position

	Note	Consolidated financial statements		Separate financial statements	
		30 June 2018 (Unaudited)	31 December 2017	30 June 2018 (Unaudited)	31 December 2017
<i>(in thousand Baht)</i>					
Liabilities and equity					
<i>Equity</i>					
Share capital:	10				
Authorized share capital		507,000	507,000	507,000	507,000
Issued and paid share capital		340,000	340,000	340,000	340,000
Share premium on sale of share in subsidiary		78,942	77,889	-	-
Retained earnings (Deficit)					
Appropriated					
Legal reserve		2,760	2,760	2,760	2,760
Unappropriated retained earnings (Deficit)		(239,413)	(229,881)	34,870	52,449
Difference on business combination under common control		(86,314)	(90,341)	-	-
Other components of shareholders' equity		416,537	439,416	(7,607)	(7,607)
Equity attributable to owners of the parent		512,512	539,843	370,023	387,602
Non-controlling interests		49,473	(77,171)	-	-
Total equity		561,985	462,672	370,023	387,602
Total liabilities and equity		2,705,812	3,132,047	784,250	768,652

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

Boutique Corporation Public Company Limited and its Subsidiaries
Statement of comprehensive income (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		Three - month period ended 30 June		Three - month period ended 30 June	
		2018	2017	2018	2017
<i>(in thousand Baht)</i>					
Revenues					
Revenue from hotel operation and community mall		42,433	40,070	-	-
Management income	4	4,233	8,215	27,629	26,182
Dividends income	4	-	-	-	5,236
Origination fee		34,208	3,547	34,208	3,547
Interest income	4	1,031	1,018	3,824	4,339
Other income	4	198	924	46	1,209
Total revenues		82,103	53,774	65,707	40,513
Expenses					
Cost of hotel operation and community mall	4	19,877	23,420	-	-
Cost of rendering of services	4	1,476	3,311	36,242	32,892
Depreciation and amortisation		13,547	9,439	641	642
Loss on revaluation of land		-	2,299	-	-
Distribution costs		4,703	4,377	164	331
Administrative expenses	4	57,816	52,684	14,749	13,697
Finance costs	4	22,315	21,013	5,313	3,070
Total expenses		119,734	116,543	57,109	50,632
Share of loss of joint ventures		(1,615)	(8,591)	-	-
Profit (loss) before income tax		(39,246)	(71,360)	8,598	(10,119)
Tax income (expense)		(4,672)	808	(1,912)	1,790
Profit (loss) for the period		(43,918)	(70,552)	6,686	(8,329)

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

Boutique Corporation Public Company Limited and its Subsidiaries
Statement of comprehensive income (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		Three - month period ended 30 June		Three - month period ended 30 June	
		2018	2017	2018	2017
<i>(in thousand Baht)</i>					
Other comprehensive income					
<i>Components of other comprehensive income that will not be reclassified to profit or loss</i>					
Gains on revaluation of land of subsidiaries	-	569,489	-	-	-
Share of other comprehensive income of joint ventures	-	187,311	-	-	-
Income tax relating to components of other comprehensive income that will not be reclassified to profit or loss	-	(113,897)	-	-	-
Total components of other comprehensive income that will not be reclassified to profit or loss	-	642,903	-	-	-
Total comprehensive income (loss) for the period		(43,918)	572,351	6,686	(8,329)
Profit (loss) attributable to:					
Owners of the parent		(14,671)	(42,927)	6,686	(8,329)
Non-controlling interests		(29,247)	(27,625)	-	-
Profit (loss) for the period		(43,918)	(70,552)	6,686	(8,329)
Total comprehensive income (loss) attributable to:					
Owners of the parent		(14,671)	403,975	6,686	(8,329)
Non-controlling interests		(29,247)	168,376	-	-
Total comprehensive income (loss) for the period		(43,918)	572,351	6,686	(8,329)
Basic earnings (loss) per share (in Baht)					
Basic earnings profit (loss) per share	13	(0.04)	(0.13)	0.02	(0.02)

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

Boutique Corporation Public Company Limited and its Subsidiaries
Statement of comprehensive income (Unaudited)

	Note	Consolidated financial statements		Separate financial statements	
		Six - month period ended		Six - month period ended	
		30 June		30 June	
		2018	2017	2018	2017
<i>(in thousand Baht)</i>					
Revenues					
Revenue from hotel operation and community mall		128,617	107,117	-	-
Management income	4	8,466	18,307	55,287	55,488
Exit and termination fee	4	7,241	-	13,421	21,448
Gain on sales of investment in indirect subsidiaries	3	273,431	230,920	-	-
Dividends income	4, 7	-	-	44,070	65,820
Origination fee		34,208	3,547	34,208	3,547
Interest income	4	1,703	1,723	7,922	8,979
Other income	4	11,806	2,191	205	1,774
Total revenues		465,472	363,805	155,113	157,056
Expenses					
Cost of hotel operation and community mall	4	51,557	51,529	-	-
Cost of rendering of services	4	2,951	6,622	72,008	64,462
Depreciation and amortisation		26,708	25,613	1,280	1,240
Loss on revaluation of land		-	2,299	-	-
Distribution costs		11,126	10,376	164	668
Administrative expenses	4	118,162	107,393	29,307	26,758
Finance costs	4	50,369	43,100	10,569	7,057
Total expenses		260,873	246,932	113,328	100,185
Share of loss of joint ventures	6	(1,684)	(6,341)	-	-
Profit before income tax		202,915	110,532	41,785	56,871
Tax income (expense)	12	(12,030)	(14,395)	(8,364)	5
Profit for the period		190,885	96,137	33,421	56,876

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

Boutique Corporation Public Company Limited and its Subsidiaries
Statement of comprehensive income (Unaudited)

	Note	Consolidated financial statements		Separate financial statements	
		Six - month period ended 30 June		Six - month period ended 30 June	
		2018	2017	2018	2017
<i>(in thousand Baht)</i>					
Other comprehensive income					
<i>Components of other comprehensive income that will not be reclassified to profit or loss</i>					
Gains on revaluation of land of subsidiaries		-	569,489	-	-
Share of other comprehensive income of joint ventures	6	-	187,311	-	-
Income tax relating to components of other comprehensive income that will not be reclassified to profit or loss		-	(113,897)	-	-
Total components of other comprehensive income that will not be reclassified to profit or loss		-	642,903	-	-
Total comprehensive income for the period		190,885	739,040	33,421	56,876
Profit attributable to:					
Owners of the parent		22,616	67,750	33,421	56,876
Non-controlling interests		168,269	28,387	-	-
Profit for the period		190,885	96,137	33,421	56,876
Total comprehensive income attributable to:					
Owners of the parent		22,616	514,652	33,421	56,876
Non-controlling interests		168,269	224,388	-	-
Total comprehensive income for the period		190,885	739,040	33,421	56,876
Basic earnings per share (in Baht)					
Basic earnings per share	13	0.07	0.20	0.10	0.17

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

Boutique Corporation Public Company Limited and its Subsidiaries
Statement of changes in (deficit in) equity (Unaudited)

	Consolidated financial statements										
	Other components of shareholders' equity					Differences of					
	Issued and paid-up share capital	Premium on sale of share in subsidiaries	Deficit	Losses on remeasurements of defined benefit plan	Revaluation of land of subsidiaries	Share of other comprehensive income of joint ventures	Total other components of equity	business combination under common control	Equity attributable to owners of the parent	Non-controlling interests	Total shareholders' (deficit in) equity
Six - month period ended 30 June 2017	340,000	57,822	(226,508)	(8,835)	-	213	(8,622)	(144,951)	17,741	(289,734)	(271,993)
Balance at 1 January 2017											
Realised differences amount on business combination under common control from sales of subsidiary	-	-	(54,610)	-	-	-	-	54,610	-	-	-
Transactions with owners, recorded directly in equity											
<i>Changes in ownership interests in subsidiaries</i>											
Dividend paid to non-controlling interests of the subsidiaries	-	-	-	-	-	-	-	-	-	(36,052)	(36,052)
<i>Total changes in ownership interests in subsidiaries</i>	-	-	-	-	-	-	-	-	-	(36,052)	(36,052)
Comprehensive income for the period											
Profit	-	-	67,750	-	-	-	-	-	67,750	28,387	96,137
Other comprehensive income	-	-	-	-	351,373	95,529	446,902	-	446,902	196,001	642,903
Total comprehensive income for the period	-	-	67,750	-	351,373	95,529	446,902	-	514,652	224,388	739,040
Balance at 30 June 2017	340,000	57,822	(213,368)	(8,835)	351,373	95,742	438,280	(90,341)	532,393	(101,398)	430,995

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

Boutique Corporation Public Company Limited and its Subsidiaries
Statement of changes in (deficit in) equity (Unaudited)

	Consolidated financial statements											
	Retained earnings / (Deficit)					Other components equity						
	Issued and paid-up share capital	Premium on sale of share in subsidiaries	Legal reserve	Deficit	Losses on re-measurements of defined benefit plan	Revaluation of land of subsidiaries (in thousand Baht)	Share of other comprehensive income of joint ventures	Total other components of equity	Differences of business combination under common control	Equity attributable to owners of the parent	Non-controlling interests	Total equity
Six - month period ended 30 June 2018	340,000	77,889	2,760	(229,881)	(7,704)	351,373	95,747	439,416	(90,341)	539,843	(77,171)	462,672
Balance at 1 January 2018	-	-	-	18,852	-	(22,879)	-	(22,879)	4,027	-	-	-
Realised differences amount on business combination under common control from sales of subsidiary	3	-	-	18,852	-	(22,879)	-	(22,879)	4,027	-	-	-
Transactions with owners, recorded directly in equity												
Contribution by and distributions to owners of the parent	14	-	-	(51,000)	-	-	-	-	-	(51,000)	-	(51,000)
Dividends	-	-	-	(51,000)	-	-	-	-	-	(51,000)	-	(51,000)
Total contribution by and distributions to owners of the parent												
Changes in ownership interests in subsidiaries												
Disposal of non-controlling interests without change in control	7	1,053	-	-	-	-	-	-	-	1,053	123,655	124,708
Dividend paid to non-controlling interests of the subsidiaries	-	-	-	-	-	-	-	-	-	-	(165,280)	(165,280)
Total changes in ownership interests in subsidiaries		1,053	-	-	-	-	-	-	-	1,053	(41,625)	(40,572)
Comprehensive income for the period												
Profit	-	-	-	22,616	-	-	-	-	-	22,616	168,269	190,885
Total comprehensive income for the period				22,616	-	-	-	-	-	22,616	168,269	190,885
Balance at 30 June 2018	340,000	78,942	2,760	(239,413)	(7,704)	328,494	95,747	416,537	(86,314)	512,512	49,473	561,985

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

Boutique Corporation Public Company Limited and its Subsidiaries
Statement of changes in equity (Unaudited)

	Separate financial statements				Total shareholders' equity
	Issued and paid-up share capital	Unappropriated retained earnings (Deficit)	Losses on remeasurements of defined benefit plan		
Six- month period ended 30 June 2017					
Balance at 1 January 2017	340,000	(8,940)	(7,519)		323,541
Comprehensive income for the period					
Profit	-	56,876	-		56,876
Total comprehensive income for the period	-	56,876	-		56,876
Balance at 30 June 2017	340,000	47,936	(7,519)		380,417

(in thousand Baht)

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

Boutique Corporation Public Company Limited and its Subsidiaries
Statement of changes in equity (Unaudited)

	Separate financial statements				
	Retained earnings	Legal reserve	Unappropriated retained earnings	Losses on remeasurements of defined benefit plan	Total shareholders' equity
	<i>(in thousand Baht)</i>				
Six-month period ended 30 June 2018					
Balance at 1 January 2018	340,000	2,760	52,449	(7,607)	387,602
Transactions with owners, recorded directly in equity					
Contribution by and distributions to owners	-	-	(51,000)	-	(51,000)
Dividends	-	-	(51,000)	-	(51,000)
Total contribution by and distributions to owners					
Comprehensive income for the period			33,421	-	33,421
Profit			33,421	-	33,421
Total comprehensive income for the period					
Balance at 30 June 2018	340,000	2,760	34,870	(7,607)	370,023

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

Boutique Corporation Public Company Limited and its Subsidiaries

Statement of cash flows (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		Six - month period ended 30 June		Six - month period ended 30 June	
		2018	2017	2018	2017
<i>(in thousand Baht)</i>					
<i>Cash flows from operating activities</i>					
Profit for the period		190,885	96,137	33,421	56,876
<i>Adjustments to reconcile profit (loss) to cash receipts (payments)</i>					
Tax expense (income)		12,030	14,395	8,364	(5)
Finance costs		50,369	43,100	10,569	7,057
Depreciation and amortisation		26,708	25,613	1,280	1,240
Loss on revaluation of land		-	2,299	-	-
Share of loss of joint ventures, net of tax		1,684	6,341	-	-
Loss on disposal of property, plant and equipment		182	2	187	-
Loss on disposal of prepaid rental expense		2	-	-	-
Interest income		(1,703)	(1,723)	(7,922)	(8,979)
Dividend income	7	-	-	(44,070)	(65,820)
Gain on sales of investment in indirect subsidiaries	3	(273,431)	(230,920)	-	-
		6,726	(44,756)	1,829	(9,631)
<i>Changes in operating assets and liabilities</i>					
Trade accounts receivable		19,401	(891)	14,930	(3,674)
Other receivables		(12,039)	11,750	188	(1,106)
Inventories		(143)	268	-	-
Other current assets		2,425	(16,544)	(82)	(84)
Deposit pledged as collateral		49	(6,209)	42	(12)
Other non-current assets		(25,635)	(5,577)	66	388
Trade accounts payable		824	95,220	-	-
Other payables		(16,369)	8,421	(2,946)	4,671
Employee benefit obligations		(4,475)	1,382	(4,892)	1,042
Other current liabilities		9,808	(5,235)	197	578
Other non-current liabilities		(9,580)	7,245	(4,195)	-
Net cash generated from (used in) operating		(29,008)	45,074	5,137	(7,828)
Taxes paid		(9,416)	(9,504)	(1,352)	(1,893)
Net cash from (used in) operating activities		(38,424)	35,570	3,785	(9,721)

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

Boutique Corporation Public Company Limited and its Subsidiaries

Statement of cash flows (Unaudited)

	Note	Consolidated		Separate	
		financial statements		financial statements	
		Six - month period ended		Six - month period ended	
		30 June		30 June	
		2018	2017	2018	2017
		<i>(in thousand Baht)</i>			
<i>Cash flows from investing activities</i>					
Net proceed from sales of investment in subsidiaries	3	918,775	438,051	32,206	200
Selling expenses paid on sale of investment in subsidiaries	3	(20,467)	(17,282)	-	-
Acquisition of investment in subsidiaries		-	-	(38,018)	(600)
Proceed from disposal of equipment		9	2	-	-
Acquisition of property, plant and equipment		(140,551)	(466,719)	(42)	(1,546)
Net proceed from (paid for) deposit of land		(35,000)	-	(25,800)	30,000
Acquisition of intangible assets		(183)	(729)	-	-
Increase of prepaid rental expense		(67,111)	(85,957)	-	-
Proceed from repayment of long-term loans to related parties		-	-	36,793	78,039
Increase in long-term loan to related parties		-	-	(10,822)	(81,522)
Dividend received		-	-	44,070	65,820
Interest received		364	335	6,124	17,898
Net cash from (used in) investing activities		655,836	(132,299)	44,511	108,289
<i>Cash flows from financing activities</i>					
Proceed (repayment) from bank overdrafts and short-term loan from financial institutions		(4,649)	(2,781)	-	46
Finance lease payments		(493)	(560)	(271)	(271)
Proceeds from loans from financial institutions		107,063	327,177	-	-
Repayment of loans from financial institutions		(434,315)	(165,392)	-	-
Proceeds from loans from related parties		-	30,000	-	30,000
Repayment of loans from related parties		-	(76,809)	-	(88,309)
Proceeds from loan from other parties		5,729	146,321	-	-
Repayment of loan from other parties		(135,274)	(36,331)	-	-
Cash received on issuance of shares to non-controlling interest		153,913	-	-	-
Dividends paid to owners of the Company		(51,000)	-	(51,000)	-
Dividends paid to non-controlling interests		(165,280)	(36,052)	-	-
Interest paid		(62,999)	(36,866)	(4,913)	(5,933)
Net cash from (used in) financing activities		(587,305)	148,707	(56,184)	(64,467)
Net increase (decrease) in cash and cash equivalents		30,107	51,978	(7,888)	34,101
Cash and cash equivalents at beginning of period		282,996	220,355	64,482	1,512
Cash and cash equivalents classified as held for sale		5,520	-	-	-
Cash and cash equivalents at ending of period		318,623	272,333	56,594	35,613
<i>Non-cash transaction</i>					
Payable on purchase of property, plant and equipment		86,532	127,527	-	-
Payable on investment in subsidiaries		-	-	33,727	132

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

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Notes to the interim financial statements
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These notes form an integral part of the interim financial statements.

The financial statements issued for Thai statutory and regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements, and were approved and authorised for issue by the Board of Directors on 14 August 2018.

1 General information

Corporate information

Boutique Corporation Public Company Limited, the “Company”, is incorporated in Thailand and has its registered office at 170/67, 21st floor, Ocean Tower 1, Soi Sukhumvit 16 (Sammitr), Ratchadapisek Road, Klongtoey, Klongtoey, Bangkok.

The Company was incorporated as a limited company in Thailand on 13 February 2007, and changed its status to a public limited company on 27 May 2016.

The Company’s major shareholders during the financial period were B Corporation Holdings Ltd., which is incorporated in Thailand (38% shareholding), and Element Capital Mauritius Ltd., which is incorporated in Republic of Mauritius (24% shareholding).

The ultimate shareholder during the financial period was Thakral family.

The principal business of the Group is engaged in real estate development, ranging from serviced residences, hotel operations, community mall, sale of real estate projects and real estate investment management services.

2 Basis of preparation of the interim financial statements

(a) Statement of compliance

The interim financial statements are prepared on a condensed basis in accordance with Thai Accounting Standard (TAS) No. 34 (revised 2017) *Interim Financial Reporting*; guidelines promulgated by the Federation of Accounting Professions (FAP).

The interim financial statements are prepared to provide an update on the financial statements for the year ended 31 December 2017. They 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 for the year ended 31 December 2017.

The 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 2017 except that the Group has adopted all the new and revised TFRS that are effective for annual periods beginning on or after 1 January 2018. The adoption of these new and revised TFRS did not have any material effect on the accounting policies, methods of computation, financial performance or position of the Group.

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In addition to the above new and revised TFRS, The FAP has issued TFRS 15 *Revenue from Contracts with Customers* which is effective for annual periods beginning on or after 1 January 2019. The Group has not early adopted this standard in preparing these interim financial statements.

TFRS 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. Revenue should be recognised when (or as) an entity transfers control over goods or services to a customer, measured at the amount to which the entity expects to be entitled. It replaces existing revenue recognition standards as follows:

- TAS 11 (revised 2017) *Construction Contracts*,
- TAS 18 (revised 2017) *Revenue*,
- TSIC 31 (revised 2017) *Revenue-Barter Transactions Involving Advertising Services*,
- TFRIC 13 (revised 2017) *Customer Loyalty Programmes*,
- TFRIC 15 (revised 2017) *Agreements for the Construction of Real Estate*, and
- TFRIC 18 (revised 2017) *Transfers of Assets from Customers*.

Management is presently considering the potential impact of adopting and initially applying TFRS 15 on the consolidated and separate financial statements.

(b) Functional and presentation currency

The interim financial statements are presented in Thai Baht, which is the Company's functional currency. All financial information presented in Thai Baht has been rounded to the nearest thousand unless otherwise stated.

(c) Use of judgements and estimates

The preparation of interim financial statements in conformity with TFRS requires management to make judgements, 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 judgements made by management in applying the Group'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 2017.

Measurement of fair values

The Group has an established control framework with respect to the measurement of fair values. This includes a valuation team that has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values, and reports directly to the CFO.

The valuation team regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the valuation team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of TFRS, including the level in the fair value hierarchy in which such valuations should be classified.

Significant valuation issues are reported to the Group Audit Committee.

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When measuring the fair value of an asset or a liability, the Group/Company uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- *Level 1*: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- *Level 2*: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
- *Level 3*: inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

3 Disposal of investment in indirect subsidiaries

On 27 December 2017, BT Phuket Holdings Ltd., indirect subsidiary held through Square Root Phuket Investment Ltd., entered into an agreement to sell all ordinary shares of HPP Mauritius Ltd. (“SPV”), indirect subsidiary held through Square Root Phuket Investment Ltd. which will hold Boutique Phuket 4 Co., Ltd., indirect subsidiary currently held through Boutique Phuket Ltd. and BT Phuket Ltd., which is business within the hotel business and serviced apartment segment. As a result, the Group classified the total assets and liabilities of the group of subsidiaries to non-current assets classified as held for sale in 2017.

In February 2018, BT Phuket Holdings Ltd., indirect subsidiary held through Square Root Phuket Investment Ltd., sold its 100% shareholdings of HPP Mauritius Ltd. (“SPV”) which held 100% shareholdings of Boutique Phuket 4 Co., Ltd. (“BPK4”), which is the owner of the Hyatt Place Phuket hotel amounting to Baht 923 million to Amchase Phuket HP PTE Ltd., incorporated in Singapore. The Group has already received the consideration paid amount in full. The carrying amount of SPV’s and BPK4’s net assets in the Group’s financial statements was Baht 629 million and selling expenses were Baht 21 million. The Group recognised a gain on sale of Baht 273 million, which is included in gain on sale of investment in indirect subsidiaries in the consolidated statement of income based on principle activities of Build, Operate and Sell (BOS) of property projects as follows:

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	<i>(in million Baht)</i>
Consideration received	923
Less Cost of investment	
Cash and cash equivalent	4
Trade accounts receivable	11
Other receivables	2
Other current assets	2
Property, plant, and equipment	640
Intangible assets	1
Other non-current assets	1
Long-term loans	(449)
Trade accounts payables	(3)
Other payables	(6)
Other current liabilities	(1)
Deferred tax liabilities	(22)
Less Loan and interest repayment to financial institution and related party by the buyers on behalf of Boutique Phuket 4 Ltd.	449
Total carrying amounts of the interest in indirect subsidiaries	629
Selling expenses	
- Brokerage fee	(19)
- Others	(2)
Gain on disposal of investment	273

Net proceed from sales of investment in subsidiaries in the consolidated statement of cash flows was as follows:

	<i>(in million Baht)</i>
Consideration received	923
Cash and cash equivalent as at the disposal date	(4)
Net proceed from sales of investment in subsidiaries	919

4 Related parties

For the purposes of these financial statements, parties are considered to be related to the Group if the Group 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 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 subsidiaries and joint ventures are described in notes 6 and 7, relationship with key management and other related parties were as follows:

Name of entities	Country of incorporation/ nationality	Nature of relationships
Mr. Prabsharan Singh Thakral	Thai	Shareholder, Director and key managerial person
Mr. Manmohan Singh Thakral	Thai	Director and close member of key managerial person's family
Ms. Rasmi Thakral	Thai	Shareholder and close member of key managerial person's family
Ms. Raisa Thakral	Thai	Shareholder and close member of key managerial person's family
Ms. Suraiya Narula	Thai	Shareholder and close member of key managerial person's family
Ms. Sophie Marie Huynh	Thai	Director and consultant
Mr. Utpalendu Gupta	Thai	Director and consultant
Mr. Richard Peter Neville	Thai	Director and consultant
B Corporation Holdings Ltd.	Thailand	Major shareholder and common directors
Element Capital Mauritius Limited	Republic of Mauritius	Major shareholder and common directors
Zenith Holding Mauritius Limited	Republic of Mauritius	Shareholder and common directors
Elevhold Pte. Ltd.	Singapore	Shareholder and common directors
Square Root 49 Investments Ltd.	Republic of Mauritius	Common directors
BL 4 Ltd.	Thailand	Common directors
BQ Development Ltd.	Thailand	Common directors
B North 2 Ltd.	Thailand	Common directors
B North 3 Ltd.	Thailand	Common directors
Bangkok Post Public Company Limited	Thailand	Common directors
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 (whether executive or otherwise) of the Group.

The pricing policies for transactions with related parties are explained further below:

Transactions	Pricing policies
Management income	Contractual price
Dividend income	Right to receive dividend
Dividend paid	Shareholding portion
Interest income	MLR -1% to 1.5% per annum
Exit fee income	3% of sales price
Termination fee income	Contractual price
Other income	Cost of expense reimbursement
Consultancy fees	Contractual price
Interest expense	MLR -1% per annum
Other expenses	Cost of expense reimbursement/contractual price

Boutique Corporation Public Company Limited and its Subsidiaries

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For the three-month and six-month periods ended 30 June 2018 (Unaudited)

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

<i>Three-month period ended 30 June</i>	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
Subsidiaries				
Management income	-	-	23,396	17,966
Dividend income	-	-	-	5,236
Interest income	-	-	3,811	4,331
Other income	-	-	-	879
Interest expenses	-	-	2,709	2,865
Other expenses	-	-	20	-
Joint ventures				
Management income	4,233	4,422	4,233	4,422
Interest income	673	689	-	-
Directors				
Dividend paid	5,610	75	5,610	-
Directors' remuneration	950	950	950	950
Consultancy fees	750	915	750	915
Interest expenses	-	157	-	157
Key management personnel compensation				
Short-term employee benefits	20,119	16,209	20,119	16,209
Post-employment benefits	825	225	825	225
Total Key management personnel compensation	20,944	16,434	20,944	16,434
Other related parties				
Management income	-	1,350	-	1,350
Dividend paid	13,770	-	13,770	-
Cost of services	12	-	-	-

<i>Six-month period ended 30 June</i>	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
Subsidiaries				
Dividend income	-	-	44,070	65,820
Interest income	-	-	7,903	8,966
Exit fee income	-	-	-	13,388
Termination fee income	-	-	6,180	8,060
Other income	-	-	-	1,417
Interest expenses	-	-	5,387	5,812
Other expenses	-	-	20	816

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<i>Six-month period ended 30 June</i>	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
Joint ventures				
Management income	8,466	8,844	8,466	8,844
Interest income	1,338	1,388	-	-
Directors				
Dividend paid	5,610	396	5,610	-
Directors' remuneration	1,900	1,900	1,900	1,900
Consultancy fees	900	1,778	900	1,478
Interest expenses	-	1,147	-	1,147
Key management personnel compensation				
Short-term employee benefits	39,466	31,428	39,466	31,728
Post-employment benefits	1,650	450	1,650	450
Total Key management personnel compensation	41,116	31,878	41,116	32,178
Other related parties				
Management income	-	3,703	-	3,703
Dividend paid	13,770	-	13,770	-
Cost of services	25	-	-	-
Other expenses	12	-	12	-

Balances of receivables as at 30 June 2018 and 31 December 2017 with related parties were as follows:

	Consolidated financial statements		Separate financial statements	
	30 June 2018	31 December 2017	30 June 2018	31 December 2017
	<i>(in thousand Baht)</i>			
Trade accounts receivable from related parties				
Subsidiaries	-	-	24,072	11,914
Total	-	-	24,072	11,914
Other receivables from related parties				
Subsidiaries	-	-	-	813
Total	-	-	-	813

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<i>Loans to related parties</i>	Interest rate		Consolidated		Separate	
			financial statements		financial statements	
			30 June 2018	31 December 2017	30 June 2018	31 December 2017
	2018	2017	(in thousand Baht)			
	(% per annum)					
Long-term loans						
Subsidiaries	MLR-1 to 1.5		-	-	310,696	336,668
Joint ventures	MLR-1		53,703	53,703	-	-
Total			<u>53,703</u>	<u>53,703</u>	<u>310,696</u>	<u>336,668</u>
Interest receivables						
Subsidiaries			-	-	75,003	73,204
Joint ventures			12,913	11,575	-	-
			<u>12,913</u>	<u>11,575</u>	<u>75,003</u>	<u>73,204</u>
Less negative equity from investment in joint ventures			(1,544)	(1,415)	-	-
Interest receivable from related parties, net			<u>11,369</u>	<u>10,160</u>	<u>75,003</u>	<u>73,204</u>

Movements during the six-month period ended 30 June of loans to related parties were as follows:

<i>Long-term loans to related parties</i>	Consolidated		Separate	
	financial statements		financial statements	
	2018	2017	2018	2017
	(in thousand Baht)			
Subsidiaries				
At 1 January	-	-	336,668	381,279
Increase	-	-	10,822	81,522
Decrease	-	-	(36,794)	(78,039)
At 30 June	<u>-</u>	<u>-</u>	<u>310,696</u>	<u>384,762</u>
Joint ventures				
At 1 January	53,703	53,703	-	-
Increase	-	-	-	-
At 30 June	<u>53,703</u>	<u>53,703</u>	<u>-</u>	<u>-</u>
Total long-term loans to related parties				
At 1 January	53,703	53,703	336,668	381,279
Increase	-	-	10,822	81,522
Decrease	-	-	(36,794)	(78,039)
At 30 June	<u>53,703</u>	<u>53,703</u>	<u>310,696</u>	<u>384,762</u>

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Balance of payables as at 30 June 2018 and 31 December 2017 with related parties were as follows:

<i>Other payables - related parties</i>	Consolidated		Separate	
	financial statements		financial statements	
	30	31	30	31
	June	December	June	December
	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
Subsidiaries	-	-	33,727	132
Director	950	950	950	950
Other related parties	4	145	-	-
Total	954	1,095	34,677	1,082

<i>Long-term loans</i>	Interest rate		Consolidated		Separate	
			financial statements		financial statements	
	2018	2017	30	31	30	31
			June	December	June	December
			2018	2017	2018	2017
	<i>(% per annum)</i>		<i>(in thousand Baht)</i>			
Subsidiaries	MLR-1		-	-	216,165	216,165
Total			-	-	216,165	216,165

<i>Interest payable</i>						
Subsidiaries			-	-	18,773	14,386
Total			-	-	18,773	14,386

Movements during the six-month periods ended 30 June of loans from related parties were as follows:

<i>Loan from related parties</i>	Consolidated		Separate	
	financial statements		financial statements	
	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
Subsidiaries				
At 1 January	-	-	216,165	227,665
Decrease	-	-	-	(11,500)
At 30 June	-	-	216,165	216,165
Director				
At 1 January	-	76,809	-	76,809
Increase	-	30,000	-	30,000
Decrease	-	(76,809)	-	(76,809)
At 30 June	-	30,000	-	30,000
Total long-term loans from related parties				
At 1 January	-	76,809	216,165	304,474
Increase	-	30,000	-	30,000
Decrease	-	(76,809)	-	(88,309)
At 30 June	-	30,000	216,165	246,165

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Long-term loans from related parties

Principal and related interests are payable on demand with at least 30 days' notice.

Long-term loans from subsidiaries and shareholder of subsidiaries are loans which condition are to repay at call. Long-term loans from subsidiaries and shareholder of subsidiaries are classified as long-term liabilities because both parties currently no intention to require the borrower to repay any liability due to the lender within 12 months after the end of period based on shareholder agreements.

For Prakhanong and Chiang Mai projects, principal and related interests shall be repaid in whole or in part when exit of the investment, as condition that stipulated in agreement.

Management agreements

The Company entered into management agreements in 2015 with related parties whereby the Company will provide services in relation to asset management and administrative works. The agreement is for an indefinite term with a fee charged at stipulated condition.

Financial support and guarantee (Note 9 and 17).

5 Trade accounts receivable

	<i>Note</i>	Consolidated financial statements		Separate financial statements	
		30 June 2018	31 December 2017	30 June 2018	31 December 2017
		<i>(in thousand Baht)</i>			
Related parties	4	-	-	24,072	11,914
Other parties		22,339	48,336	6,878	33,967
Total		22,339	48,336	30,950	45,881

Aging analyses for trade accounts receivable were as follows:

	Consolidated financial statements		Separate financial statements	
	30 June 2018	31 December 2017	30 June 2018	31 December 2017
	<i>(in thousand Baht)</i>			
Related parties				
Within credit terms	-	-	-	2,000
Overdue:				
Less than 3 months	-	-	8,156	1,686
3-6 months	-	-	10,296	1,686
6-12 months	-	-	3,372	3,371
Over 12 months	-	-	2,248	3,171
	<u>-</u>	<u>-</u>	<u>24,072</u>	<u>11,914</u>

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	Consolidated financial statements		Separate financial statements	
	30 June 2018	31 December 2017	30 June 2018	31 December 2017
	<i>(in thousand Baht)</i>			
Other parties				
Within credit terms	14,963	14,199	-	-
Overdue:				
Less than 3 months	7,375	34,121	6,878	33,967
3-6 months	1	16	-	-
	<u>22,339</u>	<u>48,336</u>	<u>6,878</u>	<u>33,967</u>
Total	<u>22,339</u>	<u>48,336</u>	<u>30,950</u>	<u>45,881</u>

The normal credit term granted by the Group ranges from 15 days to 30 days.

6 Investments in joint ventures

<i>Six-month period ended 30 June</i>	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
At 1 January	124,820	18,887	-	-
Share of net loss of joint ventures	(1,684)	(6,341)	-	-
Share of other comprehensive income from land revaluation	-	187,311	-	-
Set up (reverse) obligation in respect to losses of joint ventures	3,321	(53,638)	-	-
Set up (reverse) provision for loans to and interest receivable from joint ventures	129	(18,787)	-	-
At 30 June	<u>126,586</u>	<u>127,432</u>	<u>-</u>	<u>-</u>

During the six-month period ended 30 June 2018, there were no acquisitions and disposals of investments in joint ventures.

The Group has recognised gains (losses) of joint ventures in Boutique Land Ltd. and Boutique Boulevard Ltd. relating to certain investments accounted for using the equity method where its share of losses exceeds the carrying amount of the investment due to loan guarantee under loan agreements.

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Investments in joint ventures as at 30 June 2018 and 31 December 2017 were as follows:

		Consolidated financial statements							
Type of business	Country of incorporation	Ownership interest		Paid-up capital		Cost method		Equity method	
		30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017
(in thousand Baht)									
Citadines Project									
<i>Indirect investments in joint ventures</i>									
Boutique Land Ltd.	Thailand	26.01	26.01	45,000	45,000	22,950	22,950	-	-
Boutique Boulevard Ltd.	Thailand	26.01	26.01	20,000	20,000	10,200	10,200	-	-
Boutique Realty Ltd.	Thailand	26.01	26.01	85,000	85,000	43,348	43,348	63,014	62,567
Boutique Asset Ltd.	Thailand	26.01	26.01	88,000	88,000	44,880	44,880	63,572	62,253
Total				121,378	121,378	121,378	121,378	126,586	124,820

Joint ventures are not publicly listed and consequently do not have published price quotations.

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7 Investments in subsidiaries

<i>Six-month period ended 30 June</i>	Separate financial statements	
	2018	2017
	<i>(in thousand Baht)</i>	
At 1 January	188,371	151,169
Acquisitions	71,613	600
Disposal of investments in subsidiaries	(3,000)	(200)
At 30 June	256,984	151,569

Details of acquisitions and disposals of investments in subsidiaries are as follows:

In 2018

Boutique Bangkok Sukhumvit 16-2 Ltd.

In January 2018, the Company established a new subsidiary, Boutique Bangkok Sukhumvit 16-2 Ltd., a company incorporated in Thailand, with registered ordinary share of 600,000 shares at par value of Baht 5 per share. In March 2018, the Company sold the investment in Boutique Bangkok Sukhumvit 16-2 Ltd. to Boutique Bangkok Sukhumvit 16-2 Holdings Ltd. at par value Baht 5 per share for 600,000 shares, amounting to Baht 3 million according to the Group's restructuring.

Boutique Bangkok Sukhumvit 16-2 Holdings 1 Ltd.

In March 2018, the Company made a new investment in 99.99% shareholdings of the issued and paid up capital on Boutique Bangkok Sukhumvit 16-2 Holdings 1 Ltd., a company incorporated in Thailand, at par value Baht 5 per share for 19,997 shares, amounting to Baht 99,985.

Later, in April 2018, the said subsidiary issued additional shares comprised of 1,152,000 ordinary shares at par value of Baht 5 per share and 10,548,000 preferred shares at par value of Baht 5 per share which the Company made investment in the said 577,721 ordinary shares and 5,379,480 preferred shares, total consideration of Baht 29,786,005. At the same time, non-controlling interest invested in the said subsidiary's 574,280 ordinary shares and 5,168,520 preferred shares. The consideration received amounting to Baht 28.71 million which made reducing its continuing interest in consolidated financial statements from 100% to 51%. After the additional paid-up, the Group still has control over the said subsidiary and indirect subsidiaries. Carrying amount of non-controlling interests after the additional paid-up amounting to Baht 27.66 million. The difference amount between the increase in the non-controlling interests and the consideration received had been recorded to premium on sale of share in subsidiaries amounting to Baht 1.05 million.

Summary effect from additional paid-up of Boutique Bangkok Sukhumvit 16-2 Holdings 1 Ltd. to consolidated financial statements is as follow:

	<i>(in million Baht)</i>
Consideration received	28.71
Less Carrying amount of non-controlling interest	(27.66)
Premium on sale of share in subsidiaries	1.05

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Boutique Bangkok Sukhumvit 36 Ltd.

In May 2018, the Company established a new subsidiary, Boutique Bangkok Sukhumvit 36 Ltd., a company incorporated in Thailand, with registered ordinary share of 1,000,000 shares at par value of Baht 5 per share, amounting to Baht 5 million.

Chiang Mai Holdings Mauritius 1 Ltd.

In May 2018, Chiang Mai Holdings Mauritius 1 Ltd. issued 129,720,000 ordinary shares, the Company made investment in the said 33,727,200 shares, for a consideration of Baht 33,727,200 which made its continuing interest in consolidated financial statements still remains 26%. The consideration was unpaid as at reporting date in full amount presented as part of other payables in separate financial statement.

Summary effect from additional paid-up of Chiang Mai Holdings Mauritius 1 Ltd. to consolidated financial statements is as follow:

	<i>(in million Baht)</i>
Consideration received	95.99
Less Carrying amount of non-controlling interest	(95.99)
Premium on sale of share in subsidiaries	<u><u>-</u></u>

In 2017

Boutique Chiang Mai Nimman 2 Ltd.

In March 2017, the Company made a new investment in 99.99% shareholdings of the issued and paid up capital on Boutique Chiang Mai Nimman 2 Ltd. (“BCM2”), a company incorporated in Thailand, for a consideration of Baht 99,985. In April 2017, the Company sold the investment in Boutique Chiang Mai Nimman 2 to Boutique Nimman Holdings Ltd. at par value Baht 5 per share for 19,997 shares, amounting to Baht 99,985 according to the group’s restructuring.

Boutique Chiang Mai Nimman 3 Ltd.

In March 2017, the Company made a new investment in 99.99% shareholdings of the issued and paid up capital on Boutique Chiang Mai Nimman 3 Ltd. (“BCM3”), a company incorporated in Thailand, for a consideration of Baht 99,985. In April 2017, the Company sold the investment in Boutique Chiang Mai Nimman 3 to Boutique Nimman Holdings Ltd. at par value Baht 5 per share for 19,997 shares, amounting to Baht 99,985 according to the group’s restructuring.

Boutique Nimman Holdings 1 Ltd.

In April 2017, the Company made a new investment in 99.99% shareholdings of the issued and paid up capital on Boutique Nimman Holdings 1 Ltd. (“BNMH1”), a company incorporated in Thailand, for a consideration of Baht 399,985 for 79,997 shares, at par value Baht 5 per share.

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Investments in subsidiaries as at 30 June 2018 and 31 December 2017, and dividend income from those investments for the six-month periods ended 30 June 2018 and 2017 were as follows:

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Company name	Type of business	Country of incorporation	Ownership interest		Paid-up capital		Cost		Impairment		At cost - net		Dividend income for six-month periods ended			
			30	31	30	31	30	31	30	31	30	31	30	30		
			June	December	June	December	June	December	June	December	June	December	June	December	June	June
			2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
Direct subsidiaries																
Boutique Serviced Apartments Ltd.	Hotel and serviced apartment	Thailand	100.00	100.00	138,000	138,000	138,000	138,000	-	-	138,000	138,000	-	-		
Boutique SA2 Ltd.	Dormant	Thailand	100.00	100.00	2,625	2,625	2,625	2,625	(2,625)	(2,625)	-	-	-	-		
Hyatt hotel, Villa1 and Villa2 Project																
<i>Indirect subsidiaries held through Boutique Phuket Ltd. and BT Phuket Ltd.</i>																
Boutique Phuket 2 Ltd.	Villa (under refurbishment)	Thailand	21.55	26.42	2,000	2,000	-	-	-	-	-	-	-	-		
Boutique Phuket 3 Ltd.	Villa (under refurbishment)	Thailand	21.55	26.42	2,000	2,000	-	-	-	-	-	-	-	-		
Boutique Phuket 4 Ltd.	Hotel	Thailand	-	26.42	-	141,000	-	-	-	-	-	-	-	-		
<i>Direct subsidiaries</i>																
Boutique Phuket Land Ltd.	Holding company	Thailand	100.00	100.00	10	10	10	10	-	-	10	10	-	-		
Square Root Phuket Investment Ltd.	Holding company	Republic of Mauritius	100.00	100.00	USD 100	USD 100	3	3	-	-	3	3	44,070	-		
<i>Indirect subsidiaries held through Boutique Phuket Land Ltd.</i>																
Boutique Phuket Holdings 3 Ltd.	Holding company	Thailand	65.00	65.00	10	10	-	-	-	-	-	-	-	-		
Boutique Phuket Holdings 2 Ltd.	Holding company	Thailand	33.15	33.15	10	10	-	-	-	-	-	-	-	-		
Boutique Phuket Holdings 1 Ltd.	Holding company	Thailand	21.55	21.55	10	10	-	-	-	-	-	-	-	-		
Boutique Phuket Holdings Ltd.	Holding company	Thailand	21.55	21.55	10	10	-	-	-	-	-	-	-	-		
Boutique Phuket Ltd.	Holding company	Thailand	21.55	21.55	10	10	-	-	-	-	-	-	-	-		

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Company name	Type of business	Country of incorporation	Ownership interest		Paid-up capital		Cost		Impairment		At cost - net		Dividend income for six-month periods ended	
			30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	30 June 2017
			(%)								(in thousand Baht)			
<i>Indirect subsidiaries held through Square Root Phuket Investment Ltd.</i>														
BT Phuket Holdings 3 Ltd.	Holding company	Republic of Seychelles	65.00	95.00	USD 100	USD 100	-	-	-	-	-	-	-	-
BT Phuket Holdings 2 Ltd.	Holding company	Republic of Seychelles	33.15	48.45	USD 100	USD 100	-	-	-	-	-	-	-	-
BT Phuket Holdings 1 Ltd.	Holding company	Republic of Seychelles	21.55	31.49	USD 100	USD 100	-	-	-	-	-	-	-	-
BT Phuket Holdings Ltd.	Holding company	Republic of Mauritius	21.55	31.49	USD 100	USD 100	-	-	-	-	-	-	-	-
HPP Mauritius Ltd.	Holding company	Republic of Mauritius	-	31.49	-	USD 1,600	-	-	-	-	-	-	-	-
BT Phuket Ltd.	Holding company	Republic of Mauritius	21.55	31.49	USD 100	USD 100	-	-	-	-	-	-	-	-
Pattaya Bay Resort Project														
<i>Indirect subsidiary held through Boutique Eco Holdings 2 Ltd.</i>														
Boutique Mid Tier 2 Ltd.	Serviced apartment (under renovation)	Thailand	51.00	51.00	50,000	50,000	-	-	-	-	-	-	-	-
<i>Direct subsidiary</i>														
Boutique Eco Holdings 2 Ltd.	Holding company	Thailand	51.00	51.00	10	10	158	158	-	-	158	158	-	-
<i>Indirect subsidiary held through Boutique Eco Holdings 2 Ltd.</i>														
Boutique Eco Holdings Ltd.	Holding company	Thailand	51.00	51.00	10	10	-	-	-	-	-	-	-	-

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			30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	30 June 2017
			(%)								<i>(in thousand Baht)</i>			
Boutique Patong Sai3 Project														
<i>Indirect subsidiary held through Boutique PS3 Holdings Ltd.</i>														
Boutique Patong Sai3 Ltd.	Hotel (under construction)	Thailand	35.10	35.10	100,000	100,000	-	-	-	-	-	-	-	-
<i>Direct subsidiary</i>														
Boutique PS3 Holdings Ltd.	Holding company	Thailand	54.00	54.00	10	10	5	5	-	-	5	5	-	-
<i>Indirect subsidiaries held through Boutique PS3 Holdings Ltd.</i>														
Boutique PS3 Ltd.	Holding company	Thailand	35.10	35.10	10	10	-	-	-	-	-	-	-	-
Boutique Patong Sai3 Holdings Ltd.	Holding company	Thailand	35.10	35.10	10	10	-	-	-	-	-	-	-	-
Prakhanong 1 and Prakhanong 2 Project														
<i>Indirect subsidiaries held through BT PKN Holdings Ltd. and Boutique PKN Ltd.</i>														
Boutique Prakhanong 1 Ltd.	Community mall	Thailand	26.03	26.03	30,000	30,000	-	-	-	-	-	-	-	-
Boutique Prakhanong 2 Ltd.	Office building (under construction)	Thailand	26.03	26.03	30,000	30,000	-	-	-	-	-	-	-	-
<i>Direct subsidiaries</i>														
Boutique International Holdings Ltd.	Holding company	Republic of Mauritius	100.00	100.00	THB 100	THB 100	1	1	-	-	1	1	-	-
Boutique PKN 3 Ltd.	Holding company	Thailand	68.00	68.00	100	100	68	68	-	-	68	68	-	-

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			30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	30 June 2017
			(%)								(in thousand Baht)			
<i>Indirect subsidiaries held through Boutique International Holdings Ltd.</i>														
Mid Tier Holdings Mauritius Ltd.	Holding company	Republic of Mauritius	51.00	51.00	USD 100	USD 100	-	-	-	-	-	-	-	-
BT PKN Holdings 3 Ltd.	Holding company	Republic of Mauritius	68.00	68.00	USD 100	USD 100	-	-	-	-	-	-	-	-
<i>Indirect subsidiaries held through BT PKN Holdings 3 Ltd.</i>														
BT PKN Holdings 2 Ltd.	Holding company	Republic of Mauritius	44.88	44.88	USD 100	USD 100	-	-	-	-	-	-	-	-
BT PKN Holdings 1 Ltd.	Holding company	Republic of Mauritius	26.03	26.03	USD 100	USD 100	-	-	-	-	-	-	-	-
BT PKN Holdings Ltd.	Holding company	Republic of Mauritius	26.03	26.03	USD 100	USD 100	-	-	-	-	-	-	-	-
<i>Indirect subsidiaries held through Boutique PKN 3 Ltd.</i>														
Boutique PKN 2 Ltd.	Holding company	Thailand	44.88	44.88	100	100	-	-	-	-	-	-	-	-
Boutique PKN 1 Ltd.	Holding company	Thailand	26.03	26.03	100	100	-	-	-	-	-	-	-	-
Boutique PKN Ltd.	Holding company	Thailand	26.03	26.03	100	100	-	-	-	-	-	-	-	-
Prakhanong 3 Project														
<i>Indirect subsidiary held through Boutique PKNS 2 Ltd.</i>														
Boutique Prakhanong 3 Ltd.	Property development	Thailand	38.28	38.28	5,000	5,000	-	-	-	-	-	-	-	-

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Company name	Type of business	Country of incorporation	Ownership interest		Paid-up capital		Cost		Impairment		At cost - net		Dividend income for six-month periods ended	
			30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017
			(%)								<i>(in thousand Baht)</i>			
<i>Direct subsidiary</i>														
Boutique PKNS 2 Ltd.	Holding company	Thailand	66.00	66.00	100	100	66	66	-	-	66	66	-	-
<i>Indirect subsidiaries held through Boutique PKNS 2 Ltd.</i>														
Boutique PKNS 1 Ltd.	Holding company	Thailand	38.28	38.28	100	100	-	-	-	-	-	-	-	-
Boutique PKNS Ltd.	Holding company	Thailand	38.28	38.28	100	100	-	-	-	-	-	-	-	-
Chiang Mai Nimman 1 Project														
<i>Indirect subsidiary held through Chiang Mai Holdings Mauritius 1 Ltd.</i>														
Boutique Chiang Mai Nimman 1 Ltd.	Hotel (under construction)	Thailand	26.00	26.00	114,668	94,668	-	-	-	-	-	-	-	-
<i>Direct subsidiaries</i>														
Boutique Chiang Mai Holdings 3 Ltd.	Holding company	Thailand	100.00	100.00	100	100	100	100	-	-	100	100	-	-
Chiang Mai Holdings Mauritius 1 Ltd.	Holding company	Republic of Mauritius	26.00	26.00	267,000	137,280	70,529	36,802	-	-	70,529	36,802	-	-
<i>Indirect subsidiaries held through Boutique Chiang Mai Holdings 3 Ltd.</i>														
Boutique Chiang Mai Holdings 2 Ltd.	Holding company	Thailand	100.00	100.00	100	100	-	-	-	-	-	-	-	-
Boutique Chiang Mai Holdings 1 Ltd.	Holding company	Thailand	100.00	100.00	100	100	-	-	-	-	-	-	-	-
Boutique Chiang Mai Holdings Ltd.	Holding company	Thailand	100.00	100.00	100	100	-	-	-	-	-	-	-	-

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Company name	Type of business	Country of incorporation	Ownership interest		Paid-up capital		Cost		Impairment		At cost - net		Dividend income for six-month periods ended	
			30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017
			(%)								(in thousand Baht)			
<i>Indirect subsidiary held through Chiang Mai Holdings Mauritius 1 Ltd.</i>														
Chiang Mai Holdings Mauritius Ltd.	Holding company	Republic of Mauritius	26.00	26.00	159,214	137,214	-	-	-	-	-	-	-	-
Chiang Mai Nimman 2 and Chiang Mai Nimman 3 Project														
<i>Indirect subsidiaries held through Boutique Nimman Holdings 1 Ltd.</i>														
Boutique Chiang Mai Nimman 2 Ltd.	Hotel (under construction)	Thailand	99.99	99.99	20,000	20,000	-	-	-	-	-	-	-	-
Boutique Chiang Mai Nimman 3 Ltd.	Hotel (under construction)	Thailand	99.99	99.99	30,000	30,000	-	-	-	-	-	-	-	-
<i>Direct subsidiary</i>														
Boutique Nimman Holdings 1 Ltd.	Holding company	Thailand	99.99	99.99	400	400	400	400	-	-	400	400	-	-
<i>Indirect subsidiary held through Boutique Nimman Holdings 1 Ltd.</i>														
Boutique Nimman Holdings Ltd.	Holding company	Thailand	99.99	99.99	300	300	-	-	-	-	-	-	-	-
Rainhill Project														
<i>Direct subsidiaries</i>														
Boutique Retail Holdings Ltd.	Holding company	Thailand	65.00	65.00	10	10	6	6	-	-	6	6	-	25,312
Kalarain Ltd.	Holding company	Republic of Seychelles	65.00	65.00	USD 100	USD 100	2	2	-	-	2	2	-	40,508

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Company name	Type of business	Country of incorporation	Ownership interest		Paid-up capital		Cost		Impairment		At cost - net		Dividend income for six-month periods ended	
			30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	30 June 2017
			(%)								<i>(in thousand Baht)</i>			
<i>Indirect subsidiaries held through Boutique Retail Holdings Ltd.</i>														
Boutique Retail PKN Holdings Ltd.	Holding company	Thailand	65.00	65.00	10	10	-	-	-	-	-	-	-	-
Boutique MT Holdings Ltd.	Holding company	Thailand	65.00	65.00	10	10	-	-	-	-	-	-	-	-
<i>Indirect subsidiary held through Kalarain Ltd.</i>														
Chinese Panda Ltd.	Holding company	Republic of Mauritius	65.00	65.00	USD 100	USD 100	-	-	-	-	-	-	-	-
Bangkok Sukhumvit 16-2 Project														
<i>Indirect subsidiary held through Boutique Bangkok Sukhumvit 16-2 Holdings 1 Ltd.</i>														
Boutique Bangkok Sukhumvit 16-2 Ltd.	Hotel (under construction)	Thailand	51.00	-	56,600	-	-	-	-	-	-	-	-	-
<i>Direct subsidiary</i>														
Boutique Bangkok Sukhumvit 16-2 Holdings 1 Ltd.	Holding company	Thailand	51.00	-	58,600	-	29,886	-	-	-	29,886	-	-	-
<i>Indirect subsidiary held through Boutique Bangkok Sukhumvit 16-2 Holdings 1 Ltd.</i>														
Boutique Bangkok Sukhumvit 16-2 Holdings Ltd.	Holding company	Thailand	51.00	-	57,600	-	-	-	-	-	-	-	-	-

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Company name	Type of business	Country of incorporation	Ownership interest (%)		Paid-up capital		Cost		Impairment		At cost - net		Dividend income for six-month periods ended	
			30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	31 December 2017	30 June 2018	30 June 2017		
Bangkok Sukhumvit 36 Project														
<i>Direct subsidiary</i>														
Boutique Bangkok Sukhumvit 36 Ltd.	Hotel (under construction)	Thailand	99.99	-	5,000	-	5,000	-	-	-	-	5,000	-	-
Citadines Group Project														
<i>Direct subsidiary</i>														
Boutique Group Ltd.	Holding company	Thailand	51.00	51.00	25,000	25,000	12,750	12,750	-	-	-	12,750	12,750	-
Total							259,609	190,996	(2,625)	(2,625)	256,984	188,371	44,070	65,820

None of the Group's subsidiaries are publicly listed and consequently do not have published price quotations.

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8 Property, plant and equipment

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

<i>Six-month period ended 30 June</i>	Consolidated financial statements				
	2018		2017		
	Acquisitions and transfers in -at cost	Disposals and transfers out -net book value	Acquisitions and transfers in -at cost	Revaluation of land	Disposals and transfers out -net book value
	<i>(in thousand Baht)</i>				
Land and land improvement	92,200	(2,142)	336,667	567,190	(6,199)
Building and building improvement	5,018	-	-	-	(4)
Vehicles	-	-	98	-	-
Equipment	100	(401)	58	-	-
Furniture, fixture and office equipment	2,636	(212)	886	-	(1,447)
Assets under construction	46,471	(3,792)	165,209	-	-
Total	146,425	(6,547)	502,918	567,190	(7,650)

<i>Six-month period ended 30 June</i>	Separate financial statements			
	2018		2017	
	Acquisitions and transfers in -at cost	Disposals and transfers out -net book value	Acquisitions and transfers in -at cost	Disposals and transfers out -net book value
	<i>(in thousand Baht)</i>			
Furniture, fixture and office equipment	42	(188)	46	-
Vehicle	-	-	1,500	-
Total	42	(188)	1,546	-

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9 Interest-bearing liabilities

	Consolidated		Separate	
	financial statements		financial statements	
	30 June	31 December	30 June	31 December
<i>Note</i>	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
<i>Current</i>				
Bank overdrafts				
- secured	2,792	3,232	-	-
Promissory notes				
- secured	6,200	6,176	-	-
Bank overdrafts and short-term loans from banks	8,992	9,408	-	-
Current portion of long-term loans from banks				
- secured	41,152	28,131	-	-
Current portion of long-term loans from other parties				
- unsecured	-	169,724	-	-
Current portion of finance lease liabilities	838	808	461	447
Debentures	103,946	102,720	103,946	102,720
Total current interest-bearing liabilities	154,928	310,791	104,407	103,167
<i>Non-current</i>				
Long-term loans from banks - secured	1,114,247	1,030,835	-	-
Long-term loans from related parties - unsecured	4	-	216,165	216,165
Long-term loans from other parties - unsecured	466,176	425,996	-	-
	1,580,423	1,456,831	216,165	216,165
Finance lease liabilities	1,923	2,350	1,227	1,461
Total non-current interest-bearing liabilities	1,582,346	1,459,181	217,392	217,626

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The periods to maturity of interest-bearing liabilities, excluding finance lease liabilities, as at 30 June 2018 and 31 December 2017 were as follows:

	Consolidated financial statements		Separate financial statements	
	30 June 2018	31 December 2017	30 June 2018	31 December 2017
	<i>(in thousand Baht)</i>			
Within one year	154,090	309,983	103,946	102,720
After one year but within five years	1,122,347	973,249	216,165	216,165
After five year	458,076	483,582	-	-
Total	1,734,513	1,766,814	320,111	318,885

Interest rates

Long-term loans from other parties and unpaid interest accrued shall be repaid in full under the following circumstances:

- when the company has excess cash proceed resulting from the sale of either the borrower or any of their subsidiaries or any of their assets; or
- any excess cash or profits surplus to on-going funding requirements distributed from the borrower or their respective subsidiaries; or
- any excess cash surplus to on-going funding requirements resulting from a refinancing of the debt of the borrower or their respective subsidiaries.

Interest rates as at 30 June 2018 and 31 December 2017 were as follow:

	Consolidated financial statements		Separate financial statements	
	30 June 2018	31 December 2017	30 June 2018	31 December 2017
	<i>(% per annum)</i>			
Bank overdrafts	6.87	6.87 - 7.12	-	-
Promissory notes	5.75	5.75	-	-
Long-term loans from banks	4.00 - 6.03	4.00 - 6.03	-	-
Long-term loans from related parties	-	-	5.03	5.03
Long-term loans from other parties	4.75 - 5.03	4.75 - 5.28	-	-
Finance leases liabilities	5.06 - 6.92	5.06 - 8.79	5.06	5.06
Debentures	7.50	7.50	7.50	7.50

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Secured interest-bearing liabilities as at 30 June 2018 and 31 December 2017 were secured on the following assets.

	Consolidated		Separate	
	financial statements		financial statements	
	30	31	30	31
	June	December	June	December
	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
Deposit pledged as collateral	3,103	3,152	3,000	3,042
Property, plant and equipment	1,679,057	1,578,592	-	-
Prepaid rental expenses	294,713	239,424	-	-
Total	<u>1,976,873</u>	<u>1,821,168</u>	<u>3,000</u>	<u>3,042</u>

Boutique Corporation Public Company Limited

The Company's debentures are pledged by the Company's common shares (which are owned by B Corporation Holdings Ltd.) totalling 103.54 million shares (par value Baht 1 per share).

Boutique Serviced Apartments Ltd.

The subsidiary's long term loan from a commercial bank is pledged by a related party's land as the second rank pledge collateral.

Boutique Chiang Mai Nimman 1 Ltd.

The subsidiary's long term loan from a commercial bank is pledged by its common shares which are owned by a related party totalling 35.82 million shares (par value Baht 5 per share).

Boutique Chiang Mai Nimman 2 Ltd.

The subsidiary's long term loan from a commercial bank is pledged by its common shares which are owned by a related party totalling 4.00 million shares (par value Baht 5 per share).

Boutique Chiang Mai Nimman 3 Ltd.

The subsidiary's long term loan from a commercial bank is pledged by its common shares which are owned by a related party totalling 6.00 million shares (par value Baht 5 per share).

The Group has entered into loan agreements with the banks for financing the various projects related cost. The Group must comply with certain condition stipulated in the loan agreement such as the maintenance of financial ratio, status of shareholder's equity, asset insurance benefit to the banks.

As at 30 June 2018, the Company shall provide financial support to the borrower companies as stipulated in the loan agreements (See note 17).

As at 30 June 2018 the Group had unutilised credit facilities totalling Baht 889 million (31 December 2017: Baht 919 million).

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Debentures

As at 30 June 2018 and 31 December 2017, the Group and the Company had debentures as detailed below;

	Consolidated / Separate financial statements	
	30 June 2018	31 December 2017
	<i>(in thousand Baht)</i>	
Long-term debenture	105,000	105,000
Less Unamortised cost relating to the issuance of debentures	(1,054)	(2,280)
Net	<u>103,946</u>	<u>102,720</u>

On 21 August 2017, the Extraordinary General Meeting of Shareholders resolved the approval of the issuance and offering for sale of debentures in the amount not exceeding totalling Baht 200 million with the term not exceeding 5 years.

During the year ended 31 December 2017, the Company entered into financial advisor services agreements with a financial institution to issuance and offering for sale of debentures in the amount of totalling up to Baht 170 million.

During the third quarter of 2017, the Company issued Baht 105 million, secured and unsubordinated with a Debenture holder's representative in registered name 105,000 units with face value of Baht 1,000 per unit with term of 15 months, fully repayable in 2018, bearing interest at the fixed rate of 7.5% per annum and payable interest quarterly.

The said debentures issue with a condition that every Baht to 10 million of debenture subscription shall have the right to subscribe the Company's Initial Public Offering (IPO) shares worth Baht 1 million at the normal IPO price.

B Corporation Holdings Ltd., major shareholder of the Company have pledged 103.54 million equity shares accounted for 80% of its ownership interest in the Company.

The Company must comply with the specific covenants based on the specific conditions through the terms of debentures.

As at 30 June 2018, The Company has credit balance to issue debentures amounting to Baht 65 million (31 December 2017: Baht 65 million).

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For the three-month and six-month periods ended 30 June 2018 (Unaudited)

10 Share capital

<i>Six-month period ended 30 June</i>	Par value per share (in Baht)	2018		2017	
		Number (thousand shares)	Amount (thousand Baht)	Number (thousand shares)	Amount (thousand Baht)
<i>Authorised</i>					
At 1 January					
- ordinary shares	1	<u>507,000</u>	<u>507,000</u>	<u>507,000</u>	<u>507,000</u>
At 30 June					
- ordinary shares	1	<u>507,000</u>	<u>507,000</u>	<u>507,000</u>	<u>507,000</u>
<i>Issued and paid-up</i>					
At 1 January					
- ordinary shares	1	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>
At 30 June					
- ordinary shares	1	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>

11 Segment information

The Group has three reportable segments, as described below, which are the Group strategic divisions. The strategic divisions offer different services, and are managed separately because they require different technology and marketing strategies. For each of the strategic divisions, the chief operating decision maker (CODM) reviews internal management reports on at least a quarterly basis. The following summary describes the operations in each of the Group reportable segments.

- *Segment 1* Hotel business and serviced apartment
- *Segment 2* Community mall and retails
- *Segment 3* Management services and others

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

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Information about reportable segments

	Segment 1		Segment 2		Segment 3		Total	
	2018	2017	2018	2017	2018	2017	2018	2017
<i>For the three-month period ended 30 June</i>								
External revenue	26,607	41,176	16,995	585	38,500	12,013	82,102	53,774
Inter-segment revenue	1,999	2,009	868	(206)	27,206	28,500	30,073	30,303
Total segment revenue	28,606	43,185	17,863	379	65,706	40,513	112,175	84,077
Segment profit (loss) before income tax	(40,604)	(38,148)	(7,240)	(8,897)	8,598	(10,119)	(39,246)	(57,164)
<i>For the six-month period ended 30 June</i>								
External revenue	383,389	98,831	31,944	221,458	50,139	43,516	465,472	363,805
Inter-segment revenue	(6,134)	4,713	1,747	2,252	104,974	113,540	100,587	120,505
Total segment revenue	377,255	103,544	33,691	223,710	155,113	157,056	566,059	484,310
Segment profit (loss) before income tax	209,410	(53,864)	(14,360)	192,642	41,785	56,871	236,835	195,649
Segment assets as at 30 June / 31 December	1,970,851	2,382,297	336,222	348,204	62,490	71,471	2,369,563	2,801,972
Segment liabilities as at 30 June / 31 December	1,401,907	1,946,250	315,943	319,464	104,531	103,312	1,822,381	2,369,026

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Reconciliations of reportable segment profit or loss, assets and liabilities

	Business segments	
	2018	2017
	<i>(in thousand Baht)</i>	
Three-month period ended 30 June		
Total loss before income tax for reportable segments	(39,246)	(57,164)
Elimination of inter-segment profit	-	(14,196)
Consolidated loss before income tax	<u>(39,246)</u>	<u>(71,360)</u>
	Business segments	
	2018	2017
	<i>(in thousand Baht)</i>	
Six-month period ended 30 June		
Total profit before income tax for reportable segments	236,835	195,649
Elimination of inter-segment profit	(33,920)	(85,117)
Consolidated profit before income tax	<u>202,915</u>	<u>110,532</u>
	30	31
	June	December
	2018	2017
	<i>(in thousand Baht)</i>	
Assets		
Total assets for reportable segments	2,369,563	2,801,972
Other unallocated amounts:		
- Deferred tax assets	9,915	12,135
- Other assets	326,334	317,940
Consolidated total assets	<u>2,705,812</u>	<u>3,132,047</u>
Liabilities		
Total liabilities for reportable segments	1,822,381	2,369,026
Other unallocated amounts		
- Deferred tax liabilities	96,022	93,749
- Other liabilities	225,424	206,600
Consolidated total liabilities	<u>2,143,827</u>	<u>2,669,375</u>

Geographical segments

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

Major customer

The Group has no major customer with revenue of 10 percent or more of the Group's revenues except net gain from the sales of investments in indirect subsidiaries amounting to Baht 273 million as discussed in note 3 (2017: Baht 231 million).

12 Income tax expense

The tax expense in the consolidated statement of comprehensive income for the six months period ended 2018 and 2017 is less than the amount determined by applying the Thai corporation tax rate to the accounting profit for the period principally because of the different treatment for accounting and taxation purposes of certain items of income, in particular, the gain recognised in the consolidated statement of comprehensive income on the sale of investment in indirect subsidiaries.

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13 Earnings (loss) per share

Basic earnings (loss) per share

The calculations of basic earnings (loss) per share for the three-month and six-month periods ended 30 June were based on the profit (loss) for the periods attributable to ordinary shareholders of the Company and the number of ordinary shares outstanding during the periods as follows:

	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
<i>Three-month period ended 30 June</i>	<i>(in thousand Baht / thousand shares)</i>			
Profit (loss) attributable to ordinary shareholders of the Company (basic)	<u>(14,671)</u>	<u>(42,927)</u>	<u>6,686</u>	<u>(8,329)</u>
Number of ordinary shares outstanding	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>
Earnings (loss) per share (basic) (in Baht)	<u>(0.04)</u>	<u>(0.13)</u>	<u>0.02</u>	<u>(0.02)</u>
	Consolidated financial statements		Separate financial statements	
	2018	2017	2018	2017
<i>Six-month period ended 30 June</i>	<i>(in thousand Baht / thousand shares)</i>			
Profit attributable to ordinary shareholders of the Company (basic)	<u>22,616</u>	<u>67,750</u>	<u>33,421</u>	<u>56,876</u>
Number of ordinary shares outstanding	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>	<u>340,000</u>
Earnings per share (basic) (in Baht)	<u>0.07</u>	<u>0.20</u>	<u>0.10</u>	<u>0.17</u>

14 Dividends

At the annual general meeting of the shareholders of the Company held on 27 April 2018, the shareholders approved the appropriation of dividend of Baht 0.15 per share, amounting to Baht 51 million. The dividend was paid to shareholders in May 2018.

15 Financial instruments

Fair values of financial instruments

The methods and assumptions used by the Company and its subsidiaries in estimating the fair value of financial instruments are as follows:

- a) For financial assets and liabilities which have short-term maturity, including cash and deposit at financial institutions, accounts receivables, accounts payables and finance lease liabilities, their carrying amounts in the statements of financial position approximate their fair values.
- b) For loans to and loans from carrying interest approximate to the market rate, their carrying amounts in the statements of financial position approximates their fair values measured at fair value.

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16 Commitments with non-related parties

	Consolidated		Separate	
	financial statements		financial statements	
	30	31	30	31
	June	December	June	December
	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
Capital commitments				
<i>Contracted but not provided for:</i>				
Land	315,000	82,800	315,000	82,800
Buildings and other constructions	365,103	214,830	-	-
Total	680,103	297,630	315,000	82,800
Other commitment				
Bank guarantees	300	300	-	-

In February 2018, the Company entered into sale and purchase agreement to buy a land in Bangkok for a consideration of Baht 350 million. As at 30 June 2018, the Company paid deposit of Baht 35 million. The remaining portion of the purchase price shall be paid on the registration date subject to fulfilment of condition stated in the agreement.

a) Operating lease and service commitments

The Company and its subsidiaries have entered into several operating lease agreements in respect of the lease of lands, office space and vehicles and long-term service agreements.

Future minimum payments required under the agreements were as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	30	31	30	31
	June	December	June	December
	2018	2017	2018	2017
	<i>(in thousand Baht)</i>			
Within one year	55,134	58,389	4,251	6,494
After one year but within five years	115,152	112,729	1,168	2,433
After five years	720,366	723,898	-	-
Total	890,652	895,016	5,419	8,927

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Land lease agreements

During September 2016, landlord, the director of the Company and Boutique Prakhanong 1 Ltd., Boutique Prakhanong 2 Ltd., and Boutique Prakhanong 3 Ltd. have entered into memorandum and land lease agreement for a period of 3 years, starting from 15 September 2016 to 14 September 2019 (Boutique Prakhanong 1 Ltd., Boutique Prakhanong 2 Ltd. and Boutique Prakhanong 3 of Baht 1,000/month) and for a period of 30 years starting from 15 September 2019 to 14 September 2049 (totalling Baht 1,355 million) and right to extend 5 years. At the end of the lease term, the building on land will transfer to the owner of the land.

In July 2017, Boutique Prakhanong 1 Ltd. and Boutique Prakhanong 2 Ltd., have entered into a memorandum to pay monthly additional remuneration to landlord, starting from six months after the subsidiaries lease or provide service on the land to third parties until three years after lease agreement with landlord is effective or the lease or service provided to third parties have ended, whichever is earlier. The monthly additional remuneration for each rentable space amounting to Baht 0.10 million and Baht 0.17 million, respectively.

In July 2017, Boutique Prakhanong 3 Ltd., has entered into a memorandum to pay monthly additional remuneration to landlord, start from the subsidiary lease or provide service on the land to third parties until three years after lease agreement with landlord is effective or the lease or service provided to third parties have ended, whichever is earlier. The monthly additional remuneration amounting to Baht 0.08 million.

In December 2017, Boutique Prakhanong 1 Ltd., Boutique Prakhanong 2 Ltd., and Boutique Prakhanong 3 Ltd. have entered into an addendum with landlord to justify calculation basis of rental fee stated in land lease agreements as basic rental fee plus mutually agreed inflation rate on annually basis.

b) *Hotel Management Agreement*

Subsidiary

Boutique Serviced Apartments Ltd.

In January 2005, a subsidiary entered into a management agreement with Oakwood Management Services (Thailand) Company Limited, whereby this company will provide assistance in managing the subsidiary's serviced apartment. The ten-year agreement is effective from the date that project commences, with an option to extend for another ten years, subject to agreement from both parties. The subsidiary is to pay various fees at a percentage of gross revenues and / or net operating profits of the project, as stated in the agreement.

In January 2005, a subsidiary entered into a license agreement with Oakwood Asia Pacific Ltd. permitting it to use "Oakwood" brand and logo. The ten-year agreement is effective from the date that project commences, with an option to extend for another ten years, subject to agreement from both parties. A fee is charged at a percentage of gross revenues.

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17 Contingent liabilities

Financial support

As stipulated in the loan agreements, the Company and its subsidiaries shall provide financial support to the borrower companies and shall make their best effort to provide financial support to the borrower companies.

As at 30 June 2018 and 31 December 2017, detail of financial supporter, borrower and outstanding loan are presented below.

Financial supporter	Borrower	Relationship with the Company	30 June 2018 <i>(in thousand Baht)</i>	31 December 2017
Boutique Phuket 2 Ltd. and Boutique Phuket 3 Ltd.	Boutique Phuket 4 Ltd.	Subsidiary	-	424,200
The Company and Boutique Group Ltd.	Boutique Asset Ltd., Boutique Boulevard Ltd., Boutique Land Ltd. and Boutique Realty Ltd.	Joint ventures	590,092	632,325
Boutique Patong Sai3 Holdings Ltd.	Boutique Patong Sai3 Ltd.	Subsidiary	305,761	277,526
Boutique Bangkok Sukhumvit 16-2 Holdings Ltd.	Boutique Bangkok Sukhumvit 16-2 Ltd.	Subsidiary	73,600	-
Boutique Prakhnong 2 Ltd. and Boutique PKN Ltd.	Boutique Prakhnong 1 Ltd.	Subsidiary	97,400	97,400
Boutique Prakhnong 1 Ltd. and Boutique PKN Ltd.	Boutique Prakhnong 2 Ltd.	Subsidiary	29,300	29,300
Boutique PKNS Ltd.	Boutique Prakhnong 3 Ltd.	Subsidiary	6,200	6,200
Total contingent liabilities arising from financial support			<u>1,102,353</u>	<u>1,466,951</u>

Agreement to sell investments in subsidiaries

OZO project

Mid Tier Holding Mauritius Ltd. ("Seller") has contingent liabilities under an agreement to sell investments in subsidiaries. These include contingent liabilities if the Seller were to breach conditions as stipulated in the agreement, such as its warranties and representation concerning information of the disposed subsidiaries. In such a case, the aggregate liability of the Seller shall not exceed the purchase price and the purchaser was to provide the Seller with written notice of the claims within 16 December 2017 (within 2 years following the closing date) for any claim other than claims in respect of tax liabilities and within 16 December 2020 (within 5 years following the closing date) for any claim relating to tax liabilities.

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Rainhill project

Chinese Panda Ltd. and Boutique MT holdings Ltd., (“Seller”) have contingent liabilities under an agreement to sell investments in subsidiary. These include contingent liabilities if the Seller were to breach conditions as stipulated in the agreement, such as its warranties and representation concerning information of the disposed subsidiary. In such a case, the aggregate liability of the Seller shall not exceed the purchase price and the purchaser was to provide the Seller with written notice of the claims within 24 February 2018 (within 1 year following the closing date) for any claim other than claims in respect of tax liabilities and within 24 February 2019 (within 2 years following the closing date) for any claim relating to tax liabilities.

Hyatt project

BT Phuket Holdings Ltd., (“Seller”) has contingent liabilities under an agreement to sell investments in subsidiaries. These include contingent liabilities if the Seller were to breach conditions as stipulated in the agreement, such as its warranties and representation concerning information of the disposed subsidiaries. In such a case, the aggregate liability of the Seller shall not exceed the purchase price and the purchaser was to provide the Seller with written notice of the claims within 28 February 2020 (within 2 years following the closing date) for any claim other than claims in respect of tax liabilities and within 28 February 2023 (within 5 years following the closing date) for any claim relating to tax liabilities.

In addition, according to the SPA, the seller and the purchaser agree that the purchase price is subject to post-closing adjustments as to be conducted and calculated by the seller, with the coordination and review by the purchaser.

As at 30 June 2018, the sellers (the Company’s subsidiaries) had not received written notice of any claim from the purchasers.

18 Events after the reporting period

Establishment of a new subsidiary

On 25 July 2018, the Company established a new subsidiary, Boutique Bangkok Sukhumvit 36 Holdings Ltd., which was incorporated in Thailand, with registered ordinary share of 100,000 shares at par value of Baht 5 per share.

On 25 July 2018, the Company established a new subsidiary, Boutique Kamala Holdings Ltd., which was incorporated in Thailand, with registered ordinary share of 100,000 shares at par value of Baht 5 per share.

On 31 July 2018, the Company established a new subsidiary, Boutique Kamala 1 Ltd., which was incorporated in Thailand, with registered ordinary share of 500,000 shares at par value of Baht 5 per share.

On 31 July 2018, the Company established a new subsidiary, Boutique Kamala 2 Ltd., which was incorporated in Thailand, with registered ordinary share of 500,000 shares at par value of Baht 5 per share.