

**DUSIT THANI PUBLIC COMPANY LIMITED
AND ITS SUBSIDIARIES**

**CONSOLIDATED AND SEPARATE
FINANCIAL STATEMENTS**

31 DECEMBER 2009

AUDITOR'S REPORT

To the Shareholders of Dusit Thani Public Company Limited

I have audited the accompanying consolidated and separate balance sheets as at 31 December 2009 and the related consolidated and separate statements of income, changes in equity, and cash flows for the year then ended 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 financial statements. My responsibility is to express an opinion on these financial statements based on my audit. The consolidated and separate financial statements for the year ended 31 December 2008 of Dusit Thani Public Company Limited and its subsidiaries and of Dusit Thani Public Company Limited presented herewith for comparative purposes, were audited by another auditor from the same firm as myself and the other auditor expressed an unqualified opinion on those financial statements in her report dated 16 February 2009.

I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the consolidated and separate financial statements referred to above present fairly, in all material respects, the consolidated and company financial position as at 31 December 2009 and the consolidated and company results of operations, and its cash flows for the year then ended of Dusit Thani Public Company Limited and its subsidiaries and of Dusit Thani Public Company Limited in accordance with generally accepted accounting principles.

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

Bangkok
18 February 2010

Dusit Thani Public Company Limited and Subsidiaries

Balance sheets

As at 31 December 2009 and 2008

		Consolidated		Separate		Baht
		financial statements		financial statements		
	Notes	2009	2008	2009	2008	
ASSETS						
Current Assets						
Cash and cash equivalents	6.1	396,174,859	324,764,101	156,286,159	114,087,608	
Short-term investments		-	5,000,000	-	-	
Trade accounts receivable - net	7	167,933,727	178,449,541	99,100,769	100,621,914	
Inventories - net	8	65,189,363	69,075,893	34,593,940	35,548,591	
Short-term loans to related companies	25.3	15,000,450	15,000,450	31,800,000	62,700,000	
Prepaid rental of land and buildings	12	74,066,640	74,066,640	74,066,640	74,066,640	
Other current assets	9.1	221,364,362	195,401,093	156,080,914	153,451,343	
Total Current Assets		939,729,401	861,757,718	551,928,422	540,476,096	
Non-Current Assets						
Investment in subsidiaries	25.1	-	-	892,077,373	895,074,074	
Investment in a joint venture	25.1	-	-	19,999,400	19,999,400	
Investment property		188,415,853	188,415,853	158,181,293	158,181,293	
Other long-term investments	10	421,259,032	363,730,932	186,753,650	93,381,700	
Property, premises and equipment - net	11	3,460,425,280	3,855,478,283	1,500,748,500	1,677,870,952	
Prepaid rental of land and buildings exceeding one year - net	12	536,983,140	611,049,780	536,983,140	611,049,780	
Intangible assets - net	13	48,028,553	49,391,745	45,141,274	45,091,732	
Other non-current assets - net	14	12,206,972	10,371,174	71,540,209	79,775,665	
Total Non-Current Assets		4,667,318,830	5,078,437,767	3,411,424,839	3,580,424,596	
Total Assets		5,607,048,231	5,940,195,485	3,963,353,261	4,120,900,692	

The notes to the financial statements from pages 10 to 53 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries

**Balance sheets (Continued)
As at 31 December 2009 and 2008**

		Consolidated		Separate		Baht
		financial statements		financial statements		
	Notes	2009	2008	2009	2008	
LIABILITIES AND EQUITY						
Current Liabilities						
Bank overdrafts and short-term loans						
from financial institutions	15	247,389,288	256,864,506	247,000,000		238,445,756
Trade accounts payable		128,986,342	102,848,475	57,881,904		44,071,732
Current portion of long-term liabilities under						
financial lease agreements	16	935,206	3,023,511	686,541		2,322,123
Current portion of long-term loans	17	84,049,000	313,806,538	-		200,000,000
Short-term loan from related company	25.3	17,499,475	19,999,400	-		-
Other current liabilities						
Other payables		43,855,086	31,285,800	46,236,029		73,294,628
Payables-Assets acquisition	6.2.1	28,590,662	64,824,664	16,241,174		38,915,216
Accrued expenses		164,915,876	180,434,904	64,811,038		70,636,320
Others		95,813,995	92,923,527	63,780,039		78,951,384
		<u>333,175,619</u>	<u>369,468,895</u>	<u>191,068,280</u>		<u>261,797,548</u>
Total Current Liabilities		<u>812,034,930</u>	<u>1,066,011,325</u>	<u>496,636,725</u>		<u>746,637,159</u>
Non-Current Liabilities						
Long-term liabilities under financial lease						
agreements	16	23,790	958,996	23,790		710,331
Long-term loans	17	758,220,500	723,935,962	330,000,000		230,000,000
Other non-current liabilities		14,578,496	13,749,129	14,578,496		13,749,129
Total Non-Current Liabilities		<u>772,822,786</u>	<u>738,644,087</u>	<u>344,602,286</u>		<u>244,459,460</u>
Total Liabilities		<u>1,584,857,716</u>	<u>1,804,655,412</u>	<u>841,239,011</u>		<u>991,096,619</u>

The notes to the financial statements from pages 10 to 53 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries

**Balance sheets (Continued)
As at 31 December 2009 and 2008**

	Notes	Consolidated		Separate		Baht
		financial statements		financial statements		
		2009	2008	2009	2008	
LIABILITIES AND EQUITY (Continued)						
Equity						
Share capital						
Authorized share capital						
		85,000,000 ordinary shares of		85,000,000 ordinary shares of		
		Baht 10 each		Baht 10 each		
		<u>850,000,000</u>	<u>850,000,000</u>	<u>850,000,000</u>	<u>850,000,000</u>	
Issued and paid-up share capital						
		85,000,000 ordinary shares of		85,000,000 ordinary shares of		
		Baht 10 each, fully paid		Baht 10 each, fully paid		
		850,000,000	850,000,000	850,000,000	850,000,000	
Additional paid-in capital						
		Premium on ordinary shares		Premium on ordinary shares		
		1,643,000,000	1,643,000,000	1,643,000,000	1,643,000,000	
Paid-in surplus - treasury						
		common shares		common shares		
	20.1	18,365,540	18,365,540	16,950,268	16,950,268	
	10	138,551,292	81,528,136	46,253,719	(6,364,100)	
Unrealized gain (loss)						
Exchange differences on the						
		translation of financial		translation of financial		
		statements of subsidiaries		statements of subsidiaries		
		(129,671,093)	(122,610,980)	-	-	
Retained earnings						
Appropriated						
		Legal reserve		Legal reserve		
	18	85,000,000	85,000,000	85,000,000	85,000,000	
	19 and 20.1	15,740,202	15,740,202	-	-	
		Other reserves		Other reserves		
		1,202,525,837	1,352,993,014	480,910,263	541,217,905	
		Unappropriated		Unappropriated		
Treasury common shares						
	20.1	(15,740,202)	(15,740,202)	-	-	
Total attributable to						
		equity holders of the parent		equity holders of the parent		
		3,807,771,576	3,908,275,710	3,122,114,250	3,129,804,073	
Minority interest						
		<u>214,418,939</u>	<u>227,264,363</u>	-	-	
Total Equity						
		<u>4,022,190,515</u>	<u>4,135,540,073</u>	<u>3,122,114,250</u>	<u>3,129,804,073</u>	
Total Liabilities and Equity						
		<u>5,607,048,231</u>	<u>5,940,195,485</u>	<u>3,963,353,261</u>	<u>4,120,900,692</u>	

The notes to the financial statements from pages 10 to 53 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Income
For the years ended 31 December 2009 and 2008

	Notes	Consolidated		Separate		Baht
		financial statements		financial statements		
		2009	2008	2009	2008	
Revenue from sales and services		2,777,382,413	3,197,118,127	1,548,394,813	1,823,440,734	
Cost of sales and services		(1,527,714,398)	(1,698,690,265)	(788,666,331)	(871,704,514)	
Gross profit		1,249,668,015	1,498,427,862	759,728,482	951,736,220	
Other incomes						
Management service income		87,120,378	115,579,322	46,913,284	145,048,180	
Interest income		2,245,610	5,518,602	3,780,719	5,501,140	
Dividend income		12,676,372	13,103,329	32,138,126	68,821,826	
Gain on sale of property, premises and equipment		1,323,975	244,531,810	268,134	244,289,721	
Other income		169,880,039	151,919,707	179,869,805	196,468,083	
Total other incomes		273,246,374	530,652,770	262,970,068	660,128,950	
Profit before expenses		1,522,914,389	2,029,080,632	1,022,698,550	1,611,865,170	
Expenses						
Selling expenses		(325,858,722)	(301,281,895)	(197,279,641)	(221,442,609)	
Administrative expenses		(519,075,514)	(639,139,420)	(438,368,891)	(571,628,660)	
Loss on sale of property, premises and equipment		(419,727)	(31,483)	-	-	
Loss on impairment of property, premises and equipment	11	(61,603,235)	-	-	-	
Depreciation and amortization		(574,487,683)	(602,393,279)	(341,659,647)	(409,507,897)	
Management and directors' remuneration		(95,084,019)	(91,063,762)	(42,774,878)	(55,039,159)	
Total expenses		(1,576,528,900)	(1,633,909,839)	(1,020,083,057)	(1,257,618,325)	
Profit (loss) before financial expenses and income tax		(53,614,511)	395,170,793	2,615,493	354,246,845	
Financial expenses		(51,769,641)	(72,199,591)	(20,423,135)	(28,359,103)	
Profit (loss) before income tax		(105,384,152)	322,971,202	(17,807,642)	325,887,742	
Income tax	21	(9,198,281)	(95,570,352)	-	(69,803,661)	
Net profit (loss)		(114,582,433)	227,400,850	(17,807,642)	256,084,081	
Attributable net profit (loss) to:						
- Equity holders of the parent		(107,967,177)	216,627,998	(17,807,642)	256,084,081	
- Minority interest		(6,615,256)	10,772,852	-	-	
		(114,582,433)	227,400,850	(17,807,642)	256,084,081	
Basic earnings (loss) per share						
- Equity holders of the parent	Baht	(1.28)	2.56	(0.21)	3.01	
Weighted average number of ordinary shares	Shares	20.2	84,528,500	84,528,500	85,000,000	85,000,000

The notes to the financial statements from pages 10 to 53 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Changes in Equity
For the years ended 31 December 2009 and 2008

Baht											
Consolidated financial statements											
Notes	Equity holders of the parent								Minority interest	Total equity	
	Issued and paid-up share capital	Premium on ordinary shares	Paid-in surplus-treasury common shares	Unrealized gain (loss)	Exchange differences on the translation of financial statements of subsidiaries	Retained earnings		Treasury common shares			
					Legal reserve	Other reserves					
							Appropriated	Unappropriated			
Beginning balance : 1 January 2008	850,000,000	1,643,000,000	18,365,540	155,654,101	(96,707,797)	85,000,000	15,740,202	1,221,365,016	(15,740,202)	237,060,773	4,113,737,633
Investment in securities available for sale											
Realized loss in equity	-	-	-	(74,125,965)	-	-	-	-	-	-	(74,125,965)
Exchange differences on the translation of financial statements	-	-	-	-	(25,903,183)	-	-	-	-	(4,761,992)	(30,665,175)
Total realized expenses in equity	-	-	-	(74,125,965)	(25,903,183)	-	-	-	-	(4,761,992)	(104,791,140)
Net profit	-	-	-	-	-	-	-	216,627,998	-	10,772,852	227,400,850
Total realized incomes (expenses)	-	-	-	(74,125,965)	(25,903,183)	-	-	216,627,998	-	6,010,860	122,609,710
Dividend paid	-	-	-	-	-	-	-	(85,000,000)	-	(15,807,270)	(100,807,270)
Ending balance : 31 December 2008	850,000,000	1,643,000,000	18,365,540	81,528,136	(122,610,980)	85,000,000	15,740,202	1,352,993,014	(15,740,202)	227,264,363	4,135,540,073
Beginning balance : 1 January 2009	850,000,000	1,643,000,000	18,365,540	81,528,136	(122,610,980)	85,000,000	15,740,202	1,352,993,014	(15,740,202)	227,264,363	4,135,540,073
Investment in securities available for sale											
Realized gain in equity	-	-	-	57,023,156	-	-	-	-	-	-	57,023,156
Exchange differences on the translation of financial statements	-	-	-	-	(7,060,113)	-	-	-	-	(969,785)	(8,029,898)
Total realized income (expenses) in equity	-	-	-	57,023,156	(7,060,113)	-	-	-	-	(969,785)	48,993,258
Net loss	-	-	-	-	-	-	-	(107,967,177)	-	(6,615,256)	(114,582,433)
Total realized incomes (expenses)	-	-	-	57,023,156	(7,060,113)	-	-	(107,967,177)	-	(7,585,041)	(65,589,175)
Dividend paid	-	-	-	-	-	-	-	(42,500,000)	-	(5,260,383)	(47,760,383)
Ending balance : 31 December 2009	850,000,000	1,643,000,000	18,365,540	138,551,292	(129,671,093)	85,000,000	15,740,202	1,202,525,837	(15,740,202)	214,418,939	4,022,190,515

The notes to the financial statements from pages 10 to 53 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries

Statements of Changes in Equity (Continued)

For the years ended 31 December 2009 and 2008

							Baht
							Total equity
Notes	Separate financial statements						Total equity
	Issued and paid-up share capital	Premium on ordinary shares	Paid-in surplus-Treasury common shares	Unrealized gain (loss)	Retained earnings		
					Appropriated Legal reserve	Unappropriated	
	850,000,000	1,643,000,000	16,950,268	44,968,700	85,000,000	370,133,824	3,010,052,792
Beginning balance : 1 January 2008							
Investment in securities available for sale							
Realized loss in equity	-	-	-	(51,332,800)	-	-	(51,332,800)
Total realized expenses in equity	-	-	-	(51,332,800)	-	-	(51,332,800)
Net profit	-	-	-	-	-	256,084,081	256,084,081
Total realized incomes (expenses)	-	-	-	(51,332,800)	-	256,084,081	204,751,281
Dividend paid	22	-	-	-	-	(85,000,000)	(85,000,000)
Ending balance : 31 December 2008	850,000,000	1,643,000,000	16,950,268	(6,364,100)	85,000,000	541,217,905	3,129,804,073
	850,000,000	1,643,000,000	16,950,268	(6,364,100)	85,000,000	541,217,905	3,129,804,073
Beginning balance : 1 January 2009							
Investment in securities available for sale							
Realized gain in equity	-	-	-	52,617,819	-	-	52,617,819
Total realized income in equity	-	-	-	52,617,819	-	-	52,617,819
Net loss	-	-	-	-	-	(17,807,642)	(17,807,642)
Total realized incomes (expenses)	-	-	-	52,617,819	-	(17,807,642)	34,810,177
Dividend paid	22	-	-	-	-	(42,500,000)	(42,500,000)
Ending balance : 31 December 2009	850,000,000	1,643,000,000	16,950,268	46,253,719	85,000,000	480,910,263	3,122,114,250

The notes to the financial statements from pages 10 to 53 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Statements of Cash Flows
For the years ended 31 December 2009 and 2008

		Consolidated		Separate	
		financial statements		financial statements	
	Notes	2009	2008	2009	2008
Baht					
Cash flows from operating activities					
Profit (loss) before income tax		(105,384,152)	322,971,202	(17,807,642)	325,887,742
Items to reconcile:					
Interest income		(2,245,610)	(5,518,602)	(3,780,719)	(5,501,140)
Dividend income		(12,676,372)	(13,103,329)	(32,138,126)	(68,821,826)
Bad debts and allowance for doubtful accounts		8,004,242	12,353,194	7,722,133	12,018,407
Depreciation and amortisation of property, premises and equipment	11	565,447,451	592,543,750	327,623,964	364,649,786
Amortization of prepaid rental of land and buildings	12	74,066,640	74,066,640	74,066,640	74,066,640
Amortization of intangible assets	13	8,174,943	8,984,240	6,035,683	6,108,111
Amortization of other non - current assets	14	865,289	865,289	8,000,000	38,750,000
Financial expenses		51,769,641	72,199,591	20,423,135	28,359,103
Loss on sale of investment in subsidiary		-	-	-	76,769
Loss on impairment of investment in subsidiary		-	-	2,996,701	-
Gain on sale of property, premises and equipment		(1,323,975)	(244,531,810)	(268,134)	(244,289,721)
Loss on sale of property, premises and equipment		419,727	31,483	-	-
Loss on property, premises and equipment written off	11	7,327,492	10,085,035	4,030,771	5,154,848
Loss on impairment of property, premises and equipment	11	61,603,235	-	-	-
Loss on intangible assets written off	13	71,380	-	-	-
Income from operations before changes in operating assets and liabilities		656,119,931	830,946,683	396,904,406	536,458,719
(Increase) decrease in operating assets					
Trade accounts receivable		11,200,058	16,350,675	3,804,208	30,924,277
Inventories		3,518,019	(3,335,708)	954,651	1,176,642
Proceeds from refund of prepaid income tax		11,877,842	27,965,132	-	27,753,393
Other current assets		(17,037,338)	3,168,337	(2,833,068)	(20,971,145)
Other non-current assets		(3,527,067)	12,141,913	235,456	14,978,939
Increase (decrease) in operating liabilities					
Trade accounts payable		27,602,920	(6,947,141)	13,810,172	(20,716,414)
Other payables		12,569,286	(7,794,254)	(27,058,599)	31,773,687
Accrued expenses		(6,553,774)	(6,902,322)	(5,945,300)	(31,224,536)
Payment for income tax		(45,825,517)	(123,325,086)	(9,928,555)	(78,296,106)
Other current liabilities		3,317,789	(2,697,862)	(15,171,346)	(74,925)
Other non-current liabilities		829,368	1,075,754	829,368	1,075,754
Net cash provided by operating activities		654,091,517	740,646,121	355,601,393	492,858,285

The notes to the financial statements from pages 10 to 53 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries

Statements of Cash Flows (Continued)

For the years ended 31 December 2009 and 2008

		Consolidated		Separate		Baht
		financial statements		financial statements		
	Notes	2009	2008	2009	2008	
Cash flows from investing activities						
Decrease in short-term investments		5,000,000	37,000,000	-	-	
Interest income		2,334,459	5,677,443	3,907,575	5,445,983	
Dividend income		12,676,372	13,103,329	32,138,126	68,821,826	
Proceeds for repayment of loans to related companies	25.3	-	5,000,150	62,700,000	115,300,000	
Payment for loans to related companies	25.3	-	-	(31,800,000)	(137,000,000)	
Proceeds from sales of investment in subsidiary		-	-	-	711,931	
Payment for purchase of shares in subsidiaries		-	(1,228,491)	-	(49,999,930)	
Payment for purchase of other long-term investment	10	(504,944)	(1,200,614)	(40,754,131)	(82,245,100)	
Proceeds from sales of property, premises and equipment		1,813,609	263,559,526	427,617	279,735,176	
Payment for purchase of property, premises and equipment	6.2.1	(294,091,131)	(541,863,644)	(177,365,808)	(310,918,704)	
Payment for purchase intangible assets	13	(6,883,131)	(9,101,893)	(6,085,225)	(9,044,943)	
Net cash used in investing activities		<u>(279,654,766)</u>	<u>(229,054,194)</u>	<u>(156,831,846)</u>	<u>(119,193,761)</u>	
Cash flows from financing activities						
Decrease in bank overdrafts		(1,056,467)	(21,159,457)	(1,445,756)	(12,759,840)	
Proceeds from short-term loans from financial institutions		457,000,000	573,077,500	457,000,000	537,000,000	
Repayment for short-term loans from financial institutions		(465,500,000)	(471,658,750)	(447,000,000)	(454,000,000)	
Repayment for short-term loan from related company	25.3	(2,499,925)	-	-	-	
Payment for long-term liabilities under financial lease agreement	6.2.1	(3,023,511)	(3,548,402)	(2,322,123)	(2,322,123)	
Repayment of long-term loans	17	(184,708,077)	(496,000,000)	(100,000,000)	(370,000,000)	
Interest paid		(53,552,680)	(73,007,225)	(20,303,117)	(30,355,056)	
Proceeds for common shares from minority interest		-	70	-	-	
Dividends paid	22	(47,760,383)	(100,807,271)	(42,500,000)	(85,000,000)	
Net cash used in financing activities		<u>(301,101,043)</u>	<u>(593,103,535)</u>	<u>(156,570,996)</u>	<u>(417,437,019)</u>	
Net increase (decrease) in cash and cash equivalents		73,335,708	(81,511,608)	42,198,551	(43,772,495)	
Cash and cash equivalents as at 1 January		324,764,101	418,423,047	114,087,608	157,860,103	
Exchange losses on cash		(1,924,950)	(12,147,338)	-	-	
Cash and cash equivalents as at 31 December	6.1	<u><u>396,174,859</u></u>	<u><u>324,764,101</u></u>	<u><u>156,286,159</u></u>	<u><u>114,087,608</u></u>	

The notes to the financial statements from pages 10 to 53 are an integral part of these financial statements.

Dusit Thani Public Company Limited and Subsidiaries
Notes to the Financial Statements
For the years ended 31 December 2009 and 2008

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 consolidated and separate financial statements were approved for issuing by the authorized directors of the Company on 18 February 2010.

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

2.1 The accompanying consolidated and separate financial statements have been 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 Profession Act B.E. 2547, and the financial reporting requirements of the Securities and Exchange Commission under the Securities and Exchange Act B.E. 2535.

2.2 An English version of the consolidated and separate financial statements have been prepared from the 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 financial statements shall prevail.

2.3 The consolidated and separate financial statements have been prepared by cost in valuation of financial statements, except point to explain in accounting policies.

2.4 Comparative figures have been adjusted to conform with changes in the presentation in the current year as follows:

2.4.1 The statement of income for the year ended 31 December 2008 has been presented by function-multiple steps. In addition, the changes also include the presentation of directors and managements' remuneration and financial expenses. The changes are made to conform with the announcement of the Department of Business Development Regulation dated 30 January 2009 in relation to the format of financial statements B.E. 2552. It effects from 1 January 2009.

2.4.2 The Company reclassified the following items in balance sheet to conform with changes in presentation in the current period:

Old Account	Amount Baht	Reclassification	Amount Baht
Consolidated financial statements			
Other current assets		Trade accounts receivable	
- other receivables - allowance for doubtful accounts	809,221	- allowance for doubtful accounts	809,221
Other non-current assets	24,233,514	Other current assets	
		- VAT refundable	24,233,514
Other current liabilities - Others	13,749,129	Other non-current liabilities	13,749,129
Separate financial statements			
Other current assets		Trade accounts receivable	
- other receivables - allowance for doubtful accounts	809,221	- allowance for doubtful accounts	809,221
Other current liabilities - Others	13,749,129	Other non-current liabilities	13,749,129

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

2.5 The consolidated financial statements include all account balances of the Company, subsidiaries and the proportionate of investment in joint venture as follows:

	% of shareholding	
	2009	2008
Dusit Thani Properties Company Limited	99.99	99.99
Dusit Thai Properties Public Company Limited ⁽⁴⁾		
by the Company	2.15	-
by Dusit Thani Properties Company Limited	84.65	-
Royal Princess Public Company Limited ⁽⁴⁾		
by the Company	-	2.65
by Dusit Thani Properties Company Limited	-	79.81
Dusit Hotels and Resorts Company Limited ⁽⁴⁾		
by the Company	-	0.81
by Dusit Thani Properties Company Limited	-	97.49
Philippine Hoteliers, Inc.		
by Dusit Thani Properties Company Limited	88.01	88.01
Dusit Enterprises Company Limited		
by Dusit Thani Properties Company Limited	100.00	100.00
Devarana Spa Company Limited	99.99	99.99
Dusit Executive Development Center Company Limited	99.99	99.99
Le Cordon Bleu Dusit Company Limited ⁽¹⁾	49.99	49.99
Dusit Worldwide Company Limited	99.99	99.99
Dusit Overseas Company Limited		
by Dusit Worldwide Company Limited ⁽²⁾	100.00	100.00
Dusit International Management Holding Company Limited		
by Dusit Worldwide Company Limited ⁽⁵⁾	100.00	100.00

⁽¹⁾ Le Cordon Bleu Dusit Company Limited is a joint venture between the Company and Le Cordon Bleu International BV.

⁽²⁾ Dusit Worldwide Company Limited invested in Dusit Overseas Company Limited on 26 December 2008.

⁽³⁾ Dusit Worldwide Company Limited invested in Dusit International Management Holding Company Limited. As at 31 December 2009 and 2008, such Company has not called its share subscription.

⁽⁴⁾ Dusit Thai Properties Public Company Limited is new company from amalgamation of Royal Princess Public Company Limited and Dusit Hotels and Resorts Company Limited on 1 April 2009 (see Note 32.2).

All material inter-company transactions and balances have been eliminated.

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

2.6 Accounting standards

The following Thai Accounting Standards (“TAS”), Thai Financial Reporting Standards (“TFRS”) and accounting treatment guidances as published by the Federation of Accounting Professions are mandatory for the accounting periods beginning on or after 1 January 2009:

Framework for Preparation and Presentation of Financial Statements (revised 2007)

TAS 36 (revised 2007) Impairment of Assets

TFRS 5 Non-current Assets Held for Sale and Discontinued Operations

Accounting Treatment Guidance for Leasehold Right

Accounting Treatment Guidance for Business Combination under Common Control

The Company’s management assessed and determined that the Accounting Standards as mentioned above do not impact significantly to the financial statements being presented.

The following Thai Accounting Standards (“TAS”) and amendments to standards are not mandatory effective for the current year and the Company has not adopted in the present accounting period:

		<u>Effective date</u>
TAS 20	Accounting for Government Grants and Disclosure of Government Assistance	1 January 2012
TAS 24 (revised 2007)	Related Party Disclosures	1 January 2011
TAS 40	Investment Property	1 January 2011

The Company’s management will determine the impact of the Accounting Standards as mentioned above to the financial statements being presented according to their effective dates.

Thai Accounting Standards and Thai Financial Reporting Standards were renumbered with an effect on 26 June 2009 following an announcement by the Federation of Accounting Professions in order to conform with the number used in the International Accounting Standards and International Financial Reporting Standards.

3. Significant accounting policies

3.1 Cash and cash equivalents

Cash and cash equivalents consist of cash in hand and at banks and current investments which represent deposits with financial institutions with original maturities not more than of 3 months excluding cash at bank used as collateral.

3.2 Trade accounts receivable

Trade accounts receivable are carried at original invoice amount or services rendered amount and subsequent measure at the remaining amount less allowance for doubtful accounts.

Bad debts are occurred during the year in which they are identified and recognized in the statement of income as administration expenses.

3.3 Inventories

Inventories are stated at the lower of cost or net realizable value. Cost is determined on a moving weighted average basis.

3. Significant accounting policies (Continued)

3.4 Investments

3.4.1 Investments in subsidiaries, associates and joint venture

Subsidiaries are all entities over which the Company has the power to govern the financial and operating policies.

Associate is the entity over which the Company has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights.

Joint venture is jointly controlled entity.

The acquisition costs of investments in subsidiaries, associates and joint venture are initially recognized as the fair value of the assets given.

Investments in subsidiaries, associates and joint venture are presented by the cost method less provision for impairment in the separate financial statements.

The Company recorded share of profit (loss) from investments using the equity method of associated companies to the extent of the proportion investment in the consolidated financial statements.

3.4.2 Investment property

Investment property is carried at cost.

3.4.3 Other long-term investments

a) Investment in available for sale securities are carried at fair value. Gains or losses on the change in fair value are presented as an item in equity. The fair value is based on the latest bid price of the last working day of the year as quoted on the Stock Exchange of Thailand.

b) Investment in non-marketable equity securities, which classifies as other investments, are valued at cost.

In case of impairment in value of investment has occurred, the resultant loss for all classification of investment is recognized in the statement of income.

3.5 Property, premises and equipment

Property is stated at cost. Premises and equipment are stated at cost, net of accumulated depreciation and allowance for impairment.

Depreciation is computed by the straight-line method. Estimated useful lives of the assets are as follows:

Premises on leased land	Per lease agreement
Premises	20 - 33 years
Interior and renovation of buildings on leased land	5 - 50 years
Interior and renovation of buildings and leased buildings	5 - 20 years
Furniture and equipment on leased land	3 - 20 years
Furniture and equipment	3 - 20 years
Chinaware, glassware, silverware and linen	5 - 10 years
Vehicles	5 - 10 years
Building and Land right	Per lease agreement

In case an impairment of property, premises and equipment has occurred, the resultant loss is recognized in the statement of income.

The Company recognized repairs and maintenance as interior and renovation of buildings when their future economic benefits are in excess of one fiscal year.

3. Significant accounting policies (Continued)

3.6 Borrowing cost

The Company records its borrowing cost incurred during the renovation and decoration period as cost of buildings and equipment under renovation and decoration until their completion and total costs are not over net realizable value.

Borrowing cost subsequently incurred are recognized as expense for the period.

3.7 Intangible assets

Intangible assets are computer software which is amortized over 5 years.

In case of impairment in value of intangible assets has occurred, the resultant loss is recognized in the statement of income.

3.8 Other non-current assets

Other non-current assets included goodwill on the acquisition of hotel business from subsidiary which is amortized over 10 years.

In case of impairment in value of other non-current assets has occurred, the resultant loss is recognized in the statement of income.

3.9 Impairment of assets

The Company, subsidiaries and joint venture assess whether there is an indication that an asset may be impaired. If any such indication exists, the companies make an estimate of the asset's recoverable amount. Where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognized in the income statement. An asset's recoverable amount is the higher of fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest level for which there are separately identifiable cash flows.

3.10 Long-term lease

a) Operating lease

Lease in which substantially all the risks and rewards of ownership of assets remain with the lessor are accounted for as operating lease. Rentals applicable to such operating leases are charged to the statement of income over the lease term.

b) Finance lease

Finance lease are the leases in which substantially all the risks and rewards of ownership other than legal title are transferred to the Company and subsidiaries. At inception, the fair value of the leased assets is recorded together with the obligations after netting deferred interest. The leased assets are depreciated using the straight-line method over their estimated useful lives. Interest, finance charge, or depreciation are recognized in the statement of income.

3.11 Treasury common shares

Treasury common shares are stated at cost. Cost is determined on a weighted average basis.

In the resale of treasury common shares, the excess or lower of resale prices and costs of treasury common shares are recognized as addition (reduction) in premium on treasury common shares. In case of lower than premium, the remaining reduction is deducted to retained earnings.

3. Significant accounting policies (Continued)

3.12 Translation of foreign currency transactions

3.12.1 Transactions denominated in foreign currencies are translated into Baht at the rates of exchange prevailing at the transaction dates. All monetary balances of assets and liabilities in foreign currencies at the end of the year are converted at the reference exchange rates established by The Bank of Thailand at the end of the year.

All foreign exchange gains or losses on exchange are recognized in the statement of income.

3.12.2 Balance sheet and statement of income of foreign subsidiaries are translated into Baht at the exchange rates prevailing at the balance sheet date and the average exchange rates, respectively. The exchange difference on the translation is presented in the equity.

3.13 Recognition of revenues and expenses

Revenues and expenses of the Company, subsidiaries and joint venture are recognized on an accrual basis.

For hotel business; room, food and beverage and other income are recognized when services and goods have been rendered or transferred.

For joint venture business; revenues from training and tuition fee income are recognized according to the teaching period.

Management fees are recognized on an accrual basis.

Interest income is recognized on a time proportion basis.

Dividends are recognized when the right to receive payment is established.

3.14 Income tax

The Company, subsidiaries and joint venture recognized income tax expense based on the tax paid and accrued for the year.

3.15 Provident fund

The Company, subsidiaries and joint venture totalling 6 companies, namely, Dusit Thai Properties Public Company Limited (from amalgamation of Royal Princess Public Company Limited and Dusit Hotels and Resorts Company Limited) Devarana Spa Company Limited, Dusit Executive Development Center Company Limited, Dusit Thani Properties Company Limited, Le Cordon Bleu Dusit Company Limited and Dusit Worldwide Company Limited have set up a provident fund for their employees, for each company. Each fund has been registered in accordance with the Provident Fund Act B.E. 2530 (1987).

The Company, subsidiaries and joint venture recorded their contribution to provident fund for their employees as expenses when incurred.

3.16 Basic earnings (loss) per share - Equity holders of the parent

Basic earnings (loss) per share - equity holders of the parent are computed by dividing net profit (loss) for the year for equity holders of the parent by the weighted average number of outstanding ordinary shares during the year. In case of a capital increase, the number of shares are weighted according to time of registration of issued and paid-up share capital.

3.17 Use of accounting estimates

Preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and disclosure of contingent assets and liabilities. Actual results may differ from those estimates.

4. Critical accounting estimates, assumption and judgement

Estimates, assumption and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

4.1 Impairment of receivable

The determination of the allowance for doubtful accounts is considered by the management, based on the collection experience of the Company and subsidiaries in the prior years.

4.2 Write-down of inventories

Net realizable value is the estimate of the selling price in the ordinary course of business less necessary expenses. Allowance is made, for obsolete, slow-moving and defective inventories, based on observation and judgement by the management.

4.3 Depreciation and amortization

Management determines the estimated useful lives for the Company, subsidiaries and a joint venture's property, premises and equipment and other non-current assets. Management will revise the depreciation and amortization charge where useful lives are different to previously estimated, or it will write off or write down technically obsolete or assets that have been abandoned or sold.

5. Capital risk management

The Company, subsidiaries and a joint venture's objectives when managing capital are to safeguard the Company, subsidiaries and a joint venture's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

The Company, subsidiaries and a joint venture manage, maintain and/or make adjustment to their capital structures according to the changes in economic conditions and the risk characteristics of the underlying assets. In this regard, they may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

6. Supplementary disclosures of cash flow information

6.1 Cash and cash equivalents as at 31 December are as follows:

	Consolidated		Separate		Baht
	financial statements		financial statements		
	2009	2008	2009	2008	
Cash and deposits at bank	390,524,859	285,964,101	156,286,159	114,087,608	
Deposits at financial institutions	5,650,000	38,800,000	-	-	
Total	<u>396,174,859</u>	<u>324,764,101</u>	<u>156,286,159</u>	<u>114,087,608</u>	

6.2 Non cash transactions are as follows:

6.2.1 In the consolidated and separate financial statements for the years ended 31 December 2009 and 2008:

Purchases of property, premises and equipment

	Consolidated financial statements		Baht Separate financial statements	
	2009	2008	2009	2008
Payables-Assets acquisition				
Balance brought forward	64,824,664	153,213,385	38,915,216	61,489,178
<u>Add</u> Purchases of fixed assets	257,846,267	452,707,631	154,691,766	288,344,742
Exchange gain on translation	10,862	767,292	-	-
<u>Less</u> Cash payments	<u>(294,091,131)</u>	<u>(541,863,644)</u>	<u>(177,365,808)</u>	<u>(310,918,704)</u>
Balance carried forward	<u>28,590,662</u>	<u>64,824,664</u>	<u>16,241,174</u>	<u>38,915,216</u>
Long-term liabilities under finance lease agreements (including current portion)				
Balance brought forward	3,982,507	7,530,909	3,032,454	5,354,577
<u>Less</u> Cash payments	<u>(3,023,511)</u>	<u>(3,548,402)</u>	<u>(2,322,123)</u>	<u>(2,322,123)</u>
Balance carried forward	<u>958,996</u>	<u>3,982,507</u>	<u>710,331</u>	<u>3,032,454</u>

6.2.2 In the consolidated financial statements for the years ended 31 December 2009 and 2008:

6.2.2.1 The recording of investments available for sale at fair value and recognizing unrealized gain (loss) on such investments of Baht 57,023,156 and Baht (74,125,965), respectively, were included in equity.

6.2.2.2 The recording of exchange differences on the translation of the subsidiary's financial statements into Baht was presented as a deduction in the shareholders' equity in the amount of Baht (7,060,113) and Baht (25,903,183), respectively.

6.2.3 In the separate financial statements for the years ended 31 December 2009 and 2008:

- The recording of investments available for sale at fair value and recognizing unrealized gain (loss) on such investments of Baht 52,617,819 and Baht (51,332,800), respectively, were included in equity.

7. Trade accounts receivable - net

Trade accounts receivable - net as at 31 December are classified by aging as follows:

	Consolidated financial statements		Separate financial statements	
	2009	2008	2009	2008
Number of accounts receivable	1,164	1,476	531	538
	Baht	Baht	Baht	Baht
Outstanding amount				
Less than 3 months	157,008,290	172,916,605	97,812,055	97,727,172
3-6 months	10,977,626	7,386,544	3,229,557	3,621,301
6-12 months	3,279,239	3,290,346	484,943	1,791,539
Over 12 months	6,103,848	6,380,212	3,277,244	5,467,996
	177,369,003	189,973,707	104,803,799	108,608,008
<u>Less Allowance for doubtful accounts</u>	<u>(9,435,276)</u>	<u>(11,524,166)</u>	<u>(5,703,030)</u>	<u>(7,986,094)</u>
Trade accounts receivable-net	<u>167,933,727</u>	<u>178,449,541</u>	<u>99,100,769</u>	<u>100,621,914</u>

8. Inventories - net

Inventories - net as at 31 December consisted of the following:

	Consolidated financial statements		Separate financial statements	
	2009	2008	2009	2008
Food and beverage	33,900,882	32,938,960	18,023,949	16,942,150
Chinaware, glassware, silverware and linen	1,292,729	1,331,832	-	-
Mechanical supplies	1,985,622	2,231,951	1,045,852	1,414,255
Other supplies	27,566,120	31,989,624	15,267,676	16,886,800
Retail products	582,660	722,176	256,463	305,386
	65,328,013	69,214,543	34,593,940	35,548,591
<u>Less Allowance for obsolete inventories</u>	<u>(138,650)</u>	<u>(138,650)</u>	<u>-</u>	<u>-</u>
Total	<u>65,189,363</u>	<u>69,075,893</u>	<u>34,593,940</u>	<u>35,548,591</u>

9. Other current assets

9.1 Other current assets as at 31 December consisted of the following:

		Consolidated financial statements		Separate financial statements		Baht
	Note	2009	2008	2009	2008	
Accounts receivable						
- Management fee - net	9.2	50,713,503	51,900,811	55,780,622	86,052,555	
Accounts receivable - World Intertrade Corporation Limited		40,879,585	40,879,585	40,879,585	40,879,585	
<u>Less</u> Allowance for doubtful accounts		<u>(40,879,585)</u>	<u>(40,879,585)</u>	<u>(40,879,585)</u>	<u>(40,879,585)</u>	
		-	-	-	-	
Other receivables		12,375,704	6,513,420	11,342,789	4,177,617	
<u>Less</u> Allowance for doubtful accounts		<u>(1,220,661)</u>	-	<u>(1,220,661)</u>	-	
		<u>11,155,043</u>	<u>6,513,420</u>	<u>10,122,128</u>	<u>4,177,617</u>	
Accrued interest receivable		125,265	214,114	220,397	347,253	
Prepaid income tax		73,820,828	55,556,391	35,073,336	25,144,781	
VAT refundable		47,331,278	46,490,238	31,754,509	21,304,364	
Prepaid expenses		18,736,449	20,385,212	11,038,243	8,629,061	
Advances		5,092,625	4,423,132	3,406,314	2,422,637	
Advances - related company		-	-	1,074,294	-	
Others		14,389,371	9,917,775	7,611,071	5,373,075	
		<u>221,364,362</u>	<u>195,401,093</u>	<u>156,080,914</u>	<u>153,451,343</u>	

9.2 Accounts receivable - Management fee - net as at 31 December are classified by aging as follows:

		Consolidated financial statements		Separate financial statements		
	Note	2009	2008	2009	2008	
Number of accounts receivable		<u>81</u>	<u>79</u>	<u>44</u>	<u>36</u>	
		Baht	Baht	Baht	Baht	
Outstanding amount						
Less than 3 months		38,330,425	46,928,533	44,729,765	81,436,231	
3-6 months		7,771,567	4,581,907	6,707,424	4,020,104	
6-12 months		20,891,761	5,193,613	18,957,987	5,088,613	
Over 12 months		7,601,202	8,329,056	4,803,671	6,141,296	
		<u>74,594,955</u>	<u>65,033,109</u>	<u>75,198,847</u>	<u>96,686,244</u>	
<u>Less</u> Allowance for doubtful accounts		<u>(23,881,452)</u>	<u>(13,132,298)</u>	<u>(19,418,225)</u>	<u>(10,633,689)</u>	
Accounts receivable - Management fee - net	9.1	<u>50,713,503</u>	<u>51,900,811</u>	<u>55,780,622</u>	<u>86,052,555</u>	

10. Other long-term investments

Other long-term investments as at 31 December consisted of the following:

	Consolidated financial statements		Separate financial statements		Baht
	2009	2008	2009	2008	
Available for sale					
Equity securities					
Cost	64,991,858	64,486,914	140,499,931	99,745,800	
<u>Add (less)</u> Net valuation adjustment for change in fair value	<u>138,551,292</u>	<u>81,528,136</u>	<u>46,253,719</u>	<u>(6,364,100)</u>	
	<u>203,543,150</u>	<u>146,015,050</u>	<u>186,753,650</u>	<u>93,381,700</u>	
General investments					
Equity securities	221,186,732	221,186,732	-	-	
<u>Less</u> Allowance for impairment in value of securities	<u>(3,470,850)</u>	<u>(3,470,850)</u>	<u>-</u>	<u>-</u>	
	<u>217,715,882</u>	<u>217,715,882</u>	<u>-</u>	<u>-</u>	
Total	<u>421,259,032</u>	<u>363,730,932</u>	<u>186,753,650</u>	<u>93,381,700</u>	

Movements in other long-term investments for the year ended 31 December 2009 are summarized as follows:

	Consolidated financial statements		Separate financial statements		Baht
	Available for sale	General investments	Available for sale	General investments	
Net book value at beginning	146,015,050	217,715,882	93,381,700	-	
Purchase securities	504,944	-	40,754,131	-	
Change in fair value of available for sale	<u>57,023,156</u>	<u>-</u>	<u>52,617,819</u>	<u>-</u>	
Net book value at ending	<u>203,543,150</u>	<u>217,715,882</u>	<u>186,753,650</u>	<u>-</u>	

11. Property, premises and equipment - net

Property, premises and equipment - net consisted of the following:

Consolidated financial statements as at 31 December 2008

	Balance as at 31 December 2007 Baht	Additions Baht	Disposals Baht	Amortization Baht	Written off Baht	Transfers Baht	Exchange gain (loss) on translation Baht	Balance as at 31 December 2008 Baht
Cost								
Land	609,967,713	-	(17,151,875)	-	-	-	-	592,815,838
Land improvement	7,887,983	1,537,117	-	-	(56,500)	-	(152,163)	9,216,437
Buildings	948,177,166	17,774,278	-	-	(1,000,946)	-	-	964,950,498
Buildings on leased land	1,326,472,962	13,386,171	-	-	(1,013,675)	80,615,225	(98,416,132)	1,321,044,551
Sub-total	<u>2,274,650,129</u>	<u>31,160,449</u>	<u>-</u>	<u>-</u>	<u>(2,014,621)</u>	<u>80,615,225</u>	<u>(98,416,132)</u>	<u>2,285,995,049</u>
Furniture and equipment	766,574,192	24,455,944	(984,080)	-	(6,133,757)	14,493,282	-	798,405,581
Furniture and equipment on leased land	1,514,604,443	70,927,724	(16,864,707)	-	(1,968,284)	41,576,443	(31,719,049)	1,576,556,570
Sub-total	<u>2,281,178,635</u>	<u>95,383,668</u>	<u>(17,848,787)</u>	<u>-</u>	<u>(8,102,041)</u>	<u>56,069,725</u>	<u>(31,719,049)</u>	<u>2,374,962,151</u>
Interior and renovation	306,066,102	63,776,602	-	-	(1,531,593)	1,113,177	-	369,424,288
Interior and renovation on leased land	1,331,157,588	14,510,695	(221,029)	-	(15,223,819)	147,283,905	-	1,477,507,340
Sub-total	<u>1,637,223,690</u>	<u>78,287,297</u>	<u>(221,029)</u>	<u>-</u>	<u>(16,755,412)</u>	<u>148,397,082</u>	<u>-</u>	<u>1,846,931,628</u>
Vehicles	68,404,679	1,767,108	(3,164,235)	-	(406,500)	597,812	(289,042)	66,909,822
Chinaware, glassware, silverware and linen	118,394,061	19,752,375	(682,459)	-	(12,029,922)	2,536,279	-	127,970,334
Building and land rights - net	<u>100,495,720</u>	<u>-</u>	<u>-</u>	<u>(9,780,644)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>90,715,077</u>
Total cost	<u>7,098,202,610</u>	<u>227,888,014</u>	<u>(39,068,385)</u>	<u>(9,780,644)</u>	<u>(39,364,996)</u>	<u>288,216,123</u>	<u>(130,576,386)</u>	<u>7,395,516,336</u>

11. Property, premises and equipment - net (Continued)

Consolidated financial statements as at 31 December 2008 (Continued)

	Balance as at 31 December 2007 Baht	Additions Baht	Disposals Baht	Amortization Baht	Written off Baht	Transfers Baht	Exchange gain (loss) on translation Baht	Balance as at 31 December 2008 Baht
Accumulated Depreciation								
Land improvement	(6,765,621)	(131,220)	-	-	56,498	-	94,070	(6,746,273)
Buildings	(525,582,073)	(41,398,493)	-	-	854,889	-	-	(566,125,677)
Buildings on leased land	(662,124,556)	(59,893,567)	-	-	-	341,984	57,497,832	(664,178,307)
Sub-total	<u>(1,187,706,629)</u>	<u>(101,292,060)</u>	<u>-</u>	<u>-</u>	<u>854,889</u>	<u>341,984</u>	<u>57,497,832</u>	<u>(1,230,303,984)</u>
Furniture and equipment	(453,466,788)	(67,144,526)	622,450	-	5,988,121	-	-	(514,000,743)
Furniture and equipment on leased land	(772,356,256)	(200,675,985)	15,681,951	-	1,891,620	2,884,228	16,451,867	(936,122,575)
Sub-total	<u>(1,225,823,044)</u>	<u>(267,820,511)</u>	<u>16,304,401</u>	<u>-</u>	<u>7,879,741</u>	<u>2,884,228</u>	<u>16,451,867</u>	<u>(1,450,123,318)</u>
Interior and renovation	(110,990,229)	(19,619,464)	-	-	39,657	-	-	(130,570,036)
Interior and renovation on leased land	(487,477,649)	(159,030,843)	221,025	-	14,257,833	1,202,006	-	(630,827,628)
Sub-total	<u>(598,467,878)</u>	<u>(178,650,307)</u>	<u>221,025</u>	<u>-</u>	<u>14,297,490</u>	<u>1,202,006</u>	<u>-</u>	<u>(761,397,664)</u>
Vehicles	(37,519,072)	(10,583,598)	3,164,230	-	406,498	464,542	199,365	(43,868,035)
Chinaware, glassware, silverware and linen	(45,567,213)	(24,285,410)	319,530	-	5,863,880	-	-	(63,669,213)
Total accumulate depreciation	<u>(3,101,849,457)</u>	<u>(582,763,106)</u>	<u>20,009,186</u>	<u>-</u>	<u>29,358,996</u>	<u>4,892,760</u>	<u>74,243,134</u>	<u>(3,556,108,487)</u>
Construction in process	90,891,962	224,819,617	-	-	(79,035)	(293,108,883)	(6,453,227)	16,070,434
Property, premises and equipment - net	<u>4,087,245,115</u>	<u>(130,055,475)</u>	<u>(19,059,199)</u>	<u>(9,780,644)</u>	<u>(10,085,035)</u>	<u>-</u>	<u>(62,786,479)</u>	<u>3,855,478,283</u>
Depreciation	<u>499,826,901</u>							<u>582,763,106</u>
Amortization	<u>9,780,644</u>							<u>9,780,644</u>

11. Property, premises and equipment - net (Continued)

Property, premises and equipment - net consisted of the following:

Consolidated financial statements as at 31 December 2009

	Balance as at 31 December 2008 Baht	Additions Baht	Disposals Baht	Amortization Baht	Written off Baht	Transfers Baht	Exchange gain (loss) on translation Baht	Balance as at 31 December 2009 Baht
Cost								
Land	592,815,838	-	-	-	-	-	-	592,815,838
Land improvement	9,216,437	179,300	-	-	-	-	(44,526)	9,351,211
Buildings	964,950,498	9,197,110	(289,162)	-	-	(217,549)	-	973,640,897
Buildings on leased land	1,321,044,551	4,386,912	-	-	-	2,827,170	(31,521,471)	1,296,737,162
Sub-total	<u>2,285,995,049</u>	<u>13,584,022</u>	<u>(289,162)</u>	<u>-</u>	<u>-</u>	<u>2,609,621</u>	<u>(31,521,471)</u>	<u>2,270,378,059</u>
Furniture and equipment	798,405,581	26,636,179	(12,315,282)	-	(9,988,129)	6,264,031	-	809,002,380
Furniture and equipment on leased land	1,576,556,570	26,062,017	(17,158,354)	-	(34,464,948)	28,732,978	(9,894,876)	1,569,833,387
Sub-total	<u>2,374,962,151</u>	<u>52,698,196</u>	<u>(29,473,636)</u>	<u>-</u>	<u>(44,453,077)</u>	<u>34,997,009</u>	<u>(9,894,876)</u>	<u>2,378,835,767</u>
Interior and renovation	369,424,288	44,291,557	-	-	(331,164)	4,271,670	-	417,656,351
Interior and renovation on leased land	1,477,507,340	7,185,981	(110,315)	-	(1,615,886)	103,233,097	-	1,586,200,217
Sub-total	<u>1,846,931,628</u>	<u>51,477,538</u>	<u>(110,315)</u>	<u>-</u>	<u>(1,947,050)</u>	<u>107,504,767</u>	<u>-</u>	<u>2,003,856,568</u>
Vehicles	66,909,822	102,804	(760,766)	-	-	-	(84,579)	66,167,281
Chinaware, glassware, silverware and linen	127,970,334	8,633,949	(710,115)	-	(17,077,341)	1,900	-	118,818,727
Building and land rights - net	90,715,077	-	-	(9,780,644)	-	-	-	80,934,433
Total cost	<u>7,395,516,336</u>	<u>126,675,809</u>	<u>(31,343,994)</u>	<u>(9,780,644)</u>	<u>(63,477,468)</u>	<u>145,113,297</u>	<u>(41,545,452)</u>	<u>7,521,157,884</u>

11. Property, premises and equipment - net (Continued)

Consolidated financial statements as at 31 December 2009 (Continued)

	Balance as at 31 December 2008 Baht	Additions Baht	Disposals Baht	Amortization Baht	Written off Baht	Transfers Baht	Exchange gain (loss) on translation Baht	Balance as at 31 December 2009 Baht
Accumulated Depreciation								
Land improvement	(6,746,273)	(202,180)	-	-	-	-	28,311	(6,920,142)
Buildings	(566,125,677)	(41,483,678)	134,637	-	272	5,030	-	(607,469,416)
Buildings on leased land	(664,178,307)	(60,501,251)	-	-	-	-	18,040,432	(706,639,126)
Sub-total	<u>(1,230,303,984)</u>	<u>(101,984,929)</u>	<u>134,637</u>	<u>-</u>	<u>272</u>	<u>5,030</u>	<u>18,040,432</u>	<u>(1,314,108,542)</u>
Furniture and equipment	(514,000,743)	(70,804,657)	11,837,673	-	7,184,748	16,494	-	(565,766,485)
Furniture and equipment on leased land	(936,122,575)	(178,303,452)	17,109,188	-	34,367,726	688,068	5,858,851	(1,056,402,194)
Sub-total	<u>(1,450,123,318)</u>	<u>(249,108,109)</u>	<u>28,946,861</u>	<u>-</u>	<u>41,552,474</u>	<u>704,562</u>	<u>5,858,851</u>	<u>(1,622,168,679)</u>
Interior and renovation	(130,570,036)	(26,442,164)	31,787	-	1,084,665	27,028	-	(155,868,720)
Interior and renovation on leased land	(680,827,628)	(144,113,333)	-	-	1,705,999	(688,068)	-	(773,923,030)
Sub-total	<u>(761,397,664)</u>	<u>(170,555,497)</u>	<u>31,787</u>	<u>-</u>	<u>2,790,664</u>	<u>(661,040)</u>	<u>-</u>	<u>(929,791,750)</u>
Vehicles	(43,868,035)	(9,883,396)	760,763	-	-	-	63,947	(52,926,721)
Chinaware, glassware, silverware and linen	(63,669,213)	(23,932,696)	560,585	-	11,886,566	(48,552)	-	(75,203,310)
Total accumulate depreciation	<u>(3,556,108,487)</u>	<u>(555,666,807)</u>	<u>30,434,633</u>	<u>-</u>	<u>56,229,976</u>	<u>-</u>	<u>23,991,541</u>	<u>(4,001,119,144)</u>
Construction in process	16,070,434	131,170,458	-	-	(80,000)	(145,113,297)	(57,820)	1,989,775
Property, premises and equipment	3,855,478,283	(297,820,540)	(909,361)	(9,780,644)	(7,327,492)	-	(17,611,731)	3,522,028,515
Less Allowance for impairment	-	(61,603,235)	-	-	-	-	-	(61,603,235)
Property, premises and equipment - net	<u>3,855,478,283</u>	<u>(359,423,775)</u>	<u>(909,361)</u>	<u>(9,780,644)</u>	<u>(7,327,492)</u>	<u>-</u>	<u>(17,611,731)</u>	<u>3,460,425,280</u>
Depreciation	<u>582,763,106</u>							<u>555,666,807</u>
Amortization	<u>9,780,644</u>							<u>9,780,644</u>

11. Property, premises and equipment - net (Continued)

Property, premises and equipment - net consisted of the following:

Separate financial statements as at 31 December 2008

	Balance as at 31 December 2007 Baht	Additions Baht	Disposals Baht	Amortization Baht	Written off Baht	Transfers Baht	Balance as at 31 December 2008 Baht
Cost							
Land	20,399,540	-	(17,151,875)	-	-	-	3,247,665
Land improvement	614,635	26,168	-	-	-	-	640,803
Buildings	12,891,575	-	-	-	-	-	12,891,575
Buildings on leased land	133,614,775	718,262	-	-	-	2,707,598	137,040,635
Interior and renovation	4,915,608	-	-	-	-	-	4,915,608
Interior and renovation on leased land	1,380,336,783	14,510,695	(10,765,989)	-	(15,223,819)	157,828,865	1,526,686,535
Furniture and equipment	2,329,259	66,137	-	-	-	-	2,395,396
Furniture and equipment on leased land	1,300,992,531	52,383,718	(26,354,424)	-	(1,968,284)	49,439,246	1,374,492,787
Vehicles	46,082,976	1,222,607	(5,038,276)	-	-	1,062,354	43,329,661
Chinaware, glassware, silverware and linen	68,025,188	13,062,775	(141,009)	-	(8,683,460)	2,530,326	74,793,820
Building and Land rights - net	150,176,768	-	-	(14,876,136)	-	-	135,300,632
Total cost	3,120,379,638	81,990,362	(59,451,573)	(14,876,136)	(25,875,563)	213,568,389	3,315,735,117
Accumulated Depreciation							
Buildings	(9,240,541)	(516,251)	-	-	-	-	(9,756,792)
Buildings on leased land	(17,989,993)	(7,511,764)	-	-	-	341,984	(25,159,773)
Interior and renovation	(912,768)	(983,121)	-	-	-	-	(1,895,889)
Interior and renovation on leased land	(536,656,845)	(159,030,843)	1,423,032	-	14,257,833	-	(680,006,823)
Furniture and equipment	(1,490,702)	(137,630)	-	-	-	-	(1,628,332)
Furniture and equipment on leased land	(727,382,573)	(160,981,486)	18,908,359	-	1,891,620	(341,984)	(867,906,064)
Vehicles	(25,846,392)	(6,621,504)	3,628,772	-	-	-	(28,839,124)
Chinaware, glassware, silverware and linen	(27,463,242)	(13,991,051)	45,955	-	4,648,262	-	(36,760,076)
Total accumulated depreciation	(1,346,983,056)	(349,773,650)	24,006,118	-	20,797,715	-	(1,651,952,873)
Construction in process	21,379,717	206,354,380	-	-	(77,000)	(213,568,389)	14,088,708
Property, premises and equipment - net	1,794,776,299	(61,428,908)	(35,445,455)	(14,876,136)	(5,154,848)	-	1,677,870,952
Depreciation	308,821,020						349,773,650
Amortization	14,876,136						14,876,136

11. Property, premises and equipment - net (Continued)

Property, premises and equipment - net consisted of the following:

Separate financial statements as at 31 December 2009

	Balance as at 31 December 2008	Additions	Disposals	Amortization	Written off	Transfers	Balance as at 31 December 2009
	Baht	Baht	Baht	Baht	Baht	Baht	Baht
Cost							
Land	3,247,665	-	-	-	-	-	3,247,665
Land improvement	640,803	-	-	-	-	-	640,803
Buildings	12,891,575	-	-	-	-	-	12,891,575
Buildings on leased land	137,040,635	-	-	-	-	-	137,040,635
Interior and renovation	4,915,608	-	-	-	-	-	4,915,608
Interior and renovation on leased land	1,526,686,535	7,185,980	(110,314)	-	(1,615,886)	103,233,097	1,635,379,412
Furniture and equipment	2,395,396	1,400	-	-	-	-	2,396,796
Furniture and equipment on leased land	1,374,492,787	21,470,319	(17,158,354)	-	(1,546,637)	28,894,739	1,406,152,854
Vehicles	43,329,661	102,804	(760,766)	-	-	-	42,671,699
Chinaware, glassware, silverware and linen	74,793,820	6,039,146	-	-	(14,325,037)	-	66,507,929
Building and Land rights - net	135,300,632	-	-	(14,876,136)	-	-	120,424,496
Total cost	3,315,735,117	34,799,649	(18,029,434)	(14,876,136)	(17,487,560)	132,127,836	3,432,269,472
Accumulated Depreciation							
Buildings	(9,756,792)	(234,074)	-	-	-	-	(9,990,866)
Buildings on leased land	(25,159,773)	(7,802,851)	-	-	-	-	(32,962,624)
Interior and renovation	(1,895,889)	(983,121)	-	-	-	-	(2,879,010)
Interior and renovation on leased land	(680,006,823)	(144,113,333)	-	-	1,705,999	(688,068)	(823,102,225)
Furniture and equipment	(1,628,332)	(129,835)	-	-	-	-	(1,758,167)
Furniture and equipment on leased land	(867,906,064)	(140,048,244)	17,109,188	-	1,449,415	688,068	(988,707,637)
Vehicles	(28,839,124)	(6,127,112)	760,763	-	-	-	(34,205,473)
Chinaware, glassware, silverware and linen	(36,760,076)	(13,309,258)	-	-	10,301,375	-	(39,767,959)
Total accumulated depreciation	(1,651,952,873)	(312,747,828)	17,869,951	-	13,456,789	-	(1,933,373,961)
Construction in process	14,088,708	119,892,117	-	-	-	(132,127,836)	1,852,989
Property, premises and equipment - net	1,677,870,952	(158,056,062)	(159,483)	(14,876,136)	(4,030,771)	-	1,500,748,500
Depreciation	349,773,650						312,747,828
Amortization	14,876,136						14,876,136

Property, premises and equipment - net included building and building improvement on lease land of Dusit Resort Pattaya (currently, Dusit Thani Hotel, Pattaya), at a book value as at 31 December 2009 and 2008 of Baht 120,424,496 and Baht 135,300,632, respectively. Even though the title to the building of Dusit Resort Pattaya (currently, Dusit Thani Hotel, Pattaya) has not been transferred to the Company, the management believes that by the fact and law, the Company has the right to use such building for its operations, as the building is located on the land which the subsidiary is the lessee. On 21 January 2002, the Company has registered such right on land lease with the Department of Land, Pattaya. In addition, the Company has peacefully and openly possessed this property with intention to be its owner for more than 10 years, by virtue of the Civil and Commercial Code of Thailand, section 1382 (see Note 26.4).

11. Property, premises and equipment - net (Continued)

On 1 July 2008, the Company sold equipment to Dusit Worldwide Co., Ltd., a subsidiary, which have a book value of Baht 17,015,957.

As at 31 December 2009 and 2008, hotel building and equipment and rights on lease agreement of the subsidiary in net book value of Peso 680,310,945 and Peso 780,347,811, respectively, or approximately Baht 486,201,092 and Baht 574,921,250, respectively, are used as collateral for long-term loan of this subsidiary in the amount of Peso 510.00 million (see Note 17.4).

As at 31 December 2009 and 2008, building and equipment on leased land of the Company and subsidiaries having a cost of Baht 2,058,452,901 and Baht 1,471,186,620, respectively, were fully depreciated but were still in use.

As at 31 December 2009 and 2008, building and equipment of the Company having a cost of Baht 1,018,776,231 and Baht 682,254,338, respectively, were fully depreciated but were still in use.

The impairment charge of Baht 61,603,235 in 2009 for property, premises and equipment was made during the year as a result of economic situation and hotels' performance. The Company, subsidiaries and joint venture considered recoverable amount at the cash-generating unit level considering operation of each hotel. The recoverable amount was assessed by independent appraiser authorized by The Stock Exchange of Thailand. The recoverable amount was determined based on value in use calculations. These calculations used projected cash flows from operation and following assumptions in which cash-generating units operates.

Growth rate 3%

Discount rate 12%

12. Prepaid rental - land and buildings - net

Prepaid rental-land and buildings - net as at 31 December consisted of the following:

	Consolidated financial statements		Separate financial statements		Baht
	2009	2008	2009	2008	2008
Prepaid rental amount	1,100,000,000	1,100,000,000	1,100,000,000	1,100,000,000	
Other fees	11,000,000	11,000,000	11,000,000	11,000,000	
	<u>1,111,000,000</u>	<u>1,111,000,000</u>	<u>1,111,000,000</u>	<u>1,111,000,000</u>	
<u>Less</u> Accumulated amortization of prepaid rental	<u>(499,950,220)</u>	<u>(425,883,580)</u>	<u>(499,950,220)</u>	<u>(425,883,580)</u>	
	611,049,780	685,116,420	611,049,780	685,116,420	
<u>Less</u> Prepaid rental of land and buildings	<u>(74,066,640)</u>	<u>(74,066,640)</u>	<u>(74,066,640)</u>	<u>(74,066,640)</u>	
Prepaid rental of land and buildings exceeding one year - net	<u>536,983,140</u>	<u>611,049,780</u>	<u>536,983,140</u>	<u>611,049,780</u>	
Amortization for the years	<u>74,066,640</u>	<u>74,066,640</u>	<u>74,066,640</u>	<u>74,066,640</u>	

13. Intangible assets - net

Intangible assets - net consisted of the following:

Consolidated financial statements as at 31 December 2008

	Balance as at 31 December 2007 Baht	Increase Baht	Written off Baht	Balance as at 31 December 2008 Baht
Computer software				
Cost	69,545,136	9,101,893	-	78,647,029
Accumulated amortization	(20,271,044)	(8,984,240)	-	(29,255,284)
Intangible assets - net	<u>49,274,092</u>	<u>117,653</u>	<u>-</u>	<u>49,391,745</u>
Amortization for the years				
2008				8,984,240
2007				<u>9,765,460</u>

Consolidated financial statements as at 31 December 2009

	Balance as at 31 December 2008 Baht	Increase Baht	Written off Baht	Balance as at 31 December 2009 Baht
Computer software				
Cost	78,647,029	6,883,131	(400,848)	85,129,312
Accumulated amortization	(29,255,284)	(8,174,943)	329,468	(37,100,759)
Intangible assets - net	<u>49,391,745</u>	<u>(1,291,812)</u>	<u>(71,380)</u>	<u>48,028,553</u>
Amortization for the years				
2009				8,174,943
2008				<u>8,984,240</u>

Separate financial statements as at 31 December 2008

	Balance as at 31 December 2007 Baht	Increase Baht	Written off Baht	Balance as at 31 December 2008 Baht
Computer software				
Cost	54,041,663	9,044,943	-	63,086,606
Accumulated amortization	(11,886,763)	(6,108,111)	-	(17,994,874)
Intangible assets - net	<u>42,154,900</u>	<u>2,936,832</u>	<u>-</u>	<u>45,091,732</u>
Amortization for the years				
2008				6,108,111
2007				<u>16,237,315</u>

Separate financial statements as at 31 December 2009

	Balance as at 31 December 2008 Baht	Increase Baht	Written off Baht	Balance as at 31 December 2009 Baht
Computer software				
Cost	63,086,606	6,085,225	-	69,171,831
Accumulated amortization	(17,994,874)	(6,035,683)	-	(24,030,557)
Intangible assets - net	<u>45,091,732</u>	<u>49,542</u>	<u>-</u>	<u>45,141,274</u>
Amortization for the years				
2009				6,035,683
2008				<u>6,108,111</u>

14. Other non-current assets - net

Other non-current assets - net consisted of the following:

Consolidated financial statements as at 31 December 2008

	Balance as at 31 December 2007 Baht	Increase Baht	Decrease Baht	Balance as at 31 December 2008 Baht
Leasehold rights				
Cost	17,305,793	-	-	17,305,793
Accumulated amortization	(13,813,875)	(865,289)	-	(14,679,164)
Leasehold rights - net	<u>3,491,918</u>	<u>(865,289)</u>	<u>-</u>	<u>2,626,629</u>
Other project expenses	14,836,694	373,500	(15,210,194)	-
Deposits and others	8,599,001	495,464	(1,349,920)	7,744,545
Other non-current assets - net	<u>26,927,613</u>	<u>3,675</u>	<u>(16,560,114)</u>	<u>10,371,174</u>
Amortization for the years				
2008				<u>865,289</u>
2007				<u>865,289</u>

Consolidated financial statements as at 31 December 2009

	Balance as at 31 December 2008 Baht	Increase Baht	Decrease Baht	Balance as at 31 December 2009 Baht
Leasehold rights				
Cost	17,305,793	-	-	17,305,793
Accumulated amortization	(14,679,164)	(865,289)	-	(15,544,453)
Leasehold rights - net	<u>2,626,629</u>	<u>(865,289)</u>	<u>-</u>	<u>1,761,340</u>
Deposits and others	7,744,545	4,258,508	(1,557,421)	10,445,632
Other non-current assets - net	<u>10,371,174</u>	<u>3,393,219</u>	<u>(1,557,421)</u>	<u>12,206,972</u>
Amortization for the years				
2009				<u>865,289</u>
2008				<u>865,289</u>

14. **Other non-current assets - net** (Continued)

Separate financial statements as at 31 December 2008

	Balance as at 31 December 2007 Baht	Increase Baht	Decrease Baht	Balance as at 31 December 2008 Baht
Cost				
Goodwill on the acquisition of hotel business from subsidiary	410,000,000	-	-	410,000,000
Leasehold rights	160,000,000	-	-	160,000,000
Total cost	<u>570,000,000</u>	<u>-</u>	<u>-</u>	<u>570,000,000</u>
Accumulated amortization				
Goodwill on the acquisition of hotel business from subsidiary	(379,250,000)	(30,750,000)	-	(410,000,000)
Leasehold rights	(74,000,000)	(8,000,000)	-	(82,000,000)
Total accumulated amortization	<u>(453,250,000)</u>	<u>(38,750,000)</u>	<u>-</u>	<u>(492,000,000)</u>
Other project expenses	14,836,694	373,500	(15,210,194)	-
Deposits and others	1,917,910	6,600	(148,845)	1,775,665
Other non-current assets - net	<u>133,504,604</u>	<u>(38,369,900)</u>	<u>(15,359,039)</u>	<u>79,775,665</u>
Amortization for the years				
2008				<u>38,750,000</u>
2007				<u>38,750,000</u>

Separate financial statements as at 31 December 2009

	Balance as at 31 December 2008 Baht	Increase Baht	Decrease Baht	Balance as at 31 December 2009 Baht
Cost				
Goodwill on the acquisition of hotel business from subsidiary	410,000,000	-	-	410,000,000
Leasehold rights	160,000,000	-	-	160,000,000
Total cost	<u>570,000,000</u>	<u>-</u>	<u>-</u>	<u>570,000,000</u>
Accumulated amortization				
Goodwill on the acquisition of hotel business from subsidiary	(410,000,000)	-	-	(410,000,000)
Leasehold rights	(82,000,000)	(8,000,000)	-	(90,000,000)
Total accumulated amortization	<u>(492,000,000)</u>	<u>(8,000,000)</u>	<u>-</u>	<u>(500,000,000)</u>
Deposits and others	1,775,665	4,950	(240,406)	1,540,209
Other non-current assets - net	<u>79,775,665</u>	<u>(7,995,050)</u>	<u>(240,406)</u>	<u>71,540,209</u>
Amortization for the years				
2009				<u>8,000,000</u>
2008				<u>38,750,000</u>

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

Bank overdrafts and short-term loans from financial institutions as at 31 December consisted of the following:

	Consolidated financial statements		Separate financial statements		Baht
	2009	2008	2009	2008	
Bank overdrafts	389,288	1,445,756	-	1,445,756	
Short-term loans from Financial institutions	247,000,000	255,418,750	247,000,000	237,000,000	
	<u>247,389,288</u>	<u>256,864,506</u>	<u>247,000,000</u>	<u>238,445,756</u>	

As at 31 December 2009 and 2008, the Company and subsidiaries have credit lines for bank overdrafts totalling Baht 139,000,000 and Baht 148,000,000, respectively, which is guaranteed by the Company totalling Baht 46,000,000 and Baht 55,000,000, respectively (see Note 26.9).

As at 31 December 2009 and 2008, the Company has credit lines for bank overdrafts totalling Baht 93,000,000, with no guarantor.

On 17 September 2004, the Company has entered into short-term loan agreement with a bank for working capital in the limit of Baht 300,000,000, no guarantor. The agreement identified the terms of repayment of principal 1 year from the first withdrawal loan date. As at 31 December 2009, the Company had outstanding short-term loan of Baht 75,000,000, and interest rate at MMR (Money Market Rate).

On 17 December 2007, the Company has entered into short-term loan agreement with a bank for working capital in the limit of Baht 450,000,000, no guarantor. As at 31 December 2008, the Company has outstanding short-term loan of Baht 237,000,000, and interest rate at MMR (Money Market Rate). The Company had repaid such short-term loan during 2009.

On 7 January 2008, the Company has entered into short-term loan agreement with a financial institution for working capital in the limit of Baht 450,000,000, no guarantor. As at 31 December 2009, the Company had outstanding short-term loan of Baht 172,000,000, and interest rate at MMR (Money Market Rate).

As at 31 December 2009, Dusit Thai Properties Public Company Limited and 31 December 2008, Royal Princess Public Company Limited, a subsidiary, has short-term loans from financial institutions in the credit limit of Baht 200,000,000 for 2 years, which is guaranteed by the Company (see Note 26.9). As at 31 December 2009 and 2008, this subsidiary has not withdrawn such loan.

On 11 April 2008, Philippine Hoteliers, Inc., a subsidiary, has short-term loans from financial institutions in amount of Peso 50,000,000 for 1 year, interest rate 7.6135% p.a., no guarantor and repayment of principal in semi-annual installments. As at 31 December 2008, this subsidiary has outstanding short-term loan of Peso 25,000,000 and repaid such short-term loan during 2009.

16. Long-term liabilities under financial lease agreements

Long-term liabilities under financial lease agreements as at 31 December consisted of the following:

	Consolidated financial statements		Separate financial statements		Baht
	2009	2008	2009	2008	
Long-term liabilities under financial lease agreements	1,067,485	4,448,875	784,318	3,366,460	
<u>Less</u> Deferred interest	<u>(108,489)</u>	<u>(466,368)</u>	<u>(73,987)</u>	<u>(334,006)</u>	
	958,996	3,982,507	710,331	3,032,454	
<u>Less</u> Current portion	<u>(935,206)</u>	<u>(3,023,511)</u>	<u>(686,541)</u>	<u>(2,322,123)</u>	
	<u>23,790</u>	<u>958,996</u>	<u>23,790</u>	<u>710,331</u>	

17. Long-term loans

Long-term loans as at 31 December consisted of the following:

	Interest rate % p.a.		Consolidated financial statements		Separate financial statements		Baht
	2009	2008	2009	2008	2009	2008	
	Loans from financial institutions						
Repayable in semi-annual installments through 2013	3.60	-	330,000,000	-	330,000,000	-	-
Repayable in semi-annual installments through 2011	-	4.125	-	430,000,000	-	430,000,000	-
Repayable in semi-annual installments through 2013 by Dusit Thai Properties Public Company Limited through 2012 by Dusit Hotels and Resorts Company Limited	3.60	-	204,000,000	-	-	-	-
Repayable in semi-annual installments through 2015 by Philippine Hoteliers, Inc.	5.9538	6.7654	308,269,500	375,742,500	-	-	-
			842,269,500	1,037,742,500	330,000,000	430,000,000	
<u>Less</u> Current portion			(84,049,000)	(313,806,538)	-	(200,000,000)	
			758,220,500	723,935,962	330,000,000	230,000,000	

Movements in the long-term loans account for the years ended 31 December are summarized as follows:

	Consolidated financial statements		Separate financial statements		Baht
	2009	2008	2009	2008	
	Balance brought forward	1,037,742,500	1,572,783,000	430,000,000	800,000,000
<u>Less</u> Repayments	(184,708,077)	(496,000,000)	(100,000,000)	(370,000,000)	
Exchange gain on translation	(10,764,923)	(39,040,500)	-	-	
Balance carried forward	842,269,500	1,037,742,500	330,000,000	430,000,000	

The Company and subsidiaries have long-term loan agreements as follows:

17.1. On 17 September 2004, the Company has entered into loan agreement with a bank to renovate office building and hotels in the limit of Baht 1,000,000,000, no guarantor. The agreement identified the terms and conditions as follows:

- Interest For the 1st year period, 2.5% per annum, repayment every 3 months
For the 2nd - 7th years, 1 year fixed deposit rate plus 2% per annum, the interest rate will be considered every 6 months and repayment interest is every 3 months
- Repayment of principal in semi-annual installments through 2011 is for 10 installments. The first installment is from 30 months from the first draw down date which is 27 September 2004. The repayment is Baht 100,000,000 each.

During 2008, the Company has repaid its loans before its repayment date in amount of Baht 170,000,000.

17. Long-term loans (Continued)

Such loan agreement specifies to the Company not to provide loan, lending, guarantee, be responsible or enter to be responsible to others' liabilities, except for (a) in the normal course of business of the Company (b) such loan or lending provide aggregates not excess the amount of Baht 1,000,000,000, and when aggregate with guarantee, be responsible or enter to be responsible to others' liabilities, such amount shall not be over Baht 2,000,000,000. In addition, such loan agreement also carries certain restrictive covenants pertaining to the debt to equity ratio of the Company.

On 21 October 2009, the Company has entered into the amendment agreement to change certain terms and conditions of such loan agreement by remaining the terms and conditions of the existing agreement, except details the following:

- a. Change the interest rates to the new interest rates as follows:
 - For the period from 31 August 2009 to 31 August 2010, 3.60% per annum
 - For the period from 1 September 2010 to 31 August 2011, 3.85% per annum
 - For the period from 1 September 2011 onwards up to the complete installment, prime rate less 1.85% per annum
- b. Grace the repayment of principal for 4 semi-annual installments and start the first semi-annual installment in August 2011 and every semi-annual installment. The repayment is Baht 100,000,000 each for 3 periods and the remaining principal in February 2013.

During the installment periods, the Company has to maintain its accumulated investment at a time not more than Baht 300,000,000, except as agreed by written letter from the bank.

- 17.2. On 25 December 2003, Dusit Hotels and Resorts Company Limited which as at 1 April 2009 was Dusit Thai Properties Public Company Limited, a subsidiary, has entered into loan agreement with a bank to acquire and renovate a hotel of such subsidiary in Chiang Mai in the limit of Baht 400,000,000. Such agreement was guaranteed by the Company (see Note 26.9). The agreement identified the terms and conditions as follows:

- Interest For the 1st year period, 2.5% per annum, repayment every 3 months
For the 2nd - 8th years, 1 year fixed deposit rate plus 2% per annum, the interest rate will be considered every 6 months and repayment interest is every 3 months
- Repayment of principal in semi-annual installments through 2012 is for 14 installments. The first installment is from 24 months from the first draw down date which is 2 March 2004. The repayment of the 1st - 13th periods are Baht 28,000,000 each and the 14th period is Baht 36,000,000.

Such loan agreement specifies to the subsidiary not to provide loan, lending, guarantee, be responsible or enter to be responsible to others' liabilities, except for in the normal course of business of the subsidiary. In other cases, the amount shall not be over Baht 200,000,000, except for receiving the written approval letter in advance from the lender. In addition, such loan agreement also carries certain restrictive covenants pertaining to the debt to equity ratio and not reduces its share capital of such subsidiary.

On 21 October 2009, such subsidiary has entered into the amendment agreement to change certain terms and conditions of such loan agreement by remaining the terms and conditions of the existing agreement, except details the following:

- a. Started from 31 August 2009, such subsidiary agreed to change the interest rates to the new interest rates as follows:
 - For the period from 31 August 2009 to 31 August 2010, 3.60% per annum
 - For the period from 1 September 2010 to 31 August 2011, 3.85% per annum
 - For the period from 1 September 2011 onwards, prime rate less 1.85% per annum

17. Long-term loans (Continued)

- b. Grace the repayment of principal for the period from September 2009 to August 2010 and start the first installment in September 2010 and every semi-annual installment for 7 periods at Baht 28,000,000 each and the remaining principal in September 2013.

During the installment periods, such subsidiary has to maintain its accumulated investment at a time not more than Baht 150,000,000, except as agreed by written letter from the bank.

- 17.3. On 24 February 2006, Dusit Hotels and Resorts Company Limited which as at 1 April 2009 was Dusit Thai Properties Public Company Limited, a subsidiary, has entered into loan agreement with a bank to acquire additional land and building for hotel of such subsidiary in Chiang Mai and renovate remaining parts in the limit of Baht 200,000,000. Such agreement was guaranteed by the Company.

During 2007, the subsidiary has repaid its loans before its repayment date in amount of Baht 130,000,000, and on 23 May 2008, the subsidiary has already repaid all such loan, as such the Company has withdrawn the above guarantee.

- 17.4. On 2 February 2007, Philippine Hoteliers, Inc., a subsidiary, has entered into loan agreement with a bank to renovate its hotel in the limit of Peso 510,000,000, guaranteed by mortgaged of its hotel building and equipment and rights on lease agreement (see Note 11). The agreement identified the terms and conditions as follows:

- Interest First 6 months interest rate reference to corresponding promissory note, thereafter interest rate reference to 6-month MART1 in Philippines plus 1.70% per annum, repayment every 6 months.
- Repayment of principal in semi-annual installments through 2015 is for 13 installments. The first installment is from 24 months from the first draw down date which is 9 February 2007.

As at 31 December 2009 and 2008, this subsidiary had outstanding long-term loan of Peso 431,538,462 and Peso 510,000,000, respectively.

Such loan agreement specifies to declare dividends, carries certain restrictive covenants pertaining to the debt to equity ratio and current ratio of such subsidiary.

18. Legal reserve

Pursuant to the Public Companies Act B.E. 2535 (1992), the Company must allocate to a reserve fund not less than five percent of the annual net income, after deduction of the total accumulated loss brought forward (if any) until the reserve fund reaches an amount of not less than ten percent of the registered capital, unless the Company has a regulation or other law which prescribes for a higher amount of such reserve. Such reserve is not available for distribution as dividend.

19. Other reserves

Other reserves as at 31 December consisted of the following:

	Consolidated		Separate		Baht
	financial statements		financial statements		
	2009	2008	2009	2008	
Reserve for treasury common shares	15,740,202	15,740,202	-	-	
Total	<u>15,740,202</u>	<u>15,740,202</u>	<u>-</u>	<u>-</u>	

The Company has complied with the letter from The Securities and Exchange Commission No. Kor Lor Tor Chor Sor (Vor) 2/2548 dated 14 February 2005, regarding comment on information disclosure of appropriation of treasury common shares reserve. The Board of Directors appropriated its retained earnings to treasury common shares reserve (see Note 20.1).

20. Treasury common shares and weighted average number of ordinary shares

20.1 Treasury common shares

20.1.1 Dusit Thani Public Company Limited

On 13 November 2003, the Board of Directors of the Company passed a resolution to repurchase 2,779,500 ordinary shares or 3.27% of the Company's paid-up share capital. The purpose is for financial management because the Company has excess liquidity. The resale period of such repurchase share was from 1 July 2004 to 29 December 2006.

The 2,760,500 shares or 3.25% of the Company's paid-up capital has been repurchased, totalling Baht 115,818,208.

During 2006, the Company sold 2,760,500 treasury common shares and gain on sales in the amount of Baht 16,950,268 has been presented as paid-in surplus - treasury common shares.

20.1.2 Dusit Thani Properties Company Limited

Dusit Thani Properties Company Limited, a subsidiary, held 606,300 ordinary shares of the Company with the acquisition cost of Baht 20,240,264. Such shares were presented as treasury common shares in the consolidated balance sheets.

During 2006, Dusit Thani Properties Company Limited sold 134,800 ordinary shares of the Company to third parties totalling Baht 5,915,334 and gain on sales in the amount of Baht 1,415,272 has been presented as paid-in surplus - treasury common shares. As at 31 December 2009 and 2008, Dusit Thani Properties Company Limited held 471,500 ordinary shares of the Company with the carrying value of Baht 15,740,202. Such shares were presented as treasury common shares in the consolidated balance sheets.

The Company has complied with the letter from The Securities and Exchange Commission No. Kor Lor Tor Chor Sor (Vor) 2/2548 dated 14 February 2005, regarding comment on information disclosure of appropriation of treasury common shares reserve. As at 31 December 2009 and 2008, the Company has appropriated its retained earnings to treasury common shares reserve in the amount of Baht 15,740,202 which has been included in other reserves (see Note 19).

20.2 Weighted average number ordinary shares

Weighted average number of ordinary shares for the years ended 31 December calculated as follows:

	Consolidated financial statements		Separate financial statements	
	2009	2008	2009	2008
Number of issued and paid-up ordinary shares	85,000,000	85,000,000	85,000,000	85,000,000
<u>Less</u> Repurchased ordinary shares by Dusit Thani Properties Company Limited	(471,500)	(471,500)	-	-
Weighted average number of ordinary shares	<u>84,528,500</u>	<u>84,528,500</u>	<u>85,000,000</u>	<u>85,000,000</u>

21. Income tax

For the years ended 31 December 2009 and 2008, income tax of the Company, subsidiaries and joint venture 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.

Income tax for the years ended 31 December 2009 and 2008 can summarized as follows:

	Consolidated		Separate		Baht
	financial statements		financial statements		
	2009	2008	2009	2008	2008
Income tax of the Company	-	69,803,661	-	69,803,661	
<u>Add</u> Income tax of subsidiaries:					
Royal Princess Public Company Limited	5,127,019	23,997,235	-	-	
Philippine Hoteliers, Inc.	-	1,725,231	-	-	
Dusit Executive Development Center Company Limited	-	44,225	-	-	
Dusit Worldwide Company Limited	4,071,262	-	-	-	
	<u>9,198,281</u>	<u>95,570,352</u>	<u>-</u>	<u>-</u>	<u>69,803,661</u>

22. Dividend paid

On 27 April 2009, the shareholders' meeting of the Company passed a resolution to pay dividend for the fiscal year 2008 for 85,000,000 ordinary shares at Baht 1.00 per share, totalling Baht 85,000,000 as follows:

- The interim dividend from the operation of the first half year of Baht 0.50 per share, totalling Baht 42,500,000 was paid on 9 September 2008.
- The dividend from the operation of the second half year of Baht 0.50 per share, totalling Baht 42,500,000 was paid on 21 May 2009.

On 29 April 2008, the shareholders' meeting of the Company passed a resolution to pay dividend for the fiscal year 2007 for 85,000,000 ordinary shares at Baht 1.00 per share, totalling Baht 85,000,000 as follows:

- The interim dividend from the operation of the first half year of Baht 0.50 per share, totalling Baht 42,500,000 was paid on 6 September 2007.
- The dividend from the operation of the second half year of Baht 0.50 per share, totalling Baht 42,500,000 was paid on 22 May 2008.

23. Revenues arising from exchanges of goods or services

The Company and subsidiaries have revenues arising from exchange of goods or services with the outside parties. The Company and subsidiaries recognized revenues from such parties when the goods or services are rendered from the Company and subsidiaries. Such revenues are charged at the arm-length prices that charged to the other customers or at the agreed price to exchange according to each agreement.

For the years ended 31 December 2009 and 2008, revenues arising from exchange of goods or services included in revenues from sales and services are as follows:

	Consolidated		Separate		Baht
	financial statements		financial statements		
	2009	2008	2009	2008	2008
Revenues arising from exchanges of goods or services	18,366,905	17,780,536	17,123,299	16,001,095	

24. Long-term leases

24.1 Dusit Thani Public Company Limited

- The land lease agreement of Dusit Thani Hotel and Dusit Thani Office Building dated 16 March 1966 between The Crown Property Bureau and the Company scheduled to expire on 31 March 2003 which the right on building transferred to the lessor since the date of construction completion. However, under the condition of the lease, the Company can extend the lease period twice for a period of 15 years each with related lease payments to be renegotiated by the parties.

On 26 August 2002, the Company signed the first extension of the above land lease agreements for period from 1 April 2003 to 31 March 2018. The prepaid rental for the period of 15 years is Baht 1,100,000,000, included monthly rental. The payment will be made in 3 installments as follows:

First,	within 1 April 2003	Baht 360,000,000
Second,	within 1 April 2004	Baht 360,000,000
Third,	within 1 April 2005	Baht 380,000,000

According to such agreement, when the Company has fully paid the rental to the Lessor, the Company then has full right to use the lease assets and the Lessor has no right to cancel such agreement before the expiry date specified in this agreement. If the Company does not comply with the agreement, the Lessor has the right to cancel the agreement. The Company paid all related lease payments as specified in the agreement.

- On 27 January 2006, the Company cancelled the land lease agreement for land on which Dusit Resort Pattaya (currently, Dusit Thani Hotel, Pattaya) is located dated 30 September 1987 with Siri Pattaya Company Limited. Such lease agreement is due to expire on 30 September 2017. Dusit Thani Public Company Limited has intention to extend the land lease agreement before its expiry date and Siri Pattaya Company Limited agreed to extend for another 10 years from 30 September 2017, by cancelling the previous land lease agreement and enter into the new land lease agreement for 22 years starting from 1 January 2006 to 31 December 2027 and specify the new rental rates. Total rental thorough the lease agreement is totalling of Baht 1,002,000,000. The rental payment may vary in accordance with fluctuation in the Swiss Franc exchange rate. During the lease period, if the Swiss Franc is cancelled, the exchange rate between Baht and US dollar will be used instead. In this case, the rate to be used is the average exchange rate for US dollars on the date of the original agreement, which is the commercial bank selling rate announced by The Bank of Thailand, one US dollar for Baht 39.14. When the lease agreement is expired, the Company can extend the lease period twice for a period of 10 years each with related lease payments to be renegotiated by the parties.
- On 1 October 1998, the Company entered into a land and hotel building lease agreement with one subsidiary, namely Dusit Hotels and Resorts Company Limited, as of 1 April 2009 was Dusit Thai Properties Public Company Limited, for a period of 3 years commencing on 1 October 1998, with the condition that the lease can be extended for another 6 periods, consisting of 5 periods of 3 years each and the last period of 2 years. The rental payment is Baht 900,000 per month.

On 1 January 2008, the Company entered into a supplementary agreement with such subsidiary for the period from 1 January 2008 to 30 September 2010. The rental payment for such period is Baht 1,100,000 per month.

24. Long-term leases (Continued)

24.2 Royal Princess Public Company Limited, as of 1 April 2009 was Dusit Thai Properties Public Company Limited

Type of lease	Remaining Period	Baht Rental Expenses for the Remaining Lease Period
2009 Building	2010 - 2011	<u>1,404,924</u> <u>1,404,924</u>
2008 Building	2009 - 2011	<u>2,153,786</u> <u>2,153,786</u>

24.3 Philippine Hoteliers, Inc.

Philippine Hoteliers, Inc., a subsidiary, has a lease agreement for the land on which the hotel building is situated with a specified rental payable quarterly at a rate of 5% of the annual gross income. The term of the lease is up to 31 December 2002 and is renewable for another period of 25 years at the option of the subsidiary. Upon termination of the lease, the subsidiary shall return and surrender to the lessor the leased property together with the building constructed thereon, and with all the permanent fixtures therein.

On 17 May 2001, the term of the lease was renewed for an additional period of 25 years from 1 January 2003 to 31 December 2027, under the same terms and conditions.

25. Transactions between related companies

Transactions between related companies are as follows:

25.1 Investment in subsidiaries and a joint venture

As at 31 December 2009

Company's name	Country of incorporation	Type of business	Relationship	Issued and paid-up (ordinary shares)	% of shareholding	Investment		Baht
						Separate financial statement Cost	Consolidated financial statement Equity	
Subsidiaries								
1. Dusit Thani Properties Co., Ltd.	Thailand	Holding	Subsidiary	800,000,000	99.99	799,999,300	-	-
- Dusit Thai Properties Public Co., Ltd.	Thailand	Hotel and Management	Subsidiary (Indirect holding)	825,000,000	84.64	-*	-	-
- Philippine Hoteliers, Inc.	Philippines	Hotel	Subsidiary (Indirect holding)	PESO 364,870,100	88.00	-*	-	-
- Dusit Enterprises Co., Ltd.	Republic of Mauritius	Management	Subsidiary (Indirect holding)	USD 27,500	99.99	-*	-	-
						<u>799,999,300</u>	<u>-</u>	<u>-</u>
2. Landmark Hotel Co., Ltd.	Thailand	Hotel	Subsidiary	10,000,000	99.88	9,988,000	-	-
3. Devarana Spa Co., Ltd.	Thailand	Spa	Subsidiary	8,000,000	99.99	7,999,930	-	-
4. Dusit Executive Development Center Co., Ltd.	Thailand	Training	Subsidiary	5,000,000	99.99	4,999,940	-	-
5. Dusit Thai Properties Public Co., Ltd.	Thailand	Hotel and Management	Subsidiary	825,000,000	2.15	32,074,974	-	-
6. Dusit Worldwide Co., Ltd.	Thailand	Management	Subsidiary	50,000,000	99.99	49,999,930	-	-
- Dusit Overseas Co., Ltd.	Hong Kong	Management	Subsidiary (Indirect holding)	HKD 33,000	99.99	-**	-	-
- Dusit International Management Holding Co., Ltd.	Republic of Mauritius	Management	Subsidiary (Indirect holding)	USD 10,000	99.99	-**	-	-
						<u>49,999,930</u>	<u>-</u>	<u>-</u>
						<u>905,062,074</u>	<u>-</u>	<u>-</u>
						<u>(12,984,701)</u>	<u>-</u>	<u>-</u>
						<u>892,077,373</u>	<u>-</u>	<u>-</u>
<u>Less Allowance for impairment</u>								
Joint venture								
1. Le Cordon Bleu Dusit Co., Ltd.	Thailand	Cooking School	Joint venture	40,000,000	49.99	19,999,400	-	-
						<u>19,999,400</u>	<u>-</u>	<u>-</u>

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

** Dusit Worldwide Company Limited holds 100.00% in Dusit Overseas Company Limited and 100.00% in Dusit International Management Holding Company Limited.

25. Transactions between related companies (Continued)

25.1 Investment in subsidiaries and a joint venture (Continued)

As at 31 December 2008

Company's name	Country of incorporation	Type of business	Relationship	Issued and paid-up (ordinary shares)	% of shareholding	Investment		Baht
						Separate financial statement Cost	Consolidated financial statement Equity	
Subsidiaries								
1. Dusit Thani Properties Co., Ltd.	Thailand	Holding	Subsidiary	800,000,000	99.99	799,999,300		-
- Dusit Hotels and Resorts Co., Ltd.	Thailand	Hotel and Management	Subsidiary (Indirect holding)	225,000,000	97.48	-*		-
- Philippine Hoteliers, Inc.	Philippines	Hotel	Subsidiary (Indirect holding)	PESO 364,870,100	88.00	-*		-
- Royal Princess Public Co., Ltd.	Thailand	Hotel and Management	Subsidiary (Indirect holding)	600,000,000	79.80	-*		-
- Dusit Enterprises Co., Ltd.	Republic of Mauritius	Management	Subsidiary (Indirect holding)	USD 27,500	99.99	-*		-
						<u>799,999,300</u>		<u>-</u>
2. Landmark Hotel Co., Ltd.	Thailand	Hotel	Subsidiary	10,000,000	99.88	9,988,000		-
3. Devarana Spa Co., Ltd.	Thailand	Spa	Subsidiary	8,000,000	99.99	7,999,930		-
4. Dusit Executive Development Center Co., Ltd.	Thailand	Training	Subsidiary	5,000,000	99.99	4,999,940		-
5. Royal Princess Public Co., Ltd.	Thailand	Hotel and Management	Subsidiary	600,000,000	2.65	27,514,974		-
6. Dusit Hotels and Resorts Co., Ltd.	Thailand	Hotel and Management	Subsidiary	225,000,000	0.81	4,560,000		-
7. Dusit Worldwide Co., Ltd.	Thailand	Management	Subsidiary	50,000,000	99.99	49,999,930		-
- Dusit Overseas Co., Ltd.	Hong Kong	Management	Subsidiary (Indirect holding)	HKD 33,000	99.99	-**		-
- Dusit International Management Holding Co., Ltd.	Republic of Mauritius	Management	Subsidiary (Indirect holding)	USD 10,000	99.99	-**		-
						<u>49,999,930</u>		<u>-</u>
						<u>905,062,074</u>		<u>-</u>
						<u>(9,988,000)</u>		<u>-</u>
						<u>895,074,074</u>		<u>-</u>
<u>Less Allowance for impairment</u>								
Joint venture								
1. Le Cordon Bleu Dusit Co., Ltd.	Thailand	Cooking School	Joint venture	40,000,000	49.99	19,999,400		-
						<u>19,999,400</u>		<u>-</u>

* Dusit Thani Properties Company Limited holds 97.49% in Dusit Hotels and Resorts Company Limited, 88.01% in Philippine Hoteliers, Inc., 79.81% in Royal Princess Public Company Limited and 100.00% in Dusit Enterprises Company Limited.

** Dusit Worldwide Company Limited holds 100.00% in Dusit Overseas Company Limited and 100.00% in Dusit International Management Holding Company Limited.

25. Transactions between related companies (Continued)

25.2 Relationship with related companies

As at 31 December 2009

Company's name	Country of incorporation	Type of business	Relationship
Related companies			
1. Acme Printing Co., Ltd.	Thailand	Printing house	Director holds the shares
2. The Peninsula Travel Service Co., Ltd.	Thailand	Sale air ticket	Director holds the shares
3. MBK Public Co., Ltd.	Thailand	Property development	Company and director hold the shares
4. Laguna Resorts & Hotels Public Co., Ltd.	Thailand	Hotel	Company holds the shares and director is director
5. Piyasiri Co., Ltd.	Thailand	Hospital	Director holds the shares
6. Bangkok Bank Public Co., Ltd.	Thailand	Bank	Company and director hold the shares
7. Thai Life Insurance Co., Ltd.	Thailand	Life insurance	Director is director
8. The Navakij Insurance Public Co., Ltd.	Thailand	Non-life insurance	Director is director
9. New Atlantic Co., Ltd.	Thailand	Department store	Director holds the shares
10. Thana-jirang Co., Ltd.	Thailand	Office rental	Director holds the shares

25. Transactions between related companies (Continued)

25.2 Relationship with related companies (Continued)

As at 31 December 2008

Company's name	Country of incorporation	Type of business	Relationship
Related companies			
1. Acme Printing Co., Ltd.	Thailand	Printing house	Director holds the shares
2. The Peninsula Travel Service Co., Ltd.	Thailand	Sale air ticket	Director holds the shares
3. MBK Public Co., Ltd.	Thailand	Property development	Company and director hold the shares
4. Island Resort Hotel Co., Ltd.	Thailand	Hotel	Director is director
5. Laguna Resorts & Hotels Public Co., Ltd.	Thailand	Hotel	Company holds the shares and director is director
6. Piyasiri Co., Ltd.	Thailand	Hospital	Director holds the shares
7. Bangkok Bank Public Co., Ltd.	Thailand	Bank	Company and director hold the shares
8. Thai Life Insurance Co., Ltd.	Thailand	Life insurance	Director is director
9. The Navakij Insurance Public Co., Ltd.	Thailand	Non-life insurance	Director is director
10. New Atlantic Co., Ltd.	Thailand	Department store	Director holds the shares
11. Thana-jirang Co., Ltd.	Thailand	Office rental	Director holds the shares

25. Transactions between related companies (Continued)

25.3 Short-term loans to and from related companies

Short-term loans to and from related companies as at 31 December consisted of the following:

	Consolidated		Separate		Baht
	financial statements	financial statements	financial statements	financial statements	
	2009	2008	2009	2008	
Loan to joint venture					
Le Cordon Bleu Dusit Company Limited	15,000,450	15,000,450	30,000,000	30,000,000	
	<u>15,000,450</u>	<u>15,000,450</u>	<u>30,000,000</u>	<u>30,000,000</u>	
Loan to subsidiaries					
Dusit Hotels and Resorts Company Limited	-	-	-	32,000,000	
Devarana Spa Company Limited	-	-	1,800,000	-	
Dusit Executive Development Center Company Limited	-	-	-	700,000	
	<u>-</u>	<u>-</u>	<u>1,800,000</u>	<u>32,700,000</u>	
Total	<u>15,000,450</u>	<u>15,000,450</u>	<u>31,800,000</u>	<u>62,700,000</u>	
Loan from related company					
Le Cordon Bleu International BV	17,499,475	19,999,400	-	-	
Total	<u>17,499,475</u>	<u>19,999,400</u>	<u>-</u>	<u>-</u>	

The costs of borrowing are as follows:

- Loan to joint venture - minimum loan rate of commercial banks or not lower than 8.50%p.a.
- Loan to subsidiaries - not lower than interest loan rate or 3 - year fixed deposit rate of commercial bank plus 1.00 - 1.50% p.a.
- Loan from related company - minimum loan rate of commercial banks or not lower than 8.50% p.a.
- All inter - company borrowings are unsecured.

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

	Consolidated		Separate		Baht
	financial statements	financial statements	financial statements	financial statements	
	2009	2008	2009	2008	
Loan to related companies					
Balance brought forward	15,000,450	20,000,600	62,700,000	41,000,000	
<u>Add Additional loans</u>	-	-	31,800,000	137,000,000	
<u>Less Repayments</u>	-	(5,000,150)	(62,700,000)	(115,300,000)	
Balance carried forward	<u>15,000,450</u>	<u>15,000,450</u>	<u>31,800,000</u>	<u>62,700,000</u>	
Loan from a related company					
Balance brought forward	19,999,400	19,999,400	-	-	
<u>Less Repayments</u>	<u>(2,499,925)</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Balance carried forward	<u>17,499,475</u>	<u>19,999,400</u>	<u>-</u>	<u>-</u>	

25. Transactions between related companies (Continued)

25.4 Significant related business transactions

Related balances

Separate financial statements

Company	As at 31 December 2009						As at 31 December 2008						Baht
	Trade accounts receivable	Other current assets	Leasehold - net	Trade accounts payable	Accrued expenses	Other current liabilities	Trade accounts receivable	Other current assets	Leasehold - net	Trade accounts payable	Accrued expenses	Other current liabilities	
Royal Princess Public Co., Ltd.	-	-	-	-	-	-	35,487	7,345,305	-	-	43,841	31,708	
Dusit Hotels and Resorts Co., Ltd.	-	-	-	-	-	-	24,222	1,936,088	78,000,000	-	-	6,859,350	
Dusit Thai Properties Public Co., Ltd.	180,484	12,954,498	70,000,000	4,000	42,440	1,913,130	-	-	-	-	-	-	
Dusit Thani Properties Co., Ltd.	-	99,478	-	-	-	-	12,478	96,813	-	-	-	-	
Philippine Hoteliers, Inc.	20,617	284,230	-	-	-	-	6,800	5,716,834	-	-	-	-	
Dusit Enterprises Co., Ltd.	-	1,522	-	-	-	-	-	-	-	-	-	-	
Devarana Spa Co., Ltd.	149,385	280,624	-	-	115,648	1,044,586	151,733	84,999	-	-	846,137	822,720	
Dusit Executive Development Center Co., Ltd.	145,509	473,931	-	-	-	140,577	625,954	162,962	-	6,420	8,894	441,696	
Dusit Worldwide Co., Ltd.	449,254	2,967,559	-	-	3,002,876	15,401,314	1,639,709	22,428,661	-	-	973,665	61,841,057	
Dusit Overseas Co., Ltd.	-	1,603,195	-	-	-	-	-	289,769	-	-	-	550,680	
Le Cordon Bleu Dusit Co., Ltd.	1,462,107	306,575	-	-	-	-	310,371	241,102	-	-	-	-	
Acme Printing Co., Ltd.	-	-	-	-	-	1,737,136	-	-	-	-	-	41,730	
The Peninsula Travel Service Co., Ltd.	-	-	-	-	-	-	-	-	-	-	-	24,600	
MBK Public Co., Ltd.	-	462,130	-	-	-	26,100	-	2,687,517	-	-	-	-	
Island Resort Hotel Co., Ltd.	-	-	-	-	-	-	-	4,985,229	-	-	-	2,000	
Laguna Resorts & Hotels Public Co., Ltd.	82,074	10,793,443	-	-	4,112	90,425	-	8,317,198	-	-	-	4,000	
Piyasiri Co., Ltd.	-	-	-	-	-	26,616	-	-	-	-	-	1,422	
	<u>2,489,430</u>	<u>30,227,185</u>	<u>70,000,000</u>	<u>4,000</u>	<u>3,165,076</u>	<u>20,379,884</u>	<u>2,806,754</u>	<u>54,292,477</u>	<u>78,000,000</u>	<u>6,420</u>	<u>1,872,537</u>	<u>70,620,963</u>	

25. Transactions between related companies (Continued)

25.4 Significant related business transactions (Continued)

Related transactions

Separate financial statements

Company	For the year ended 31 December 2009									For the year ended 31 December 2008							Baht
	Revenue from sales and services	Management service income	Interest income	Dividend income	Other income	Cost of sales	Selling and administrative expenses	Depreciation and amortization	Revenue from sales and services	Management service income	Interest income	Dividend income	Other income	Cost of sales	Selling and administrative expenses	Depreciation and amortization	
Royal Princess Public Co., Ltd.	-	5,081,467	-	795,994	6,982,846	-	-	-	797,680	-	-	2,387,982	32,802,521	-	-	-	
Dusit Hotels and Resorts Co., Ltd.	-	864,106	445,479	-	1,491,261	-	13,410,000	2,000,000	106,320	5,078,214	2,010,072	-	5,769,050	-	36,098,097	38,750,000	
Dusit Thai Properties Public Co., Ltd.	619,974	16,508,795	266,534	-	21,140,434	-	24,662,890	6,000,000	-	-	-	-	-	-	-	-	
Dusit Thani Properties Co., Ltd.	-	-	-	19,999,983	1,088,297	-	-	-	-	-	-	59,999,948	1,123,709	-	-	-	
Philippine Hoteliers, Inc.	-	4,653,082	-	-	2,673,037	-	-	-	-	30,458,163	-	-	5,487,924	-	-	-	
Devarana Spa Co., Ltd.	2,026,900	-	12,417	-	6,767,819	831,288	2,354,761	-	2,246,683	-	-	399,996	6,983,862	1,177,466	3,948,790	-	
Dusit Executive Development Center Co., Ltd.	2,759,255	-	1,740	-	374,823	-	5,060,217	-	5,415,178	-	38,631	-	369,423	-	11,499,447	-	
Dusit Worldwide Co., Ltd.	5,278,868	-	-	-	16,260,580	-	121,738,196	-	3,857,395	-	158,247	-	28,232,230	-	123,209,679	-	
Dusit Overseas Co., Ltd.	-	-	-	-	449,872	-	-	-	-	-	-	-	289,769	-	-	-	
Le Cordon Bleu Dusit Co., Ltd.	9,871,624	-	2,550,000	-	380,200	-	-	-	9,175,008	-	2,652,466	-	351,427	-	-	-	
Acme Printing Co., Ltd.	-	-	-	-	-	-	1,809,392	-	-	-	-	-	-	-	1,611,425	-	

25. Transactions between related companies (Continued)

25.4 Significant related business transactions (Continued)

Related transactions (Continued)

Separate financial statements

Company	For the year ended 31 December 2009								For the year ended 31 December 2008								Baht
	Revenue from sales and services	Management service income	Interest income	Dividend income	Other income	Cost of sales	Selling and administrative expenses	Depreciation and amortization	Revenue from sales and services	Management service income	Interest income	Dividend income	Other income	Cost of sales	Selling and administrative expenses	Depreciation and amortization	
The Peninsula Travel Service Co., Ltd.	-	-	-	-	-	-	1,354,470	-	-	-	-	-	-	-	2,774,595	-	
MBK Public Co., Ltd.	-	-	-	8,402,250	1,449,836	-	301,659	-	-	-	-	2,344,000	1,866,480	-	15,591	-	
Island Resort Hotel Co., Ltd.	-	-	-	-	-	-	-	-	-	8,508,574	-	-	1,743,757	-	86,542	-	
Laguna Resorts & Hotels Public Co., Ltd.	514,601	25,808,243	-	2,750,000	3,090,799	-	1,572,680	-	-	27,444,936	-	3,500,000	5,768,350	-	151,162	-	
Piyasiri Co., Ltd.	-	-	-	-	-	-	226,111	-	-	-	-	-	-	-	240,551	-	
Bangkok Bank Public Co., Ltd.	-	-	367,817	189,900	33,575	-	163,899	-	-	-	478,139	189,900	-	-	140,361	-	
Thai Life Insurance Co., Ltd.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,140	-	
The Navakij Insurance Public Co., Ltd.	-	-	-	-	-	-	294,351	-	-	-	-	-	-	-	481,413	-	
	21,071,222	52,915,693	3,643,987	32,138,127	62,183,379	831,288	172,948,626	8,000,000	21,598,264	71,489,887	5,337,555	68,821,826	90,788,502	1,177,466	180,270,793	38,750,000	

25. Transactions between related companies (Continued)

25.4 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 25.3.

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 policies.

26. Guarantees, commitments and contingent liabilities

26.1 As at 31 December 2009 and 2008, the Company and a subsidiary, namely, Dusit Thai Properties Public Company Limited (from amalgamation of Royal Princess Public Company Limited and Dusit Hotels and Resorts Company Limited) had letter of guarantees issued by banks totalling Baht 22,625,100.

26.2 As at 31 December 2009 and 2008, the Company had letter of guarantees issued by banks totalling Baht 16,451,600.

26.3 On 3 November 1999, the Company submitted the dispute to the arbitration for claiming the management fee and incentive fee from a contracting company, totalling Baht 50,049,539, included claim for damage of failing to perform according to the agreement of Baht 27,574,308. On 28 December 1999, the contracting company rejected to all claims and filed a counter claim against the Company totalling Baht 42,218,005.

On 26 June 2003, the arbitrator had a verdict that the contracting company had to pay the Company Baht 2,740,750 with 7.5% interest per annum as from the date of filing the dispute until tender complete performance. The Company had to pay the contracting company Baht 623,920 together with 7.5% interest per annum as from the date of filing the challenge/cross-complaint until such amount has been paid. However, the Company disagrees with verdict of arbitrator. On 26 September 2003, the Company has laid request to arbitrator and has disputed verdict of arbitrator to the Civil Court. On 12 April 2005, the Court designed to dismiss the notion.

On 10 June 2005, the Company has appealed the case to the Court. Currently, the case is under the consideration of the Appeal Court.

26. Guarantees, commitments and contingent liabilities (Continued)

26.4 On 26 June 2001, the Company paid Baht 44,246,000 to the Official Receiver on behalf of World Intertrade Corporation Limited. Subsequently, the Company submitted a notice to World Intertrade Corporation Limited requesting for the repayment of debt to the Company. However, the Company did not receive any repayment from World Intertrade Corporation Limited. Therefore, on 19 December 2001, the Company filed a claim with The Southern Bangkok Civil Court against World Intertrade Corporation Limited for demanding the repayment of Baht 45,782,488 which the Company has a lawful right to claim.

On 7 December 2001, World Intertrade Corporation Limited filed a claim with The Southern Bangkok Civil Court against the Company. The claim demands the return of property (the Dusit Resort Pattaya Building currently, Dusit Thani Hotel, Pattaya) and damages. The amount claimed for damages is Baht 2,760,000,000. The Company has already filed an answer to the claim on such issue with The Southern Bangkok Civil Court on 16 January 2002 due to the reason that the Company has peacefully and openly possessed the property with intention to be its owner for more than 10 years and has obtained the Building by operation of law.

On 29 July 2002, the Southern Bangkok Civil Court ordered to tie conjointly the following cases, the case under which World Intertrade Corporation Limited sue the Company calling for its assets (the Dusit Resort Pattaya Building currently, Dusit Thani Hotel, Pattaya) and claiming for compensation on ground of wrongful act of the Company and the case under which the Company sue World Intertrade Corporation Limited.

On 26 March 2004, the Court has declared the case filed by World Intertrade Corporation Limited has been dismissed with the verdict that the Company is the owner of the property, Dusit Resort Pattaya Building (currently, Dusit Thani Hotel, Pattaya), by virtue of the law found in the Civil and Commercial Code of Thailand, sections 1382 and 1385 without doubt and the Court has given the verdict that World Intertrade Corporation Limited must pay compensation amounting to Baht 45,782,488 with 7.5% interest per annum of the principal amount of Baht 44,246,000 starting from 20 December 2001 until the entire amount has been fully paid.

On 26 April 2004, World Intertrade Corporation Limited filed the appeal with the Appeal Court. On 7 July 2004, the Company then filed the appeal answer and filed the objection against petition requesting the Court to delay the execution.

On 31 January 2005, the Company filed a bankruptcy case against World Intertrade Corporation Limited with the Central Bankruptcy Court. Thereafter, on 11 July 2005, the Central Bankruptcy Court granted the receivership order. Then, on 9 August 2005, World Intertrade Corporation Limited filed the appeal against the receivership order and the Company then filed the appeal answer against the said appeal. On 21 October 2008, the Bankruptcy department of the Supreme Court has considered by sustaining result of the Court of First Instance to the receiving order of World Intertrade Corporation Limited. Currently, the case is under the calling for creditors' meeting by the Enforcement Officer.

On 30 January 2006, the Official Receiver of World Intertrade Corporation Limited carried out the case to the Southern Bangkok Civil Court against the Company to claim for returning of the assets (the Dusit Resort Pattaya Building currently, Dusit Thani Hotel, Pattaya).

On 3 April 2007, the Southern Bangkok Civil Court made an appointment with litigant the result of case of the Appeal Court of World Intertrade Corporation Limited filed the Company to the Southern Bangkok Civil Court to claim for returning of the assets (the Dusit Resort Pattaya Building currently, Dusit Thani Hotel, Pattaya) by standing the result of the Court of First Instance, to dispose such case of World Intertrade Corporation Limited out of the case list.

On 3 May 2007, World Intertrade Corporation Limited filed the Company to the supreme case with the Southern Bangkok Civil Court against the result of the Court of First Instance and Appeal Court. However, on 26 July 2007, the Company filed the case against such Supreme Court. Currently, the case is under the consideration of the Supreme Court.

26. Guarantees, commitments and contingent liabilities (Continued)

26.5 For Philippine Hoteliers, Inc., an indirect subsidiary, as at 31 December 2009 and 2008, there are pending litigations, unasserted claims, and contingent liabilities that may arise in the normal course of operations of the subsidiary which are not reflected in the accompanying financial statements such as pending labor dispute cases filed with the NLRC-NCR. In addition, this subsidiary is currently contesting certain tax assessment amounting to Peso 21,817,405 issued by the Bureau of Internal Revenue (BIR) against it for the calendar year ending 1998. The subsidiary's management is of the opinion that expenses, if any, from these contingencies, are not significant and will not have material adverse effects and no provision has been made on subsidiary's financial statements.

26.6 On 19 June 2009, Dusit Thani Properties Company Limited, a subsidiary, was filed a lawsuit on unfair dismissal. Then, the Plaintiff found that such subsidiary was not the employer. Therefore, the Plaintiff withdrew the case on 19 August 2009.

26.7 On 4 November 2009, Dusit Thai Properties Public Company Limited, a subsidiary, was filed a lawsuit on unfair dismissal with the claim of severance pay in amount of Baht 3,675,325. The Court made an appointment to consider the testimony of Plaintiff's witnesses on 25 February 2010.

26.8 As at 31 December 2009 and 2008, the Company, subsidiaries and joint venture have commitments for renovation contracts totalling Baht 19,746,439 and Baht 63,432,291, respectively.

As at 31 December 2009 and 2008, the Company has commitments for renovation contracts totalling Baht 15,257,325 and Baht 33,322,787, respectively.

26.9 The Company has contingent liabilities for the guarantee of credit facilities granted to the subsidiaries as at 31 December consisted of the following:

	Notes	2009	Baht 2008
Bank overdrafts	15	46,000,000	55,000,000
Short-term loans from financial institutions	15	200,000,000	200,000,000
Long-term loans	17	400,000,000	400,000,000
Total		<u>646,000,000</u>	<u>655,000,000</u>

27. Investment Promotion Privileges

On 28 February 2007, joint venture, namely, Le Cordon Bleu Dusit Company Limited was granted investment promotion privileges for human resources development activity by virtue of the provisions of the Investment Promotion Act B.E. 2520 (1977), amendment by the Investment Promotion Act (No. 3) B.E. 2544 (2001) such as exemption from payment of import duties on machinery, etc. The joint venture also obtained exemption from company income tax for human resources development activity for 8 years from the date of receiving income from such activity. Shareholders of this joint venture will also benefit from exemption of tax on dividends from human resources development activity during the period in which this joint venture receives exemption from company income tax.

The aforementioned joint venture thus has to comply with certain term and conditions required of promoted activities.

28. Revenues from promoted activities

Revenues from joint venture which is promoted activities included in the consolidated financial statements consist of the following:

	Promoted activities	Non-promoted activities	Baht Total amount
For the year ended 31 December 2009			
Revenue from sales and services	57,964,526	-	57,964,526
Interest income	-	40,367	40,367
Other income	-	142,564	142,564
Total	57,964,526	182,931	58,147,457
For the year ended 31 December 2008			
Revenue from sales and services	44,481,631	-	44,481,631
Interest income	-	47,868	47,868
Other income	-	1,855,686	1,855,686
Total	44,481,631	1,903,554	46,385,185

29. Provident fund

For the years ended 31 December 2009 and 2008, the contributions of the Company, subsidiaries and joint venture to the provident fund recorded as expenses were Baht 24,807,336 and Baht 20,679,180, respectively.

For the years ended 31 December 2009 and 2008, the contributions of the Company to the provident fund recorded as expenses were Baht 18,068,886 and Baht 14,141,025, respectively.

30. Business segment information

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

	Million Baht		
	Revenues	Net Profit (Loss)	Assets Employed
For the year ended 31 December 2009			
Bangkok	1,881.87	38.19	3,833.35
Other provinces	968.48	(130.86)	2,053.45
Overseas	701.78	20.58	830.68
Total	3,552.13	(72.09)	6,717.48
<u>Less</u> Inter-company transactions	(501.50)	(42.49)	(1,110.43)
Total	3,050.63	(114.58)	5,607.05
<u>Add</u> Net loss of minority interest		6.61	
Consolidated net loss - equity holders of the parent		(107.97)	
Consolidated assets			5,607.05

30. Business segment information (Continued)

	Million Baht		
	Revenues	Net Profit (Loss)	Assets Employed
For the year ended 31 December 2008			
Bangkok	2,488.16	348.38	4,049.02
Other provinces	1,174.60	7.07	2,228.01
Overseas	722.11	(10.48)	906.82
Total	<u>4,384.87</u>	<u>344.97</u>	<u>7,183.85</u>
<u>Less</u> Inter-company transactions	<u>(657.10)</u>	<u>(117.57)</u>	<u>(1,243.66)</u>
Total	<u>3,727.77</u>	<u>227.40</u>	<u>5,940.19</u>
<u>Less</u> Net profit of minority interest		<u>(10.77)</u>	
Consolidated net profit - equity holders of the parent		<u>216.63</u>	
Consolidated assets			<u>5,940.19</u>

31. Disclosure of financial instruments

31.1 Accounting policies

Financial assets carried on the balance sheets consisted of cash and cash equivalents, short-term investments, trade accounts receivable, accounts receivable - management fee, other receivables, short-term loans to related companies and other long-term investments. Financial liabilities carried on the balance sheets consisted of bank overdrafts and short-term loans from financial institutions, trade accounts payable, short-term loan from related company, other payables, payables-asset acquisition, accrued expenses, long-term liabilities under financial lease agreements and long-term loans.

Details of significant accounting policies are disclosed in Note 3 to the financial statements.

31.2 Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in a financial loss to the Company, subsidiaries and joint venture.

Concentrations of the credit risk with respect to trade receivables are limited due to the large number of customers comprising the customer base, and dispersion across different geographic regions in Thailand and overseas.

In the case of recognized financial assets, the carrying amount of the assets recorded in the balance sheet, net of a portion of allowance for doubtful debts, represents the Company, subsidiaries and joint venture's maximum exposure to credit risk.

31.3 Foreign exchange risk

Foreign exchange risk arises from the change in foreign currency exchange rates to have an adverse effect on the Company, subsidiaries and joint venture in the current reporting period and in future years. The Company, subsidiaries and joint venture expect that there may be an effect from changes in exchange rates resulted from investment in foreign currencies which has not been hedged. The Company, subsidiaries and joint venture expect that the effect from foreign exchange risk on its financial statements will not be material.

31. Disclosure of financial instruments (Continued)

31.4 Interest rate risk

Interest rate risk in the balance sheet arises from the potential for a change in interest rates to have an adverse effect on the Company, subsidiaries and joint venture in the current reporting period and in future years.

Information regarding interest rates and term of payments of loan are disclosed in Note 17 to the financial statements.

31.5 Fair value of financial instruments

The following methods and assumptions were used by the Company, subsidiaries and joint venture in estimating fair value of financial instruments as disclosed herein:

Cash in hand and at banks, current investments whose maturity is less than 90 days and trade accounts receivable; the carrying values approximate their fair values.

As at 31 December 2008, fixed deposits with maturity of 1 year and current investments whose maturities is more than 90 days had carrying value of Baht 5,000,000 and fair value of Baht 5,094,479. The fair value was estimated using the discounted cash flow analysis based on the interest rate currently offered for deposits with similar terms.

The determination of fair value of investments and the presentation of such items are described in Note 10 to the financial statements.

As at 31 December 2009 and 2008, there is no information on fair value of investment in Dusit Thani College due to cost constraint.

Bank overdrafts and short-term loans from financial institutions, carrying variable rates of interest and trade accounts payable; the carrying amounts of these financial liabilities approximate their fair values.

Short-term and long-term loans carrying variable rates of interest; the carrying values approximate their fair values.

32. Others

32.1 The issue and offer of debentures

On 17 December 2007, the extraordinary shareholders meeting of the Company passed a resolution to issue and offer of debentures for the Company's business operation and expansion and/or for partial debt repayment. Such debenture is specific or non-specific name of holder, subordinated or unsubordinated, secured or unsecured, with or without debentureholders' representative, redeemable or non-redeemable prior to the term. The total debentures is not exceeding Baht 5,000 million with face value of Baht 1,000 per unit. The maturity of this debenture is not over 7 years from the issue date. The debenture's interest rate depends on the market situation at the time of debenture issue and offering. This debenture will domestically and/or internationally offer to public and/or institutional investor high net-worth investors, and/or specific investors. The Board of Directors of the Company or the person assigned by Board of Directors is authorized to determine conditions and other necessary details relating to the issuance and offering of debentures and other matters.

The Board of Directors of the Company will carry out this resolution later.

32. Others (Continued)

32.2 The amalgamation

31.2.1 On 29 April 2008, the shareholders' meeting of Royal Princess Public Company Limited, a subsidiary, passed a resolution to approve the amalgamation between this subsidiary and Dusit Hotels and Resorts Company Limited, another subsidiary and transfer all the operations licenses of this subsidiary to the new company from this amalgamation. Furthermore, this subsidiary's directors are assigned to have necessary authorization to do such amalgamation.

32.2.2 On 2 June 2008, the extraordinary shareholders' meeting of Dusit Hotels and Resorts Company Limited, a subsidiary, passed a special resolution to approve the amalgamation between this subsidiary and Royal Princess Public Company Limited, another subsidiary and transfer all the operations licenses of this subsidiary to the new company from this amalgamation. Furthermore, this subsidiary's directors are assigned to have necessary authorization to do such amalgamation.

On 26 November 2008, Royal Princess Public Company Limited and Dusit Hotels and Resorts Company Limited had joint shareholders' meeting and passed a resolution to extend period for joint shareholders' meeting to decide resolution of new company from amalgamation for another 6 months starting from 2 December 2008.

On 25 March 2009, Royal Princess Public Company Limited and Dusit Hotels and Resorts Company Limited had joint shareholders' meeting and passed a resolution to allocate new amalgamation company's shares, objective and Article of Association. The name of new company was Dusit Thai Properties Public Company Limited. This new company had registered with the Department of Business Development on 1 April 2009.