

DUSIT THANI PUBLIC COMPANY LIMITED

**INTERIM CONSOLIDATED AND COMPANY
FINANCIAL STATEMENTS
(UNAUDITED)**

30 JUNE 2011

AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

To the Shareholders and the Board of Directors of Dusit Thani Public Company Limited

I have reviewed the accompanying consolidated and separate statements of financial position as at 30 June 2011, and the related consolidated and separate statements of income, comprehensive income for the three-month and six-month periods ended 30 June 2011 and 2010 and the related consolidated and company statements of changes in shareholders' equity, and cash flows for the six-month periods ended 30 June 2011 and 2010 of Dusit Thani Public Company Limited and its subsidiaries and of Dusit Thani Public Company Limited, respectively. The Company's management is responsible for the correctness and completeness of information in these interim financial statements. My responsibility is to issue a report on these interim financial statements based on my reviews.

I conducted my reviews in accordance with the standard on auditing applicable to review engagements. This standard requires that I plan and perform a review to obtain moderate assurance as to whether the interim 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, 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 consolidated and separate interim financial statements referred to above are not presented fairly, in all material respects, in accordance with generally accepted accounting principles.

I have audited the consolidated and separate financial statements for the year ended 31 December 2010 of Dusit Thani Public Company Limited and its subsidiaries and of Dusit Thani Public Company Limited, respectively, in accordance with generally accepted auditing standards and expressed an unqualified opinion on those statements in my report dated 25 February 2011. As discussed in Notes 3 and 4 to the interim consolidated and separate financial statements, from 1 January 2011, the Group has adopted the new and revised financial reporting standards as announced by the Federation of Accounting Professions. As a consequence, the consolidated and separate statements of financial position as at 31 December 2010 which are part of the consolidated and separate financial statements which I have audited and issued a report thereon have been restated. I have audited the adjustments relating to the statement of financial position as at 31 December 2010, as presented for comparative purpose. I have not performed any other auditing procedures subsequent to the date of that report except for the adjustments as stated above. The interim consolidated and separate financial statements for the three-month and six-month period ended 30 June 2010, presented for comparative purposes, are therefore presented in the new format to conform with the current period financial statements.

Nattaporn Phan-Udom
Certified Public Accountant (Thailand) No. 3430
PricewaterhouseCoopers ABAS Limited
Bangkok

11 August 2011

Dusit Thani Public Company Limited and Subsidiaries
Statements of Financial Position
As at 30 June 2011 and 31 December 2010

		Baht : '000				
		Consolidated		Separate		
		financial statements		financial statements		
		As at	As at	As at	As at	
		30 June	31 December	30 June	31 December	
		2011	2010	2011	2010	
Notes		(Unaudited)	(Restated) (Audited)	(Unaudited)	(Restated) (Audited)	
ASSETS						
Current Assets						
	Cash and cash equivalents	5.1	477,211	377,415	116,881	180,844
	Trade accounts receivable - net	6	196,149	255,389	84,115	148,002
	Inventories - net		59,644	69,684	21,267	25,162
	Short-term loans to related companies	19.2	11,000	11,000	22,000	23,829
	Prepaid rental of land and buildings	11	74,067	74,067	74,067	74,067
	Other current assets	7.1	194,246	241,750	135,516	288,180
	Total Current Assets		<u>1,012,317</u>	<u>1,029,305</u>	<u>453,846</u>	<u>740,084</u>
Non-Current Assets						
	Investment in subsidiaries	19.1	-	-	896,074	896,074
	Investment in joint ventures	19.1	-	-	23,470	23,470
	Investment in associate	19.1	1,288,263	1,235,075	1,229,202	1,228,200
	Other long-term investments	8	506,668	522,786	264,478	278,982
	Investment properties	3.1 and 9	327,883	334,193	289,292	297,349
	Deposit for acquiring assets	23	15,175	-	-	-
	Property, premises and equipment - net	10	2,340,681	2,459,465	815,516	876,150
	Prepaid rental of land and buildings exceeding one year - net	11	425,882	462,916	425,882	462,916
	Intangible assets - net	12	43,152	45,070	41,923	43,504
	Other non-current assets - net		5,891	6,670	1,318	1,316
	Total Non-Current Assets		<u>4,953,595</u>	<u>5,066,175</u>	<u>3,987,155</u>	<u>4,107,961</u>
	Total Assets		<u><u>5,965,912</u></u>	<u><u>6,095,480</u></u>	<u><u>4,441,001</u></u>	<u><u>4,848,045</u></u>

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries

Statements of Financial Position (Continued)

As at 30 June 2011 and 31 December 2010

		Consolidated		Separate		
		financial statements		financial statements		
		As at	As at	As at	As at	
		30 June	31 December	30 June	31 December	
		2011	2010	2011	2010	
Notes		(Unaudited)	(Restated)	(Unaudited)	(Restated)	
			(Audited)		(Audited)	
LIABILITIES AND EQUITY						
Current Liabilities						
Bank overdrafts and short-term loans						
	from financial institutions	13	193,000	197,000	193,000	183,000
	Trade accounts payable		150,484	151,508	32,763	80,656
Current portion of long-term liabilities						
	under financial lease agreements		188	201	-	19
	Current portion of long-term loans	14	28,524	36,519	-	-
	Short-term loan from related companies	19.2	11,000	15,000	653,310	1,092,310
	Current portion of deferred rental revenue		25,433	25,433	-	-
Other current liabilities						
	Other payables		27,280	58,619	21,234	120,094
	Payables-Assets acquisition		28,858	78,466	19,868	59,429
	Accrued income tax		10,013	11,335	-	-
	Accrued expenses		199,277	253,444	61,590	109,451
	Liabilities under rental guaranteed	16	42,130	-	42,130	-
	Others		155,788	186,115	72,042	74,026
			<u>463,346</u>	<u>587,979</u>	<u>216,864</u>	<u>363,000</u>
	Total Current Liabilities		<u>871,975</u>	<u>1,013,640</u>	<u>1,095,937</u>	<u>1,718,985</u>
Non-Current Liabilities						
Long-term liabilities under financial lease agreements						
			381	477	-	-
	Long-term loans	14	85,570	119,735	-	-
Unrealized gain on sales of assets held for sale						
		16	6,904	6,904	6,904	6,904
	Deferred rental revenue		724,397	737,009	-	-
	Retirement benefit obligation	17	130,727	-	66,256	-
	Other non-current liabilities		16,589	15,232	16,588	15,232
	Total Non-Current Liabilities		<u>964,568</u>	<u>879,357</u>	<u>89,748</u>	<u>22,136</u>
	Total Liabilities		<u>1,836,543</u>	<u>1,892,997</u>	<u>1,185,685</u>	<u>1,741,121</u>

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries

Statements of Financial Position (Continued)

As at 30 June 2011 and 31 December 2010

	Baht : '000			
	Consolidated		Separate	
	financial statements		financial statements	
	As at	As at	As at	As at
30 June	31 December	30 June	31 December	
2011	2010	2011	2010	
(Unaudited)	(Restated)	(Unaudited)	(Restated)	
	(Audited)		(Audited)	
LIABILITIES AND EQUITY (Continued)				
Equity				
Share capital				
Authorized share capital				
85,000,000 ordinary shares of				
Baht 10 each				
	850,000	850,000	850,000	850,000
Issued and paid-up share capital				
85,000,000 ordinary shares of				
Baht 10 each, fully paid				
	850,000	850,000	850,000	850,000
Additional paid-in capital				
Premium on ordinary shares				
	1,643,000	1,643,000	1,643,000	1,643,000
Paid-in surplus - treasury				
common shares				
	18,365	18,365	16,950	16,950
Retained earnings				
Appropriated				
Legal reserve				
	85,000	85,000	85,000	85,000
Other reserves				
	15,740	15,740	-	-
Unappropriated				
	1,237,121	1,268,130	536,388	373,492
Treasury common shares				
	(15,740)	(15,740)	-	-
Other components of equity				
	91,132	97,784	123,978	138,482
Equity attributable to				
owners of the parent				
	3,924,618	3,962,279	3,255,316	3,106,924
Non-controlling interests				
	204,751	240,204	-	-
Total Equity				
	4,129,369	4,202,483	3,255,316	3,106,924
Total Liabilities and Equity				
	5,965,912	6,095,480	4,441,001	4,848,045

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Income (Unaudited)
For the three-month periods ended 30 June 2011 and 2010

		Baht : '000			
		Consolidated		Separate	
		financial statements		financial statements	
Note		2011	2010	2011	2010
	Revenue from sales and services	752,511	521,775	298,367	241,137
	Cost of sales and services				
	Cost of sales and services	(525,296)	(365,752)	(206,567)	(177,632)
	Cost of services - depreciation and amortization	(80,974)	(120,611)	(41,796)	(70,738)
	Total cost of sales and services	(606,270)	(486,363)	(248,363)	(248,370)
	Gross profit (loss)	146,241	35,412	50,004	(7,233)
	Other incomes				
	Management service income	11,547	11,500	8,429	6,362
	Interest income	1,264	625	816	832
	Dividend income	18,310	8,205	262,982	7,388
	Recognized revenues from deferred rental	6,341	-	-	-
	Gain on sale of property, premises and equipment	59	-	23	-
	Share of profit from investment in associate	12,230	-	-	-
	Other income	31,080	38,369	47,998	36,065
	Total other incomes	80,831	58,699	320,248	50,647
	Profit before expenses	227,072	94,111	370,252	43,414
	Expenses				
	Selling expenses	(94,811)	(70,335)	(52,929)	(37,831)
	Administrative expenses	(137,915)	(147,559)	(98,522)	(117,035)
	Depreciation and amortization	(16,531)	(13,211)	(12,019)	(5,651)
	Management and directors' remuneration	(17,881)	(22,260)	(13,932)	(10,930)
	Financial expenses	(3,221)	(9,010)	(7,725)	(3,379)
	Total expenses	(270,359)	(262,375)	(185,127)	(174,826)
	Profit (loss) before income tax	(43,287)	(168,264)	185,125	(131,412)
	Income tax expenses	18 (5,162)	7,636	-	5,249
	Profit (loss) for the period	(48,449)	(160,628)	185,125	(126,163)
	Profit (loss) attributable for the period to:				
	- Owners of the parent	(50,208)	(156,793)	185,125	(126,163)
	- Non-controlling interests	1,759	(3,835)	-	-
		(48,449)	(160,628)	185,125	(126,163)
	Basic earnings (loss) per share				
	- Owners of the parent	Baht (0.59)	(1.85)	2.18	(1.48)
	Weighted average number of ordinary shares	Shares 84,528,500	84,528,500	85,000,000	85,000,000

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Comprehensive Income (Unaudited)
For the three-month periods ended 30 June 2011 and 2010

	Baht : '000			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Profit (loss) for the period	(48,449)	(160,628)	185,125	(126,163)
Other comprehensive income (loss)				
Exchange differences on the translation of financial statements of subsidiaries	5,206	(7,642)	-	-
Gain (loss) on remeasuring available for sale investments	(23,170)	13,397	(22,653)	12,235
Other comprehensive income (loss) for the period	(17,964)	5,755	(22,653)	12,235
Total comprehensive income (loss) for the period	(66,413)	(154,873)	162,472	(113,928)
Total comprehensive income (loss) attributable for the period to:				
- Owners of the parent	(68,835)	(150,118)	162,472	(113,928)
- Non-controlling interest	2,422	(4,755)	-	-
	(66,413)	(154,873)	162,472	(113,928)

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Income (Unaudited)
For the six-month periods ended 30 June 2011 and 2010

		Baht : '000			
		Consolidated		Separate	
		financial statements		financial statements	
Note		2011	2010	2011	2010
	Revenue from sales and services	1,786,298	1,321,607	698,338	701,025
	Cost of sales and services				
	Cost of sales and services	(1,185,080)	(772,209)	(420,131)	(391,424)
	Cost of services - depreciation and amortization	(165,591)	(241,220)	(87,459)	(142,270)
	Total cost of sales and services	<u>(1,350,671)</u>	<u>(1,013,429)</u>	<u>(507,590)</u>	<u>(533,694)</u>
	Gross profit	435,627	308,178	190,748	167,331
	Other incomes				
	Management service income	30,321	39,769	31,434	25,504
	Interest income	1,586	989	1,393	1,463
	Dividend income	18,310	8,205	262,982	7,388
	Recognized revenues from deferred rental	12,612	-	-	-
	Gain on sale of property, premises and equipment	39,370	478	39,237	399
	Share of profit from investment in associate	52,185	-	-	-
	Other income	104,147	74,952	116,803	77,152
	Total other incomes	<u>258,531</u>	<u>124,393</u>	<u>451,849</u>	<u>111,906</u>
	Profit before expenses	694,158	432,571	642,597	279,237
	Expenses				
	Selling expenses	(185,350)	(145,558)	(109,167)	(86,531)
	Administrative expenses	(301,302)	(274,599)	(204,366)	(219,246)
	Depreciation and amortization	(25,695)	(26,922)	(16,805)	(11,849)
	Management and directors' remuneration	(36,873)	(44,036)	(24,161)	(22,105)
	Financial expenses	(6,844)	(19,147)	(15,578)	(7,327)
	Total expenses	<u>(556,064)</u>	<u>(510,262)</u>	<u>(370,077)</u>	<u>(347,058)</u>
	Profit (loss) before income tax	138,094	(77,691)	272,520	(67,821)
	Income tax expenses	18 (25,025)	(1,059)	-	-
	Profit (loss) for the period	<u>113,069</u>	<u>(78,750)</u>	<u>272,520</u>	<u>(67,821)</u>
	Profit (loss) attributable for the period to:				
	- Owners of the parent	108,916	(76,888)	272,520	(67,821)
	- Non-controlling interests	4,153	(1,862)	-	-
		<u>113,069</u>	<u>(78,750)</u>	<u>272,520</u>	<u>(67,821)</u>
	Basic earnings (loss) per share				
	- Owners of the parent	Baht 1.29	(0.91)	3.21	(0.80)
	Weighted average number of ordinary shares	Shares 84,528,500	84,528,500	85,000,000	85,000,000

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Comprehensive Income (Unaudited)
For the six-month periods ended 30 June 2011 and 2010

	Baht : '000			
	Consolidated		Separate	
	financial statements		financial statements	
	2011	2010	2011	2010
Profit (loss) for the period	113,069	(78,750)	272,520	(67,821)
Other comprehensive income (loss)				
Exchange differences on the translation of financial statements of subsidiaries	10,752	(8,879)	-	-
Gain (loss) on remeasuring available for sale investments	(16,118)	36,811	(14,504)	32,807
Other comprehensive income (loss) for the period	<u>(5,366)</u>	<u>27,932</u>	<u>(14,504)</u>	<u>32,807</u>
Total comprehensive income (loss) for the period	<u>107,703</u>	<u>(50,818)</u>	<u>258,016</u>	<u>(35,014)</u>
Total comprehensive income (loss) attributable for the period to:				
- Owners of the parent	102,264	(47,880)	258,016	(35,014)
- Non-controlling interest	5,439	(2,938)	-	-
	<u>107,703</u>	<u>(50,818)</u>	<u>258,016</u>	<u>(35,014)</u>

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
 Statements of Changes in Equity (Unaudited)
 For the six-month periods ended 30 June 2011 and 2010

Baht : '000

		Consolidated financial statements												
		Attributable to owners of the parent									Non-	Total		
		Issued and paid-up share capital	Premium on ordinary shares	Paid-in surplus-treasury common shares	Retained earnings			Treasury common shares	Other components of equity			Total owners of the parent	Controlling interest	equity
					Appropriated		Unappropriated		Other comprehensive income					
Notes					Legal reserve	Other reserves			Unrealized gain	Exchange differences on the translation of financial statements of subsidiaries	Total			
Beginning balance : 1 January 2010		850,000	1,643,000	18,365	85,000	15,740	1,202,526	(15,740)	138,551	(129,671)	8,880	3,807,771	214,419	4,022,190
Changes in equity for the period														
	15	-	-	-	-	-	(42,500)	-	-	-	-	(42,500)	-	(42,500)
		-	-	-	-	-	(76,888)	-	36,811	(7,803)	29,008	(47,880)	(2,938)	(50,818)
Ending balance : 30 June 2010		<u>850,000</u>	<u>1,643,000</u>	<u>18,365</u>	<u>85,000</u>	<u>15,740</u>	<u>1,083,138</u>	<u>(15,740)</u>	<u>175,362</u>	<u>(137,474)</u>	<u>37,888</u>	<u>3,717,391</u>	<u>211,481</u>	<u>3,928,872</u>
Beginning balance : 1 January 2011		850,000	1,643,000	18,365	85,000	15,740	1,268,130	(15,740)	240,078	(142,294)	97,784	3,962,279	240,204	4,202,483
Adjustment from														
	4.2	-	-	-	-	-	(97,425)	-	-	-	-	(97,425)	(3,663)	(101,088)
		850,000	1,643,000	18,365	85,000	15,740	1,170,705	(15,740)	240,078	(142,294)	97,784	3,864,854	236,541	4,101,395
Changes in equity for the period														
	15	-	-	-	-	-	(42,500)	-	-	-	-	(42,500)	(37,229)	(79,729)
		-	-	-	-	-	108,916	-	(16,118)	9,466	(6,652)	102,264	5,439	107,703
Ending balance : 30 June 2011		<u>850,000</u>	<u>1,643,000</u>	<u>18,365</u>	<u>85,000</u>	<u>15,740</u>	<u>1,237,121</u>	<u>(15,740)</u>	<u>223,960</u>	<u>(132,828)</u>	<u>91,132</u>	<u>3,924,618</u>	<u>204,751</u>	<u>4,129,369</u>

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Changes in Equity (Unaudited) (Continued)
For the six-month periods ended 30 June 2011 and 2010

Baht : '000

	Notes	Separate financial statements				Other component of equity Other comprehensive income Unrealized gain (loss)	Total equity	
		Issued and paid-up share capital	Premium on ordinary shares	Paid-in surplus- Treasury common shares	Retained earnings Appropriated Legal reserve			Unappropriated
Beginning balance : 1 January 2010		850,000	1,643,000	16,950	85,000	480,910	46,254	3,122,114
Changes in equity for the period								
Dividend paid	15	-	-	-	-	(42,500)	-	(42,500)
Total comprehensive income for the period		-	-	-	-	(67,821)	32,807	(35,014)
Ending balance : 30 June 2010		<u>850,000</u>	<u>1,643,000</u>	<u>16,950</u>	<u>85,000</u>	<u>370,589</u>	<u>79,061</u>	<u>3,044,600</u>
Beginning balance : 1 January 2011		850,000	1,643,000	16,950	85,000	373,492	138,482	3,106,924
Adjustment from								
changes in accounting policy	4.2	-	-	-	-	(67,124)	-	(67,124)
Balance after adjustment		850,000	1,643,000	16,950	85,000	306,368	138,482	3,039,800
Changes in equity for the period								
Dividend paid	15	-	-	-	-	(42,500)	-	(42,500)
Total comprehensive income for the period		-	-	-	-	272,520	(14,504)	258,016
Ending balance : 30 June 2011		<u>850,000</u>	<u>1,643,000</u>	<u>16,950</u>	<u>85,000</u>	<u>536,388</u>	<u>123,978</u>	<u>3,255,316</u>

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Cash Flows (Unaudited)
For the six-month periods ended 30 June 2011 and 2010

	Notes	Baht : '000			
		Consolidated		Separate	
		financial statements		financial statements	
		2011	2010	2011	2010
Cash flows from operating activities					
Profit (loss) before income tax		138,094	(77,691)	272,520	(67,821)
Items to reconcile:					
Realized income from deferred rental revenue		(12,612)	-	-	-
Interest income		(1,586)	(989)	(1,393)	(1,463)
Dividends income		(17,832)	(8,205)	(262,982)	(7,388)
Bad debts and allowance for doubtful accounts (Reversal)		4,954	7,412	(8,829)	6,217
Depreciation of property, premises and equipment	10	179,800	256,490	90,904	137,494
Depreciation of investment properties	9	7,862	7,362	10,514	9,698
Amortization of prepaid rental of land and buildings	11	37,034	37,034	37,034	37,034
Amortization of intangible assets	12	3,051	3,861	2,702	2,927
Amortization of other non - current assets		573	429	144	4,000
Employee benefit obligations		7,752	-	(868)	-
Financial expenses		6,844	19,147	15,578	7,327
Gain on sale of property, premises and equipment		(39,370)	(478)	(39,237)	(399)
Share of profit from investment in associate		(52,185)	-	-	-
Loss on property, premises and equipment written off	10	2,259	2,736	1,480	2,190
Loss on impairment of property, premises and equipment	10	13,922	-	-	-
Income from operations before changes in operating assets and liabilities		278,560	247,108	117,567	129,816
(Increase) decrease in operating assets					
Trade accounts receivable		61,517	47,848	65,031	42,412
Inventories		10,361	9,809	3,895	6,410
Proceeds from refund of prepaid income tax		2,269	3,579	-	-
Deposit for acquiring assets		15,175	-	-	-
Other current assets		18,157	558	167,389	13,210
Other non-current assets		252	1,015	(146)	14
Increase (decrease) in operating liabilities					
Trade accounts payable		(2,364)	(45,044)	(47,893)	(25,034)
Other payables		(31,340)	(24,592)	(98,861)	(19,817)
Accrued expenses		(53,349)	9,504	(48,775)	(1,043)
Liabilities under rental guaranteed		42,130	-	42,130	-
Other current liabilities		(9,214)	8,400	(1,983)	1,852
Other non-current liabilities		1,356	(475)	1,356	(475)
Cash provided by operating activities before income tax paid		333,510	257,710	199,710	147,345
Payment for income tax		(34,105)	(8,530)	(7,061)	(1,334)
Net cash provided by operating activities		299,405	249,180	192,649	146,011

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Cash Flows (Unaudited) (Continued)
For the six-month periods ended 30 June 2011 and 2010

	Notes	Baht : '000			
		Consolidated		Separate	
		financial statements		financial statements	
		2011	2010	2011	2010
Cash flows from investing activities					
Interest income		1,284	988	1,417	1,473
Dividend income		17,832	8,205	262,982	7,388
Proceeds from repayment of loans to related companies	19.2	-	-	48,429	1,800
Payment for loans to related companies	19.2	-	-	(46,600)	(500)
Payment for purchase of shares in associate		(1,003)	-	(1,003)	-
Proceeds from sales of property, premises and equipment		48,550	526	48,414	400
Payment for purchase of investment properties		(1,552)	-	(2,458)	-
Payment for purchase of property, premises and equipment	5.2.1	(124,609)	(79,540)	(80,488)	(46,532)
Payment for purchase intangible assets	12	(1,133)	(2,346)	(1,121)	(1,739)
Net cash provided by (used in) investing activities		<u>(60,631)</u>	<u>(72,167)</u>	<u>229,572</u>	<u>(37,710)</u>
Cash flows from financing activities					
Decrease in bank overdrafts		-	(389)	-	-
Proceeds from short-term loans from financial institutions		480,000	35,000	480,000	35,000
Repayment of short-term loans from financial institutions		(484,000)	(75,000)	(470,000)	(75,000)
Repayment of short-term loans from related company	19.2	(4,000)	(2,500)	(439,000)	-
Payment for long-term liabilities under financial lease agreement	5.2.1	(109)	(684)	(19)	(508)
Repayment of long-term loans	14	(46,288)	(149,384)	-	(60,000)
Interest paid		(10,092)	(19,952)	(14,665)	(7,941)
Dividends paid		(79,729)	(42,500)	(42,500)	(42,500)
Net cash used in financing activities		<u>(144,218)</u>	<u>(255,409)</u>	<u>(486,184)</u>	<u>(150,949)</u>
Net increase (decrease) in cash and cash equivalents		94,556	(78,396)	(63,963)	(42,648)
Cash and cash equivalents as at 1 January		377,415	396,175	180,844	156,286
Exchange gains (losses) on cash		5,240	(3,733)	-	-
Cash and cash equivalents as at 30 June	5.1	<u><u>477,211</u></u>	<u><u>314,046</u></u>	<u><u>116,881</u></u>	<u><u>113,638</u></u>

The condensed notes to the interim financial statements from page 13 to 37 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Condensed Notes to the Interim Financial Statements (Unaudited)
For the three-month and six-month periods ended 30 June 2011 and 2010

1. General information

Dusit Thani Public Company Limited is a company registered in Thailand with its head office located at 946 Dusit Thani Office Building, 5th floor, Rama IV Road, Silom, Bangrak, Bangkok. The Company's main objective is to operate hotel business and hotel management service business.

The Company is listed on the Stock Exchange of Thailand. The interim consolidated and separate financial statements were authorized to issue by the board of directors of the Company on 11 August 2011. The interim consolidated and separate financial statements have been reviewed but not audited.

2. Basis for preparation of the interim consolidated and separate financial statements

2.1 The interim consolidated and separate financial statements for the three-month and six-month periods ended 30 June 2011 and 2010 are prepared by the management of the Company and are unaudited. However, in the opinion of the Company, all adjustments necessary for a fair presentation have been reflected therein.

These interim consolidated and company financial statements are prepared in accordance with Thai generally accepted accounting principles under the Accounting Act B.E. 2543, being those Thai Accounting Standards issued under the Accounting Professions Act B.E. 2547, and the financial reporting requirements of the Securities and Exchange Commission. The primary financial statements (i.e., statement of financial position, income statement, statement of comprehensive income, statement of changes in equity and statement of cash flows) are prepared in the full format as required by the Securities and Exchange Commission. The notes to the financial statements are prepared in a condensed format according to Thai Accounting Standard 34, "Interim Financial Reporting" and additional notes are presented as required by the Securities and Exchange Commission under the Securities and Exchange Act.

2.2 Certain financial information which is normally included in financial statements prepared in accordance with generally accepted accounting principles, but which is not required for interim reporting purposes, has been omitted. Accordingly, the aforementioned interim consolidated and separate financial statements should be read in conjunction with the consolidated and separate financial statements and notes thereto included in the audited financial statements for the year ended 31 December 2010.

2.3 The result of operations for the three-month and six-month periods ended 30 June 2011 are not necessarily indicative of the operating results anticipated for the full year.

2. Basis for preparation of the interim consolidated and separate financial statements (Continued)

2.4 An English version of the interim consolidated and separate financial statements have been prepared from the interim financial statements that are in the Thai language. In the event of a conflict or a difference in interpretation between the two languages, the Thai language interim financial statements shall prevail.

2.5 The Company reclassified the following items in the consolidated and company financial statements to conform with changes presentation in the current period:

Old account	Amount Baht: '000	Reclassification	Amount Baht: '000
For the three-month period ended 30 June 2010			
Consolidated financial statements			
Administrative expenses (Rental)	26,355	Cost of sales and services	26,355
Separate financial statements			
Administrative expenses (Rental)	26,355	Cost of sales and services	26,355
For the six-month period ended 30 June 2010			
Consolidated financial statements			
Administrative expenses (Rental)	52,946	Cost of sales and services	52,946
Separate financial statements			
Administrative expenses (Rental)	52,946	Cost of sales and services	52,946

2.6 Costs that are incurred unevenly during the financial year are anticipated or deferred in the interim report only if it would also be appropriate to anticipate or defer such costs at the end of the financial year.

3. Summary of significant accounting policies

The accounting policies used in the preparation of the interim financial statements are consistent with those used in the annual financial statements for the year ended 31 December 2010, except as describe in Note 4.

3.1 The following new accounting standards, new financial reporting standards, amendments to accounting standards, interpretation are mandatory for the first time for the financial year beginning 1 January 2011

TAS 1 (Revised 2009), the revised standard will prohibit the presentation of items of income and expenses in the statement of changes in equity. Entity chooses to present the statement of comprehensive income in two statements (income statement and statement of comprehensive income). Where entity restates or reclassify comparative information, they will be required to present a restated statement of financial position as at the beginning comparative period in addition to the current requirement to present statement of financial position at the end of the current period and comparative period. However, for the financial statements which period beginning on or after 1 January 2011 and are the first period apply this standard, an entity chooses to present statement of financial position only two statements without the statement of financial position as at the beginning comparative period.

3. Summary of significant accounting policies (Continued)

3.1 The following new accounting standards, new financial reporting standards, amendments to accounting standards, interpretation are mandatory for the first time for the financial year beginning 1 January 2011 (Continued)

TAS 16 (Revised 2009), the revised standard requires the entity to include in cost of property, premises and equipment (PPE), an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, when the entity has obligation to do. An entity requires that an item of PPE with a cost that is significant in relation to the total cost of the item shall be depreciated separately. The revised standard also requires an entity to review useful life, residual value and depreciation method at least at each financial year-end. The entity used the prospective approach to recognize effect from disaggregation PPE components based on net book value as of 1 January 2011.

TAS 19 deal with accounting for employee benefit. The standard classifies employee benefits into 4 categories: a) short-term employee benefits b) post-employment benefits (including defined contribution plan and defined benefit plan) c) other long-term employee benefits and d) termination benefits. The standard requires the entity to measure the defined benefit plan and other long-term employee benefits by using the Projected Unit Credit method (PUC). An entity can choose to recognize any actuarial gain or loss for defined benefit plan either in other comprehensive income or profit and loss. Actuarial gain or loss for other long-term employee benefit shall recognize in profit and loss. The entity applied this standard in the first period by adjusting with retained earnings as of 1 January 2011 (see Note 4.2).

TAS 40 (Revised 2009), the standard has specific presentation and measurement requirements for investment property. The entity has to present an investment property separately in the statement of financial position. The entity can choose to measure it either cost model or fair value model. Under fair value model, any changes in fair value are recognised in the statement of income. The entity chose to apply cost model for measurement and shall disclose fair value in annual financial statement.

The effects of the adoption of the above standards are adjusted retrospectively with impact to the statement of financial position as at 31 December 2010 are presented as follows:

	Consolidated Financial Statements Baht : '000	Separate Financial Statements Baht : '000
Statement of financial position as of 31 December 2010		
Investment properties - net increased	145,777	139,168
Property, premises and equipment - net decreased	(145,777)	(139,168)

3. Summary of significant accounting policies (Continued)

3.2 New accounting standards, amendments to accounting standards and new interpretation

The following new accounting standards, amendments to accounting standards and new interpretation are mandatory for the accounting periods beginning on or after 1 January 2013, but the Company, subsidiaries and joint ventures have not early adopted them:

TAS 12	Income taxes
TAS 20 (Revised 2009)	Accounting for Government Grants and Disclosure of Government Assistance
TAS 21 (Revised 2009)	The Effects of Changes in Foreign Exchange Rates
TSIC 10	Government Assistance - No Specific Relation to Operating Activities
TSIC 21	Income Taxes - Recovery of Revalued Non-Depreciable Assets
TSIC 25	Income Taxes - Changes in the Tax Status of an Entity or its Shareholders

The management of the Company, subsidiaries and joint ventures is currently assessing the impact of applying the new accounting standards, amendments to accounting standards and new interpretation.

4. New accounting policies

4.1 Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, subsidiaries and joint ventures, is classified as investment properties. Investment properties also include property that is being constructed or developed for future use as investment properties.

Investment properties of the Company, subsidiaries and joint ventures are lands held for a currently undetermined future use. The Company, subsidiaries and joint ventures have not determined that it will use the land as owner-occupied property or as capital appreciation, and a building owned by the Company and leased out under operating leases.

Investment properties are measured initially at their costs including related transaction costs. After initial recognition, investment property is carried at cost less accumulated impairment losses (if any).

Subsequent expenditure is capitalized to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company, subsidiaries and joint ventures and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

4. New accounting policies (Continued)

4.2 Employee benefits

The Company, subsidiaries and joint ventures have post-employment benefits both defined benefit and defined contribution plans. A defined contribution plan is a pension plan under which the Company, subsidiaries and joint ventures pay fixed contributions into a separate entity. The Company, subsidiaries and joint ventures have no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods. A defined benefit plan is a pension plan that is not a defined contribution plan. Typically defined benefit plans define an amount of pension benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and compensation.

- Defined benefit plans

Retirement benefit

Under Labour Laws applicable in Thailand and the Company, subsidiaries and joint ventures' employment policy, all employees completing 120 days of service are entitled to severance pay on termination or retrenchment without cause or upon retirement age of 50 years, 55 years or 60 years as specify in employment policy of each entities. The severance pay will be at the rate according to number of years of service as stipulated in the Labor Law which is currently at a maximum rate of 300 days of final salary.

The effects of the adoption of the above standards to the financial statements are presented as follows:

	Baht : '000	
	Consolidated	Separate
	Financial	Financial
	Statements	Statements
Statements of changes in equity		
Unappropriated retained earnings as of 1 January 2011 decreased	(97,425)	(67,124)
Non-controlling interests as of 1 January 2011 decreased	(3,663)	-
Total	<u>(101,088)</u>	<u>(67,124)</u>

5. Supplementary disclosures of cash flow information

5.1 Cash and cash equivalents as at 30 June are as follows:

	Baht : '000			
	Consolidated		Separate	
	financial statements		financial statements	
	(Unaudited)		(Unaudited)	
	2011	2010	2011	2010
Cash and deposits at bank	360,911	300,746	109,881	113,638
Deposits at financial institutions	116,300	13,300	7,000	-
Total	<u>477,211</u>	<u>314,046</u>	<u>116,881</u>	<u>113,638</u>

5. **Supplementary disclosures of cash flow information** (Continued)

5.2 Non cash transactions are as follows:

5.2.1 In the interim consolidated and separate financial statements for the six-month periods ended 30 June 2011 and 2010:

Purchases of property, premises and equipment

	Baht : '000			
	Consolidated financial statements (Unaudited) For the six-month periods ended 30 June		Separate financial statements (Unaudited) For the six-month periods ended 30 June	
	2011	2010	2011	2010
Payables-Assets acquisition				
Balance brought forward	78,466	28,591	59,429	16,241
<u>Add</u> Purchases of fixed assets	75,001	72,270	40,927	45,304
<u>Add</u> Exchange (gain) loss on translation	-	123	-	-
<u>Less</u> Cash payments	(124,609)	(79,540)	(80,488)	(46,532)
Balance carried forward	<u>28,858</u>	<u>21,444</u>	<u>19,868</u>	<u>15,013</u>
Long-term liabilities under finance lease agreements (including current portion)				
Balance brought forward	678	959	19	710
<u>Less</u> Cash payments	(109)	(684)	(19)	(508)
Balance carried forward	<u>569</u>	<u>275</u>	<u>-</u>	<u>202</u>

5. Supplementary disclosures of cash flow information (Continued)

5.2 Non cash transactions are as follows: (Continued)

5.2.2 In the consolidated financial statements for the six-month periods ended 30 June 2011 and 2010:

5.2.2.1 The recording of investments available for sale at fair value and recognizing unrealized gain (loss) on such investments of Baht (16.12) million and Baht 36.81 million, respectively, were included in statements of comprehensive income.

5.2.2.2 The recording of exchange differences on the translation of the subsidiary's financial statements into Baht was presented as an addition (deduction) in the statements of comprehensive income in the amount of Baht 10.75 million and Baht (8.88) million, respectively.

5.2.3 In the separate financial statements for the six-month periods ended 30 June 2011 and 2010:

- The recording of investments available for sale at fair value and recognizing unrealized gain (loss) on such investments of Baht (14.50) million and Baht 32.81 million, respectively, were included in statements of comprehensive income.

6. Trade accounts receivable - net

Trade accounts receivable - net are classified by aging as follows:

	Consolidated financial statements		Separate financial statements	
	As at 30 June 2011 (Unaudited)	As at 31 December 2010 (Audited)	As at 30 June 2011 (Unaudited)	As at 31 December 2010 (Audited)
Number of accounts receivable	1,115	1,596	430	620
	Baht : '000	Baht : '000	Baht : '000	Baht : '000
Outstanding amount				
Less than 3 months	193,056	251,005	86,115	151,254
3 - 6 months	4,177	7,917	200	1,052
6 - 12 months	4,368	5,909	2,682	4,116
Over 12 months	8,234	5,318	5,668	3,274
	209,835	270,149	94,665	159,696
<u>Less Allowance for doubtful accounts</u>	<u>(13,686)</u>	<u>(14,760)</u>	<u>(10,550)</u>	<u>(11,694)</u>
Trade accounts receivable - net	<u>196,149</u>	<u>255,389</u>	<u>84,115</u>	<u>148,002</u>

7. Other current assets

7.1 Other current assets consisted of the following:

	Note	Consolidated		Baht : '000	
		financial statements		Separate	
		As at 30 June 2011 (Unaudited)	As at 31 December 2010 (Audited)	As at 30 June 2011 (Unaudited)	As at 31 December 2010 (Audited)
Accounts receivable					
- Management fee and other services - net	7.2	32,264	43,385	53,162	55,812
Accounts receivable					
- World Intertrade Corporation Limited		40,879	40,879	40,879	40,879
<u>Less</u> Allowance for doubtful accounts		(40,879)	(40,879)	(40,879)	(40,879)
		-	-	-	-
Other receivables					
- Related companies		-	5,968	4,198	156,696
- Others companies		44,014	33,790	27,571	21,251
		44,014	39,758	31,769	177,947
<u>Less</u> Allowance for doubtful accounts		(17,894)	(5,423)	(4,213)	(5,423)
		26,120	34,335	27,556	172,524
Receivable - Sale of Hotel		-	30,000	-	-
Accrued interest receivable		390	88	154	178
Prepaid income tax		47,575	42,084	22,347	15,286
VAT refundable		25,189	31,087	9,083	9,243
Prepaid expenses		43,529	35,631	16,599	18,055
Advances		8,535	8,131	2,839	6,714
Others		10,644	17,009	3,326	10,368
		194,246	241,750	135,516	288,180

7. **Other current assets** (Continued)

7.2 Accounts receivable - Management fee and other services - net are classified by aging as follows:

	Note	Consolidated financial statements		Separate financial statements	
		As at 30 June 2011 (Unaudited)	As at 31 December 2010 (Audited)	As at 30 June 2011 (Unaudited)	As at 31 December 2010 (Audited)
Number of accounts receivable		72	90	38	44
		Baht:'000	Baht:'000	Baht:'000	Baht:'000
Outstanding amount					
Less than 3 months		18,638	30,383	42,028	46,069
3 - 6 months		12,644	6,723	11,634	5,012
6 - 12 months		12,185	19,757	6,817	12,192
Over 12 months		10,822	12,759	5,775	11,957
		54,289	69,622	66,254	75,230
<u>Less</u> Allowance for doubtful accounts		(22,025)	(26,237)	(12,642)	(19,418)
Accounts receivable - Management fee and other services - net	7.1	32,264	43,385	53,612	55,812

8. **Other long-term investments**

Other long-term investments consisted of the following:

	Consolidated financial statements		Separate financial statements	
	As at 30 June 2011 (Unaudited)	As at 31 December 2010 (Audited)	As at 30 June 2011 (Unaudited)	As at 31 December 2010 (Audited)
				Baht :'000
Available for sale				
Equity securities				
Cost	64,992	64,992	140,500	140,500
<u>Add</u> Net valuation adjustment for change in fair value	223,960	240,078	123,978	138,482
	288,952	305,070	264,478	278,982
General investments				
Equity securities	221,187	221,187	-	-
<u>Less</u> Allowance for impairment in value of securities	(3,471)	(3,471)	-	-
	217,716	217,716	-	-
Total	506,668	522,786	264,478	278,982

8. Other long-term investments (Continued)

Movements in other long-term investments for the six-month period ended 30 June 2011 are summarized as follows:

	Consolidated financial statements		Separate financial statements	
	Available for sale	General investments	Available for sale	General investments
Net book value at beginning	305,070	217,716	278,982	-
Change in fair value of available for sale	(16,118)	-	(14,504)	-
Net book value at ending	<u>288,952</u>	<u>217,716</u>	<u>264,478</u>	<u>-</u>

Baht : '000

9. Investment properties - net

Movements in investment properties for the six-month period ended 30 June 2011 are summarized as follows:

	Consolidated financial statements (Unaudited)	Baht : '000 Separate financial statements (Unaudited)
Net book value as at 1 January 2011 (after restated)	334,193	297,349
Acquisitions during the period - at cost	1,552	2,457
Depreciation for the period	(7,862)	(10,514)
Net book value as at 30 June 2011	<u>327,883</u>	<u>289,292</u>

10. Property, premises and equipment - net

Movements in property, premises and equipment account for the six-month period ended 30 June 2011 are summarized as follows:

	Consolidated financial statements (Unaudited)	Baht : '000 Separate financial statements (Unaudited)
Net book value as at 1 January 2011	2,459,464	876,150
Acquisitions during the period - at cost	75,001	40,927
Disposals during the period - net book value	(9,180)	(9,177)
Loss on impairment from property, premises and equipment during the period	(13,922)	-
Written off during the period - net book value	(2,259)	(1,480)
Exchange gain on translation	11,376	-
Depreciation for the period	(179,800)	(90,904)
Net book value as at 30 June 2011	<u>2,340,681</u>	<u>815,516</u>

11. Prepaid rental - land and buildings - net

Prepaid rental - land and buildings - net consisted of the following:

	Consolidated		Separate	
	financial statements		financial statements	
	As at	As at	As at	As at
	30 June	31 December	30 June	31 December
	2011	2010	2011	2010
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Prepaid rental amount	1,100,000	1,100,000	1,100,000	1,100,000
Other fees	11,000	11,000	11,000	11,000
	<u>1,111,000</u>	<u>1,111,000</u>	<u>1,111,000</u>	<u>1,111,000</u>
<u>Less</u> Accumulated amortization of prepaid rental	(611,051)	(574,017)	(611,051)	(574,017)
	<u>499,949</u>	<u>536,983</u>	<u>499,949</u>	<u>536,983</u>
<u>Less</u> Prepaid rental of land and buildings	(74,067)	(74,067)	(74,067)	(74,067)
Prepaid rental of land and buildings exceeding one year - net	<u>425,882</u>	<u>462,916</u>	<u>425,882</u>	<u>462,916</u>
Amortization for the period/year	<u>37,034</u>	<u>74,067</u>	<u>37,034</u>	<u>74,067</u>

12. Intangible assets - net

Movements in intangible assets account for the six-month period ended 30 June 2011 are summarized as follows:

	Consolidated	Separate
	financial statements	financial statements
	(Unaudited)	(Unaudited)
Net book value as at 1 January 2011	45,070	43,504
Acquisitions during period - at cost	1,133	1,121
Amortization for the period	(3,051)	(2,702)
Net book value as at 30 June 2011	<u>43,152</u>	<u>41,923</u>

13. Bank overdrafts and short-term loans from financial institutions

Bank overdrafts and short-term loans from financial institutions consisted of the following:

	Consolidated		Separate	
	financial statements		financial statements	
	As at	As at	As at	As at
	30 June	31 December	30 June	31 December
	2011	2010	2011	2010
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Short-term loans from financial institutions	193,000	197,000	193,000	183,000
	<u>193,000</u>	<u>197,000</u>	<u>193,000</u>	<u>183,000</u>

As at 30 June 2011 and 31 December 2010, the Company and subsidiaries have credit lines for bank overdrafts totalling Baht 89.00 million which are guaranteed by the Company totalling Baht 46.00 million.

13. Bank overdrafts and short-term loans from financial institutions (Continued)

As at 30 June 2011 and 31 December 2010, the Company has credit lines for bank overdrafts totalling Baht 43.00 million with no guarantor.

The Company has entered into loan agreements with financial institutions for working capital of the following:

Agreement date	Limit	Interest rate	Baht:'000	
			Short-term loans 30 June 2011	31 December 2010
17 September 2004	300,000	MMR	-	-
17 December 2007	450,000	MMR	-	-
2 November 2010	150,000	MMR	-	-
8 December 2010	150,000	MMR	101,000	-
8 December 2010	300,000	be specified by bank	92,000	183,000
15 December 2010	800,000	MMR	-	-
	<u>2,150,000</u>		<u>193,000</u>	<u>183,000</u>

- MMR : Money Market Rate
- Such short-term loans have no guarantor.

As at 30 June 2011 and 31 December 2010, Dusit Thai Properties Public Company Limited, a subsidiary, has short-term loans from financial institutions in the credit limit of Baht 200.00 million for 2 years, which is guaranteed by the Company. As at 31 December 2010, such subsidiary had outstanding short-term loan of Baht 14.00 million, and interest rate at MMR (Money Market Rate). During the six-month period ended 30 June 2011, this subsidiary has already repaid its loans.

14. Long-term loans

Long-term loans consisted of the following:

	Interest rate % p.a.		Consolidated financial statements		Separate financial statements	
	As at	As at	(Unaudited)	(Audited)	(Unaudited)	(Audited)
	30 June	31 December	30 June	31 December	30 June	31 December
	2011	2010	2011	2010	2011	2010
Loans from financial institutions						
Repayable in semi-annual installments through 2015 by Philippine Hoteliers, Inc.	5.4019	6.0488	114,094	156,254	-	-
			114,094	156,254	-	-
<u>Less</u> Current portion			(28,524)	(36,519)	-	-
			<u>85,570</u>	<u>119,735</u>	<u>-</u>	<u>-</u>

14. Long-term loans (Continued)

Movements in the long-term loans account are summarized as follows:

	Consolidated		Separate	
	financial statements		financial statements	
	For the	For the	For the	For the
	six-month	year ended	six-month	Year ended
	period ended	31 December	period ended	31 December
	30 June	2010	30 June	2010
	2011	2010	2011	2010
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Balance brought forward	156,254	842,269	-	330,000
Less Repayments	(46,288)	(677,152)	-	(330,000)
Exchange (gain)/loss on translation	4,128	(8,863)	-	-
Balance carried forward	<u>114,094</u>	<u>156,254</u>	<u>-</u>	<u>-</u>

During the six-month period ended 30 June 2011, a subsidiary, Philippine Hoteliers, Inc., has repaid its loan before repayment date in amount of Peso 40.00 million.

15. Dividend paid

On 29 April 2011, the shareholders' meeting of the Company passed a resolution to approve and appropriate profit as dividend payment for the year 2010 for 85,000,000 ordinary shares at Baht 0.50 per share, totalling Baht 42.50 million was paid on 13 May 2011.

On 30 April 2010, the shareholders' meeting of the Company passed a resolution to approve and appropriate retained earnings as dividend payment for the year 2009 for 85,000,000 ordinary shares at Baht 0.50 per share, totalling Baht 42.50 million was paid on 14 May 2010.

16. Net revenue from assets held for sale

On 12 October 2010, the Company purchased operations assets of Dusit Thani Laguna Phuket from Laguna Resorts and Hotels Public Company Limited, Phuket Resort development Limited and Laguna Grande Limited in amount of including inventories and operating equipment for hotel operation totalling Baht 2,620.00 million (included VAT). On 24 December 2010, the Company sold these assets to Dusit Thani Freehold and Leasehold Property Fund (DTCPF) in the amount of Baht 2,715.00 million (included VAT) and had gain on sales of such assets, net of related transferring expenses, of Baht 6.90 million. This gain is separately presented as unrealized gain on sales of assets held for sale, under non-current liabilities because the Company provided a guarantee for lease and/or sublease payment (in a such case) that Dusit Management Company Limited, a subsidiary, has to pay to DTCPF for a period of 4 years.

17. Retirement benefit obligation

The movement of retirement benefit obligation for the six-month period ended 30 June 2011 is detailed as follows:

	Consolidated financial statements (Unaudited)	Baht :’000 Separate financial statements (Unaudited)
For the six-month period ended 30 June 2011		
Opening net book value as of 1 January 2011 (see Note 4.2)	101,088	67,124
Retirement benefit obligation of subsidiaries transferred from the former companies	21,887	-
Retirement benefit expenses during the period	13,343	4,268
Benefit paid during the period	<u>(5,591)</u>	<u>(5,136)</u>
Closing net book value as of 30 June 2011	<u>130,727</u>	<u>66,256</u>

18. Income tax

For the three-month periods ended 30 June 2011 and 2010, income tax of the Company, subsidiaries and joint ventures have been calculated on the net profit after deduction of revenue which is not subjected to tax calculation and adding back certain expenses which are disallowance for tax computation purposes.

For the six-month periods ended 30 June 2011 and 2010, income tax of the Company, subsidiaries and joint ventures have been calculated on the net profit after deduction of revenue which is not subjected to tax calculation and adding back certain expenses which are disallowance for tax computation purposes.

19. Transactions between related companies

Transactions between related companies are as follows:

19.1 Investment in subsidiaries, and joint ventures

As at 30 June 2011 (Unaudited)

Company's name	Country of incorporation	% of shareholding	Investment		Baht : '000
			Separate financial statement Cost	Consolidated financial statement Equity	
Subsidiaries					
1. Dusit Thani Properties Co., Ltd.	Thailand	99.99	799,999	-	
• Dusit Thai Properties Public Co., Ltd.	Thailand	84.64	-*	-	
• Philippine Hoteliers, Inc.	Philippines	88.00	-*	-	
• Dusit Enterprises Co., Ltd.	Republic of Mauritius	99.99	-*	-	
			799,999	-	
2. Landmark Hotel Co., Ltd.	Thailand	99.88	9,988	-	
3. Devarana Spa Co., Ltd.	Thailand	99.99	8,000	-	
4. Dusit Executive Development Center Co., Ltd.	Thailand	99.99	5,000	-	
5. Dusit Thai Properties Public Co., Ltd.	Thailand	2.15	32,075	-	
6. Dusit Worldwide Co., Ltd.	Thailand	99.99	50,000	-	
• Dusit Overseas Co., Ltd.	Hong Kong	99.99	-**	-	
			50,000	-	
7. Dusit Management Co., Ltd.	Thailand	99.99	1,000	-	
			906,062	-	
<u>Less</u> Allowance for impairment			(9,988)	-	
			896,074	-	
Joint ventures					
1. Le Cordon Bleu Dusit Co., Ltd.	Thailand	49.99	19,999	-	
2. Dusit Bird Hotels Private Limited	India	50.00	3,471	-	
			23,470	-	
Associated Company					
1. Dusit Thani Freehold and Leasehold Property Fund	Thailand	30.02	1,229,202	1,288,263	
			1,229,202	1,288,263	

* Dusit Thani Properties Company Limited holds 84.65% in Dusit Thai Properties Co., Ltd., 88.01% in Philippine Hoteliers, Inc. and 100.00% in Dusit Enterprises Co., Ltd.

** Dusit Worldwide Co., Ltd. holds 100.00% in Dusit Overseas Co., Ltd.

19. Transactions between related companies (Continued)

19.1 Investment in subsidiaries, and joint ventures (Continued)

As at 31 December 2010 (Audited)

Company's name	Country of incorporation	% of shareholding	Investment		Baht : '000
			Separate financial statement	Consolidated financial statement	
			Cost	Equity	
Subsidiaries					
1. Dusit Thani Properties Co., Ltd.	Thailand	99.99	799,999	-	-
• Dusit Thai Properties Public Co., Ltd.	Thailand	84.64	-*	-	-
• Philippine Hoteliers, Inc.	Philippines	88.00	-*	-	-
• Dusit Enterprises Co., Ltd.	Republic of Mauritius	99.99	-*	-	-
			799,999	-	-
2. Landmark Hotel Co., Ltd.	Thailand	99.88	9,988	-	-
3. Devarana Spa Co., Ltd.	Thailand	99.99	8,000	-	-
4. Dusit Executive Development Center Co., Ltd.	Thailand	99.99	5,000	-	-
5. Dusit Thai Properties Public Co., Ltd.	Thailand	2.15	32,075	-	-
6. Dusit Worldwide Co., Ltd.	Thailand	99.99	50,000	-	-
• Dusit Overseas Co., Ltd.	Hong Kong	99.99	-**	-	-
			50,000	-	-
7. Dusit Management Co., Ltd.	Thailand	99.99	1,000	-	-
			906,062	-	-
<u>Less</u> Allowance for impairment			(9,988)	-	-
			896,074	-	-
Joint ventures					
1. Le Cordon Bleu Dusit Co., Ltd.	Thailand	49.99	19,999	-	-
2. Dusit Bird Hotels Private Limited	India	50.00	3,471	-	-
			23,470	-	-
Associated Company					
1. Dusit Thani Freehold and Leasehold Property Fund	Thailand	30.00	1,228,200	1,235,075	
			1,228,200	1,235,075	

* Dusit Thani Properties Company Limited holds 84.65% in Dusit Thai Properties Public Co., Ltd., 88.01% in Philippine Hoteliers, Inc. and 100.00% in Dusit Enterprises Co., Ltd.

** Dusit Worldwide Co., Ltd. holds 100.00% in Dusit Overseas Co., Ltd.

19. Transactions between related companies (Continued)

19.2 Short-term loans to and from related companies

Short-term loans to and from related companies consisted of the following:

	Consolidated		Separate	
	financial statements		financial statements	
	As at	As at	As at	As at
	30 June	31 December	30 June	31 December
	2011	2010	2011	2010
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Baht :’000				
Loan to:				
A joint venture				
Le Cordon Bleu Dusit Co., Ltd.	11,000	11,000	22,000	22,000
	<u>11,000</u>	<u>11,000</u>	<u>22,000</u>	<u>22,000</u>
Subsidiaries				
Devarana Spa Co., Ltd.	-	-	-	500
Dusit Management Co., Ltd.	-	-	-	1,329
	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,829</u>
Total loans to	<u>11,000</u>	<u>11,000</u>	<u>22,000</u>	<u>23,829</u>
Loan from				
Subsidiary				
Dusit Thani Properties Co., Ltd.	-	-	653,310	1,092,310
	<u>-</u>	<u>-</u>	<u>653,310</u>	<u>1,092,310</u>
A related company				
Le Cordon Bleu International BV	11,000	15,000	-	-
	<u>11,000</u>	<u>15,000</u>	<u>-</u>	<u>-</u>
Total loan from	<u>11,000</u>	<u>15,000</u>	<u>653,310</u>	<u>1,092,310</u>

The costs of borrowing are as follows:

- Loan to a joint venture - minimum loan rate of commercial banks or not lower than 8.50% p.a.
- Loans to subsidiaries - not lower than interest loan rate or 3 - year fixed deposit rate of commercial bank plus 0.50 - 1.50% p.a.
- Loan from subsidiaries - not lower than interest 3 - month fixed deposit rate and fixed deposit rate of commercial bank plus 0.60% p.a.
- Loan from a related company - minimum loan rate of commercial banks or not lower than 8.50% p.a.
- All inter - company borrowings are unsecured.

19. Transactions between related companies (Continued)

19.2 Short-term loans to and from related companies (Continued)

Movements in the short-term loans to and from related companies account are summarized as follows:

	Consolidated financial statements		Separate financial statements	
	For the six-month period ended 30 June 2011 (Unaudited)	For the year ended 31 December 2010 (Audited)	For the six -month period ended 30 June 2011 (Unaudited)	For the year ended 31 December 2010 (Audited)
				Baht :’000
Loan to related companies				
Balance brought forward	11,000	15,000	23,829	31,800
<u>Add</u> Additional loans	-	-	46,600	1,829
<u>Less</u> Repayments	-	(4,000)	(48,429)	(9,800)
Balance carried forward	<u>11,000</u>	<u>11,000</u>	<u>22,000</u>	<u>23,829</u>
Loan from related companies				
Balance brought forward	15,000	17,500	1,092,310	-
<u>Add</u> Additional loans	-	-	-	1,092,310
<u>Less</u> Repayments	(4,000)	(2,500)	(439,000)	-
Balance carried forward	<u>11,000</u>	<u>15,000</u>	<u>653,310</u>	<u>1,092,310</u>

19. Transactions between related companies (Continued)

19.3 Significant business transactions

Related balances

Separate financial statements

Company	As at 30 June 2011 (Unaudited)					As at 31 December 2010 (Audited)				Baht : '000
	Trade accounts receivable	Other current assets	Trade accounts payable	Accrued expenses	Other current liabilities	Trade accounts receivable	Other current assets	Accrued expenses	Other current liabilities	
Dusit Thai Properties Public Co., Ltd.	58	16,870	-	2	67	61	133,342	1	4,812	
Dusit Thani Properties Co., Ltd.	-	107	-	1,945	-	-	102	966	-	
Philippine Hoteliers, Inc.	-	-	-	-	-	4	150	-	-	
Dusit Enterprises Co., Ltd.	-	-	-	-	-	-	1	-	-	
Devarana Spa Co., Ltd.	615	96	-	25	1,109	530	479	162	823	
Dusit Executive Development Center Co., Ltd.	30	580	202	-	263	100	490	-	225	
Dusit Worldwide Co., Ltd.	435	6,165	-	-	2,409	612	4,069	644	17,285	
Dusit Overseas Co., Ltd.	-	5,518	-	-	-	-	3,167	-	-	
Dusit Management Co., Ltd.	165	13,104	-	36	1,364	39	28,906	-	59,963	
Le Cordon Bleu Dusit Co., Ltd.	103	-	-	-	-	475	176	-	-	
Dusit Thani Freehold and Leasehold Property Fund	-	-	-	-	-	-	5,840	-	-	
Acme Printing Co., Ltd.	-	-	-	-	-	-	-	-	1,935	
MBK Public Co., Ltd.	-	-	-	-	-	-	55	-	61	
Laguna Resorts and Hotels Public Co., Ltd.	-	-	-	-	-	-	1,412	-	-	
Piyasiri Co., Ltd.	-	-	-	-	-	-	-	-	40	
	<u>1,406</u>	<u>42,440</u>	<u>202</u>	<u>2,008</u>	<u>5,212</u>	<u>1,821</u>	<u>178,189</u>	<u>1,773</u>	<u>85,144</u>	

19. Transactions between related companies (Continued)

19.3 Significant related business transactions (Continued)

Related transactions

Separate financial statements

Company	For the three-month period ended 30 June 2011 (Unaudited)									For the three-month period ended 30 June 2010 (Unaudited)									Baht : '000
	Revenue from sales and services	Management service income	Interest income	Dividend income	Other income	Cost of sales and services	Selling expenses	Administrative expenses	Financial expenses	Revenue from sales and services	Management service income	Interest income	Dividend income	Other income	Cost of sales and services	Selling expenses	Administrative expenses	Depreciation and amortization	
Dusit Thai Properties																			
Public Co., Ltd.	97	1,987	-	5,318	6,264	-	37	7,599	-	108	2,782	-	-	6,146	-	-	6,615	2,000	
Dusit Thani Properties Co., Ltd.	16	-	-	240,000	290	-	-	-	6,404	-	-	-	-	286	-	-	-	-	
Philippine Hoteliers, Inc.	-	-	-	-	55	-	-	-	-	-	-	-	-	164	-	-	-	-	
Devarana Spa Co., Ltd.	575	-	-	-	1,628	62	-	298	-	469	-	1	-	728	128	-	563	-	
Dusit Executive Development																			
Center Co., Ltd.	186	-	-	-	606	-	-	830	-	503	-	-	-	91	-	-	1,525	-	
Dusit Worldwide Co., Ltd.	1,309	-	-	-	5,882	-	14,387	3,303	-	1,120	-	-	-	3,431	-	6,672	9,659	-	
Dusit Overseas Co., Ltd.	-	-	-	-	910	-	-	-	-	-	-	-	-	755	-	-	-	-	
Dusit Management Co., Ltd.	454	5,453	21	-	8,809	-	457	-	-	-	-	-	-	-	-	-	-	-	
Le Cordon Bleu Dusit Co., Ltd.	1,650	-	3	-	1	-	-	-	-	3,429	-	636	-	78	-	-	-	-	
The Peninsula Travel																			
Service Co., Ltd.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	59	-	
MBK Public Co., Ltd.	-	-	-	4,943	-	-	-	-	-	-	-	-	4,448	99	-	-	87	-	
Laguna Resorts and Hotels																			
Public Co., Ltd.	-	-	-	12,500	-	-	-	-	-	48	2,244	-	2,750	452	-	-	386	-	
Piyasiri Co., Ltd.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	515	-	
Bangkok Bank Public Co., Ltd.	-	-	-	221	-	-	-	-	-	-	-	155	190	52	-	-	1,029	-	
	<u>4,287</u>	<u>7,440</u>	<u>24</u>	<u>262,982</u>	<u>24,445</u>	<u>62</u>	<u>14,881</u>	<u>12,030</u>	<u>6,404</u>	<u>5,677</u>	<u>5,026</u>	<u>792</u>	<u>7,388</u>	<u>12,282</u>	<u>128</u>	<u>6,672</u>	<u>20,438</u>	<u>2,000</u>	

19. Transactions between related companies (Continued)

19.3 Significant related business transactions (Continued)

Related transactions

Separate financial statements

Company	For the six-month period ended 30 June 2011 (Unaudited)									For the six-month period ended 30 June 2010 (Unaudited)									Baht : '000
	Revenue from sales and services	Management service income	Interest income	Dividend income	Other income	Cost of sales and services	Selling expenses	Administrative expenses	Financial expenses	Revenue from sales and services	Management service income	Interest income	Dividend income	Other income	Cost of sales and services	Selling expenses	Administrative expenses	Depreciation and amortization	
Dusit Thai Properties Public Co., Ltd.	137	5,279	-	5,318	12,629	-	37	15,099	-	215	7,217	-	-	14,785	-	-	14,115	4,000	
Dusit Thani Properties Co., Ltd.	32	-	-	240,000	575	-	-	-	12,997	-	-	-	-	572	-	-	-	-	
Philippine Hoteliers, Inc.	-	-	-	-	219	-	-	-	-	-	-	-	-	252	-	-	-	-	
Devarana Spa Co., Ltd.	1,115	-	2	-	3,266	164	-	694	-	1,005	-	3	-	2,379	316	-	1,309	-	
Dusit Executive Development Center Co., Ltd.	302	-	-	-	711	-	-	1,206	-	1,068	-	-	-	190	-	-	3,026	-	
Dusit Worldwide Co., Ltd.	2,598	-	-	-	10,147	-	36,506	5,461	-	2,066	-	-	-	7,492	-	22,950	22,791	-	
Dusit Overseas Co., Ltd.	-	-	-	-	2,559	-	-	-	-	-	-	-	-	2,044	-	-	-	-	
Dusit Management Co., Ltd.	660	21,288	129	-	15,574	-	457	-	-	-	-	-	-	-	-	-	-	-	
Le Cordon Bleu Dusit Co., Ltd.	3,542	-	464	-	69	-	-	-	-	6,866	-	1,265	-	155	-	-	-	-	
The Peninsula Travel Service Co., Ltd.	-	-	-	-	-	-	-	67	-	-	-	-	-	-	-	-	265	-	
MBK Public Co., Ltd.	-	-	-	4,943	43	-	-	140	-	-	-	-	4,448	170	-	-	156	-	
Laguna Resorts and Hotels Public Co., Ltd.	-	-	-	12,500	-	-	-	-	-	96	13,848	-	2,750	794	-	-	643	-	
Piyasiri Co., Ltd.	-	-	-	-	-	-	-	21	-	-	-	-	-	-	-	-	554	-	
Bangkok Bank Public Co., Ltd.	-	-	-	221	-	-	-	34	-	-	-	155	190	459	-	-	1,072	-	
Thai Life Insurance Co., Ltd.	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	5	-	
The Navakij Insurance Public Co., Ltd.	-	-	-	-	-	-	-	229	-	-	-	-	-	-	-	-	274	-	
	<u>8,386</u>	<u>26,567</u>	<u>595</u>	<u>262,982</u>	<u>45,792</u>	<u>164</u>	<u>37,000</u>	<u>22,954</u>	<u>12,997</u>	<u>11,316</u>	<u>21,065</u>	<u>1,423</u>	<u>7,388</u>	<u>29,292</u>	<u>316</u>	<u>22,950</u>	<u>44,210</u>	<u>4,000</u>	

19. Transactions between related companies (Continued)

19.3 Significant related business transactions (Continued)

Prices and terms are as follows:

Management fees are similar to the fee charged to other hotels which were managed by the Company.

Other income is calculated based on actual expenses incurred and the price agreed upon by the Company and the subsidiary according to the agreement.

The interest income, see Note 19.2.

Prepaid rental of land and buildings, goodwill on the acquisition of hotel business from the subsidiary and other expense are based on the price agreed upon by the Company and the subsidiary according to the agreement.

The remuneration received for transferring of rights and obligations of the Hotels Management Agreement to the subsidiary is equivalent to 1.50% of total revenue or gross operation profit, depending on the condition of each contract which is used as the base for computation of management fee or licensing fee charged from each hotel.

Sale and purchase of equipment by the Company and the subsidiary are based on book value plus margin as agreed.

Other sale and purchase transactions are in the normal prices transacted with third parties and discount.

20. Guarantees, commitments and contingent liabilities

As at 30 June 2011, the Company, subsidiaries and joint ventures have no significant changes in commitments and contingent liabilities from as at 31 December 2010 (please also see financial statement for the year ended 31 December 2010), except the followings:

- As at 30 June 2011 and 31 December 2010, the Company, subsidiaries and joint ventures have commitments for renovation contracts totalling Baht 41.82 million and Baht 70.31 million, respectively.
- As at 30 June 2011 and 31 December 2010, the Company has commitments for renovation contracts totalling Baht 22.92 million and Baht 50.73 million, respectively.

21. Seasonality of operation

The main business of the Company is hotel operation. The main revenues of the Company are received seasonally within a financial year especially in the first and fourth three-month of each year. Such revenues are recognized when incurred. For supplementary financial information, revenue from sales and services, cost of sales and services and net profit for the twelve-month periods ended 30 June 2011 and 2010 were shown as below:

	Baht : '000			
	For the twelve-month periods ended 30 June			
	Consolidated		Separate	
	financial statements		financial statements	
	(Unaudited)		(Unaudited)	
	2011	2010	2011	2010
Revenue from sales and services	3,111,064	2,670,196	1,394,400	1,504,919
Cost of sales and services	1,920,119	1,512,155	833,824	774,550
Net profit (loss)	293,908	(117,891)	275,424	1,184

22. Business segment information

Business segment information of the Company, subsidiaries and a joint venture classified by geographical segment are as follows:

	Baht : Million		
	Revenues	Net profit (loss)	Assets employed
For the three-month period ended 30 June 2011			
Bangkok	681.86	197.28	6,401.85
Other provinces	302.64	(23.95)	1,070.35
Overseas	202.59	10.18	702.21
Total	1,187.09	183.51	8,174.41
<u>Less</u> Inter-company transactions	(353.75)	(231.96)	(2,208.50)
Total	833.34	(48.45)	5,965.91
<u>Add</u> Net loss of non-controlling interest		(1.76)	
Consolidated net loss - equity holders of the parent		(50.21)	
Consolidated assets			5,965.91

22. Business segment information (Continued)

	Revenues	Net profit (loss)	Baht : Million Assets employed
For the three-month period ended 30 June 2010			
Bangkok	284.86	(119.94)	3,655.66
Other provinces	189.19	(58.64)	1,885.23
Overseas	186.71	16.82	775.36
Total	<u>660.76</u>	<u>(161.76)</u>	<u>6,316.25</u>
<u>Add (less)</u> Inter-company transactions	<u>(80.29)</u>	<u>1.13</u>	<u>(1,067.07)</u>
Total	<u>580.47</u>	<u>(160.63)</u>	<u>5,249.18</u>
<u>Add</u> Net loss of non-controlling interest		<u>3.84</u>	
Consolidated net loss - equity holders of the parent		<u>(156.79)</u>	
Consolidated assets			<u>5,249.18</u>

	Revenues	Net profit (loss)	Baht : Million Assets employed
For the six-month period ended 30 June 2011			
Bangkok	1,227.94	253.93	6,401.85
Other provinces	875.14	19.51	1,070.35
Overseas	401.44	30.51	702.21
Total	<u>2,504.52</u>	<u>303.95</u>	<u>8,174.41</u>
<u>Less</u> Inter-company transactions	<u>(459.69)</u>	<u>(190.88)</u>	<u>(2,208.50)</u>
Total	<u>2,044.83</u>	<u>113.07</u>	<u>5,965.91</u>
<u>Less</u> Net profit of non-controlling interest		<u>(4.15)</u>	
Consolidated net profit - equity holders of the parent		<u>108.92</u>	
Consolidated assets			<u>5,965.91</u>

	Revenues	Net profit (loss)	Baht : Million Assets employed
For the six-month period ended 30 June 2010			
Bangkok	759.24	(74.96)	3,655.66
Other provinces	498.11	(43.25)	1,885.23
Overseas	393.93	37.21	775.36
Total	<u>1,651.28</u>	<u>(81.00)</u>	<u>6,316.25</u>
<u>Add (less)</u> Inter-company transactions	<u>(205.28)</u>	<u>2.25</u>	<u>(1,067.07)</u>
Total	<u>1,446.00</u>	<u>(78.75)</u>	<u>5,249.18</u>
<u>Add</u> Net loss of non-controlling interest		<u>1.86</u>	
Consolidated net loss - equity holders of the parent		<u>(76.89)</u>	
Consolidated assets			<u>5,249.18</u>

23. Others

On 24 June 2011, the Board of Directors of Dusit Thai Properties Public Company Limited, a subsidiary, passed a resolution to invest in a new establishment joint venture company registered in Republic of Maldives to operate five-star hotel in Mudhdhoo Island, Baa Atoll, Republic of Maldives. This new establishment joint venture company has registered capital of USD 38.50 million and 55% owned by such subsidiary. This new establishment company will purchase assets compose of the leasehold right in five-star resort over Mudhdhoo Island, Republic of Maldives for the period of 33 years commencing from year 2011 to year 2044 and hotel building which has total value of USD 60.00 million from Coastline Hotels and Resorts Private Limited. Such new establishment joint venture will invest in operating equipment: furniture, fixtures, installation equipment, pre-opening and other expenses in the amount of USD 17.00 million.

On 2 June 2011, Dusit Thai Properties Public Company Limited paid non refundable deposit for purchase such assets of USD 0.50 million and presented as deposit for acquiring assets in the statements of financial position. This deposit will be deducted from the last installment.

24. Event occurring after balance sheet date

24.1 On 13 July 2011, Dusit Thai Properties Public Company Limited has entered into the resort sale and purchase agreement with Coastline Hotels and Resort Private Limited in order to purchase assets in the total value of USD 60.00 million and operate as specified in such agreement.

24.2 On 7 August 2011, Dusit Thai Properties Public Company Limited and other 2 joint ventures have already established the joint venture company, namely DMS Property Investment Private Limited, registered in Republic of Maldives with registered capital of USD100,000, divided to 100,000 ordinary shares at USD 1 par value each. Dusit Thai Properties Public Company will hold at 60% of ownership.

24.3 On 11 August 2011, the Board of Directors of the Company passed a resolution as follows:

- To approve the Company to guarantee for long-term loans of USD 21.18 million and short-term loan of USD 0.82 million from financial institutions in Thailand of DMS Property Investment Private Limited. The Company will charge the guarantee fee from Dusit Thai Properties Public Company at 0.50% p.a. of guarantee amount
- To approve the change of dividend payment policy by not paying the interim dividend.

24.4 On 11 August 2011, Dusit Thai Properties Public Company Limited and other 2 joint ventures have entered into the shareholders agreement to invest in DMS Property Investment Private Limited.