

GOLDEN LAND PROPERTY DEVELOPMENT PUBLIC COMPANY LIMITED
AND ITS SUBSIDIARIES
REPORT AND INTERIM FINANCIAL STATEMENTS
FOR THE THREE-MONTH PERIODS ENDED 31 MARCH 2004 AND 2003

Review Report of Independent Auditor

To The Board of Directors and Shareholders of
Golden Land Property Development Public Company Limited

I have reviewed the accompanying consolidated balance sheet of Golden Land Property Development Public Company Limited and its subsidiaries as at 31 March 2004, the related consolidated statements of earnings, changes in shareholders' equity and cash flows for the three-month periods ended 31 March 2004 and 2003, and the separate financial statements of Golden Land Property Development Public Company Limited for the same periods. These financial statements are the responsibility of the Company's managements as to their correctness and the completeness of the presentation. My responsibility is to issue a report on these financial statements based on my reviews.

I conducted my reviews in accordance with the auditing standard applicable to review engagements. This standard requires that I plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. I have not performed an audit and, accordingly, I do not express an audit opinion.

Based on my reviews, nothing has come to my attention that causes me to believe that the accompanying financial statements are not presented fairly, in all material respects, in accordance with generally accepted accounting principles. Nevertheless, I draw attention to those financial statements regarding the uncertainties and the following matters:-

- a) As described in Note 8 and 9 to the financial statements, the subsidiaries did not hire an independent appraiser to appraise the fair market value of “Property development projects for sale” and “Land, leasehold land and projects under construction”, whose cost as at 31 March 2004, were approximately Baht 38 million and Baht 2,041 million (31 December 2003 : Baht 38 million and Baht 1,947 million), respectively. However, the subsidiary has reconsidered the net realisable value of its property development project for sale, whose cost amounted to approximately Baht 38 million (31 December 2003 : Baht 38 million), and set up a provision for impairment of the project of approximately Baht 11 million (31 December 2003 : Baht 11 million). In addition, the fair value of leasehold land and projects under construction, whose cost amounted to Baht 2,041 million (31 December 2003 : Baht 1,947 million), were assessed by the subsidiary itself, based on the present value of future projected cash inflows derived from the assumptions and projects development plans prepared by its management. According to this assessment, the present value of future projected cash inflows from the projects would exceed its cost. Thus, no provision for impairment was set up.

As described in Note 10 and 11 to the financial statements, during 2000 and 2003, the subsidiaries had “Land and leasehold land held for future development” and “Property for rent”, whose book values as 31 March 2004, were approximately Baht 944 million and Baht 1,314 million (31 December 2003 : Baht 944 million and Baht 1,323 million), respectively, appraised by independent appraisers. According to the reports of the independent appraisers, which were based on information and assumptions provided by the subsidiaries, the present value of the future projected cash inflows is higher than its cost. Therefore, the subsidiaries did not set up provision for impairment for the above assets.

Nevertheless, given that the prevailing economic and financial crisis has only recently started to subside, the realisable values and future cash inflows for all of the above mentioned projects would be lower than their book values as stated in the balance sheets.

- b) As described in Note 21 to the financial statements, as at 31 March 2004, a number of lawsuits have been filed against the Company with claims for repayment and receivership of outstanding debts amounting to approximately Baht 113 million (exclusive of future interest expenses). The ultimate outcomes of most of these lawsuits are not yet determinable. However, the management believes that the final judgment of these cases will be in favour of the Company, and thus no provision has been set aside in the accounts.

- c) As described in Note 7 to the financial statements, the Company and its subsidiaries had significant business transactions with its subsidiaries, associated and related companies and related person, principally relating to the provision of services, loans and advances. Such transactions have been concluded on the terms and basis agreed between these parties.

I have previously audited the consolidated financial statements of Golden Land Property Development Public Company Limited and its subsidiaries and the separate financial statements of Golden Land Property Development Public Company Limited for the year ended 31 December 2003, in accordance with generally accepted auditing standards and expressed an unqualified opinion on those statements with emphasis of the uncertainties and the matters as discussed in paragraphs a) to c), under my report dated 20 February 2004. The balance sheet as at 31 December 2003, as presented herein for comparative purposes, formed an integral part of the financial statements which I audited and reported on. I have not performed any other audit procedures subsequent to the date of that report.

Thipawan Nananuwat

Certified Public Accountant (Thailand) No. 3459

Ernst & Young Office Limited

Bangkok : 10 May 2004